

AGENDA

FLOWER MOUND TOWN COUNCIL REGULAR MEETING

APRIL 16, 2018 – 6 P.M.

AND

APRIL 17, 2018 – 6 P.M.

The above dates are necessary given the anticipated length of the meeting.

Regular Items 14 - 22 will be opened, discussed, and possible action may be taken on April 16

Regular Items 23 - 29 will be opened on April 16, to meet legal posting requirements, however, no discussion or possible action will be taken until April 17

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

An agenda information packet is available online at www.flower-mound.com/AgendaCenter

Please silence or turn off all electronic devices in the Council Chambers.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

D. PRESENTATIONS

1. Proclamation for Ken Parr, retiring Executive Director of Public Works
2. National Economic Development Week (May 7 - 12) Proclamation
3. Mayor's Award of Excellence (to be presented April 17)

E. PUBLIC PARTICIPATION

Please fill out a speaker form, available in the Town Hall on the night of the meeting, in order to address the Council and turn it in to the Town Secretary prior to Public Participation. Speakers are normally limited to three minutes. Time limits can be adjusted by the Mayor as to accommodate more or fewer speakers. For additional instructions or to complete your speaker form in advance [click here](#).

The purpose of this item is to allow the public an opportunity to address the Town Council on issues that are not the subject of a public hearing. Any item requiring a public hearing will allow the public to speak at the time that item appears on this agenda as indicated as a "Public Hearing." Items that are the subject matter jurisdiction of the Town Council include Town policy and legislative issues. Issues regarding daily operational or administrative matters should first be dealt with at the administrative level by calling Town Hall at 972-874-6000 during business hours.

F. ANNOUNCEMENTS

1. Announce recent and upcoming civic and social events.

G. TOWN MANAGER'S REPORT

Update and discussion on:

1. Capital improvement projects
2. Economic Development projects

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H. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

I. COORDINATION OF CALENDARS

1. Discuss and consider:
 - a. rescheduling the Tuesday, May 8 regular Council meeting to Tuesday, May 15
 - b. cancelling the April 19 & May 17 work sessions

J. CONSENT AGENDA - Consent Items

This agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from the Consent Agenda by any Councilmember by making such request prior to a motion and vote on the Consent Agenda.

1. **Minutes 3/27 - Special-** Consider approval of the minutes from a special meeting of the Town Council held on March 27, 2018.
2. **Minutes 3/27 - Joint-** Consider approval of the minutes from a special joint work session with Council and the Transportation Commission held on March 27, 2018.
3. **Minutes 4/2-** Consider approval of the minutes from a regular meeting of the Town Council held on April 2, 2018.
4. **Minutes 4/4-** Consider approval of the minutes from a special joint work session with Council and the Planning and Zoning Commission held on April 4, 2018.
5. **Park Naming-** Consider approval of naming the 3.3 acre public park located adjacent to the Flower Mound Public Library as Peters Colony Memorial Park.
6. **Texas Book Festival Grant-** Consider acceptance of grant funds from the Texas Book Festival, which will be used to purchase additional materials for the Library's Chinese, Japanese, and Korean language collection.
7. **Contract-Police services Lake Grapevine-** Consider approval of the 2018 US Army Corps of Engineer (USACE) Solicitation No. W9126G18T0004 for Contract with the Town of Flower Mound for law enforcement services at Lake Grapevine; and authorize the Mayor to execute same on behalf of the Town.
8. **Police Dept. Renovation-** Consider approval and final acceptance of the Police Jail and Locker Room Renovation project (TOFM contract number 2017-62) and authorization of final payment to Unified Services of Texas Inc., in the amount of \$66,265.39.
9. **Bruton Elevated Storage Tank-** Consider approval of Change Order No. 1 and final acceptance of Bid No. 2017-7, the Bruton Orand Elevated Storage Tank Rehabilitation project, amending the contract with Utility Service Company, Inc., for a decrease in the contract in the amount of \$32,800.00, authorization for final payment to Utility Service Company, Inc., in the amount of \$57,632.50; and authorization for the Mayor to execute same on behalf of the Town.
10. **Agreement- Dunham Rd.-** Consider approval of Farm Lease between the Town of Flower Mound and the Wayne Haynes Estate for the Lease of Town Property located at 10300 Dunham Road; and authorize the Mayor to execute same on behalf of the Town.

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11. **Canterbury & Superior reconstruction-** Consider approval of Change Order No. 1 and final acceptance of the Canterbury Lane & Superior Place Reconstruction projects, amending the contract with 3D Paving and Contracting LLC, for a decrease to the contract in the amount of \$27,350.90, and authorizing final payment to 3D Paving and Contracting LLC, in the amount of \$57,336.03; and authorization for the Mayor to execute same on behalf of the Town.
12. **Colonial Dr. reconstruction-** Consider approval of Change Order No. 1 and final acceptance of the Sheffield Court, and Colonial Drive Reconstruction projects, amending the contract with 3D Paving and Contracting, LLC., for an increase to the contract in the amount of \$5,879.20, and authorizing final payment to 3D Paving and Contracting, LLC., in the amount of \$88,254.67; and authorization for the Mayor to execute same on behalf of the Town.
13. **Upper Trinity Board appointment-** Consider approval of a resolution appointing Clay Riggs as the Town's representative on the Upper Trinity Regional Water District (UTRWD) Board of Directors to complete an existing four-year term ending May 19, 2019.

K. REGULAR ITEMS

April 16: Items 14 - 22 will be opened, discussed, and possible action may be taken

14. **Lake Forest Blvd & Water line-** Consider approval the award of Bid No. 2018-51-B, to Joe Funk Construction, Inc., for the Lake Forest Boulevard Roadway Improvements, and Lake Forest 12-inch Water Line (Bridge Gap) projects, in the amount of \$1,332,670.69; and authorization for the Mayor to execute same on behalf of the Town.
15. **Public Hearing- Duke Realty/Ch 380-** Public Hearing to consider approval of a Chapter 380 Agreement between the Town of Flower Mound and Duke Realty Limited Partnership (Lakeside Ranch BP-Lot4R, Blk A).
16. **Public Hearing- Tax Abate. Reinvest.-** Public Hearing to consider approval of an ordinance establishing a Tax Abatement Reinvestment Zone for commercial-warehouse tax abatement on a 17-acre tract located at the southeast corner of Lake Forest Blvd. & Lakeside Pkwy.
17. **Public Hearing- Tax Abate/380 HIP DFW N-** Public Hearing to consider approval of a Tax Abatement and Ch 380 Agreement with HIP DFW North DC IV LLC, for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town.
18. **Public Hearing-MPA-CVS Pharmacy-** Public Hearing to consider a request for a Master Plan Amendment (MPA17-0014 – CVS Pharmacy #10907) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail use, and to consider adopting an ordinance providing for said amendment. The property is generally located north of Cross Timbers Road and east of Lusk Lane. (The Planning and Zoning recommended denial by a vote of 6 to 0 at its March 26, 2018, meeting.)

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19. **Public Hearing-ZPD-CVS Pharmacy-** Public Hearing to consider a request for rezoning (ZPD17-0018 - CVS Pharmacy #10907) from Agricultural District (A) to Planned Development District No. 160 (PD-160) with Retail uses, with certain modifications and exceptions to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located north of Cross Timbers Road and east of Lusk Lane. (The Planning and Zoning Commission recommended denial by a vote of 6 to 0 at its March 26, 2018, meeting.)
20. **Public Hearing-SUP-Cell Tower-** Public Hearing to consider a request for a Specific Use Permit No. 451 (SUP17-0008 - Wichita Trail Cell Tower) to permit a communication tower, and to consider adopting an ordinance providing for said amendment. The property is generally located north of Wichita Trail and east of Skillern Road. (The Planning and Zoning Commission recommended denial by a vote of 5 to 1 at its March 12, 2018, meeting.)
21. **Public Hearing-MPA-Tinley Park-** Public Hearing to consider a request for a Master Plan Amendment (MPA17-0012 – Tinley Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Retail to High Density Single Family Detached, and to consider adopting an ordinance providing for said amendment. The property is generally located south of Flower Mound Road and west of Duncan Lane. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its April 9, 2018, meeting.)
22. **Public Hearing-ZPD-Tinley Park-** Public Hearing to consider a request for rezoning (ZPD17-0014 – Tinley Park) from Agricultural District (A) to Planned Development District No. 159 (PD-159) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment, and acceptance of cash in lieu of land in the amount of \$235,872.00 in place of the otherwise required Park Land Dedication and Park Development Fees in the amount of \$54,132.00. The property is generally located south of Flower Mound Road and west of Duncan Lane. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its April 9, 2018, meeting.)

Regular Items 23 - 29 will be opened on April 16, to meet legal posting requirements, however, no discussion or possible action will be taken until April 17

The applicant has requested Items 23 and 24 below to be remanded back to the Planning and Zoning Commission.

23. **Public Hearing-MPA-Magnolia Court-** Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached, and to consider adopting an ordinance providing for said amendment. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road. (The Planning and Zoning Commission recommended denial by a vote of 5 to 0 at its March 26, 2018, meeting.)

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24. **Public Hearing-ZPD-Magnolia Court-** Public Hearing to consider a request for rezoning (ZPD17-0020 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment, and acceptance of cash in lieu of land in the amount of \$263,088.00 in place of the otherwise required Park Land Dedication and Park Development Fees in the amount of \$80,504.00. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road. (The Planning and Zoning Commission recommended denial by a vote of 5 to 0 at its March 26, 2018, meeting.)
25. **Public Hearing-MPA-Founder's Landing-** Public Hearing to consider a request for a Master Plan Amendment (MPA17-0008 - Founder's Landing) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail, and to consider adopting an ordinance providing for said amendment. The property is generally located east of Long Prairie Road and north of Aberdeen Drive. (The Planning and Zoning recommended approval by a vote of 6 to 0 at its April 9, 2018, meeting.)
26. **Public Hearing-ZPD-Founder's Landing-** Public Hearing to consider a request for rezoning (ZPD17-0010 - Founder's Landing) from Agricultural District (A) to Planned Development District No. 157 (PD-157) with Retail District-2 (R-2) and Agricultural uses, and with certain modifications and exceptions to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located east of Long Prairie Road and north of Aberdeen Drive. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its April 9, 2018, meeting.)
27. **Public Hearing-MPA-Lakeside Village-** Public Hearing to consider a request for a Master Plan Amendment (MPA17-0010 – Lakeside Village) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use, and to consider adopting an ordinance providing for said amendment. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard. (The Planning and Zoning Commission recommended approval by a vote of 5 to 1 at its April 9, 2018, meeting.)
28. **Public Hearing-MU-Lakeside/L.Village-** Public Hearing to consider a request for rezoning (MU17-0002 – Lakeside DFW/Lakeside Village) to amend Mixed Use District-1 (MU-1) to include additional land, amend certain conceptual plans and development standards in the Lakeside DFW Development Code, and request certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment, subject to the terms and conditions in the attached Development Agreement and authorization for Mayor to execute same on behalf of the Town, and acceptance of cash in lieu of land in the amount of \$2,893,094.40 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$317,852.00. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway. (The Planning and Zoning Commission recommended approval by a vote of 4 to 2 at its April 9, 2018, meeting.)

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29. **Public Hearing- Ch 380 Spec. Office-** Public Hearing to consider approval of a Chapter 380 Agreement for the development of a speculative office project located on a 10-acre tract on the west side of Long Prairie Road, between Lakeside Pkwy. & Silveron Blvd.

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.074, 551.087, 551.072, and 551.071 to discuss matters relating to personnel, economic development negotiations, real property, and consultation with attorney, as follows:

- a. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, and performance related to certain incentive agreements.
- b. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights of way, and/or other municipal purposes and all matters incident and related thereto.
- c. Consultation with Town Attorney.

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.

N. RECONVENE TO REGULAR MEETING

The Town Council to reconvene into an open meeting to take any action deemed necessary as a result of the closed meeting.

O. ADJOURN MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: April 12, 2018, at 3:55 p.m., at least 72 hours prior to the scheduled time of said meeting.

Theresa Scott, Town Secretary

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Theresa Scott, Town Secretary, at (972) 874-6076.



TOWN COUNCIL AGENDA ITEM NO. 23

REGULAR ITEM

DATE: April 16, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached, and to consider adopting an ordinance providing for said amendment. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road. *(The Planning and Zoning Commission recommended denial by a vote of 5 to 0 at its March 26, 2018, meeting.)***

BACKGROUND INFORMATION: Attached is the Planning and Zoning Commission (P&Z) report and backup for this item. Additional correspondence not included in the P&Z agenda packet has been attached as Attachment 4.

There was lengthy discussion at the P&Z public hearing, during which several concerns were raised by Commissioners and members of the public about potential impacts of high density residential development at the location. In consideration of comments from P&Z, as well as the public input, the applicant has proposed several revisions to the zoning application.

The applicant is requesting that the Town Council remand the items back to P&Z to permit additional public hearing to present revisions to the zoning standards (see Attachment 3).

In the event the Council chooses to take action at its April 16th meeting, the ordinance has been attached (Attachment 2).

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance
3. Letter from the Applicant
4. Additional Correspondence

LEGAL REVIEW: Ashley Dierker, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached, and adopt an ordinance providing for said amendment.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: March 26, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion application, Zoning Planned Development (ZPD17-0020), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Medium Density to High Density Single Family Detached on approximately 15.759 acres.

The Town's Master Plan defines the current Medium Density land use designation as "residential development, typically being single family detached residential development with minimum 10,000 square lots or greater."

The requested High Density Single Family Detached land use designation is defined as "residential development, typically being single family detached residential development with minimum 3,000 square foot lots or greater."

The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with 57 buildable lots with specific development standards, that in part, will require a minimum lot size of 6,000 square feet of land area for 53 of the residential lots and a minimum lot size of 9,500 square feet of land area for four of the residential lots.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan amendment requests. At the time this report was written, staff had received 22 correspondence in support and 22 in opposition of the request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

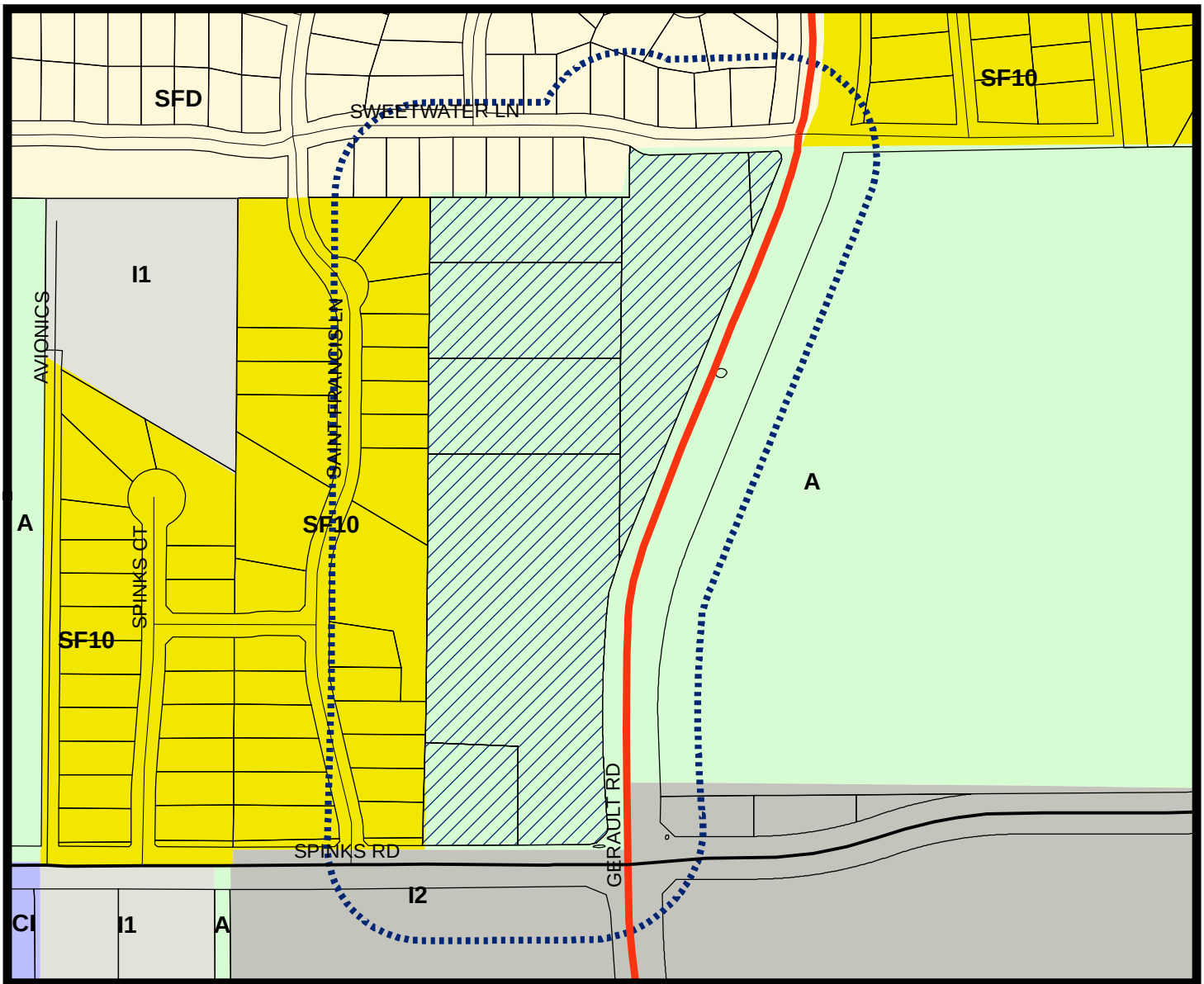
1. Master Plan Exhibit

C. Correspondence

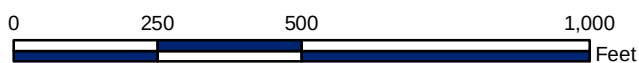
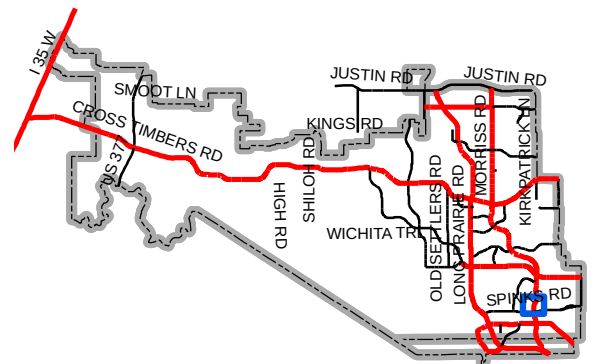
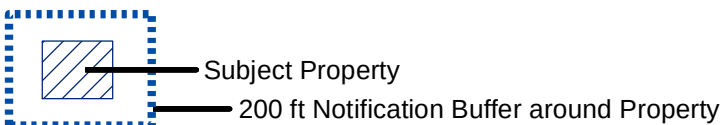
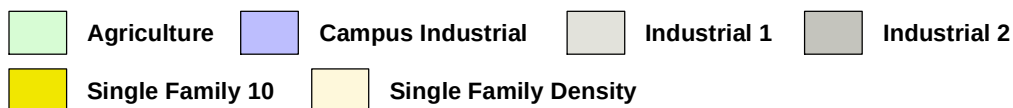
1. Correspondence in Support
2. Correspondence in Opposition

Vicinity Map

Reference Project: MPA17-0015 & ZPD17-0020



LEGEND



Map Location



March 19, 2018

Richard Brown, Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Mr. Brown,

LandDesign, Inc. has submitted an application on behalf of Contour Real Estate & Development, LLC (herein referred to as "Applicant") for a Zoning Planned Development and Master Plan Amendment for Magnolia Court (herein referred to as the "site" or "property"). The application is for approximately 15.759 acres of land located at the northwest corner of the intersection of Gerault Road and Spinks Road.

Existing Zoning and Land Uses

The property is currently zoned Agricultural (A) and listed as "Medium Density" under the Town of Flower Mound's Master Plan. The existing uses on the property include four single-family residences, two of which are currently vacant and primary used for storage.

To the west and north, the property is bordered by the Bella Strada neighborhood (SF-10 zoning, Medium Density Residential) and the Cedar Bluff neighborhood (SFD PD-58 zoning, Medium Density Residential). To the east of the property is the Town of Flower Mound's Community Activity Center (Agricultural zoning, Park). To the south of the property is the northern boundary of the Lakeside Business District (I2 PD-44 zoning) and uses are primarily comprised of warehouse with limited office.

Proposed Zoning and Land Use

The Applicant is requesting a Zoning Planned Development and Master Plan Amendment revision to allow for fifty-seven (57) single-family residential lots and it is anticipated that construction of the property shall be developed as one phase. The Zoning Planned Development request will be a revision from Agricultural (A) to Single Family 5 (SF-5) zoning. The Applicant is requesting a Master Plan Amendment revision from "Medium Density" land use to "High Density Single Family Detached" land use.

As shown on the Conceptual Site Plan, of the 15.759 acres within the development area, a collective 3.97 acres (25%) of Common Area X Lots have been provided.

Special Considerations

The following items include special considerations that are unique to the property that the Applicant has taken into consideration:

1. The following easements extend from the eastern right-of-way limits along Gerault Road and continue toward the northwest into the Bella Strada neighborhood:
 - A 70-foot wide Brazos Electric Power Cooperative Easement which contains a high voltage electrical transmission line.
 - A 15-foot wide Verizon Easement.
 - A 75-foot Lonestar Gas Company Easement

As required by Section 98-979 of the Code of Ordinances, no residential building may be constructed within 100-feet of the edge of the right-of-way or easement for a high voltage electrical transmission line, also known as the Building Free Area. As a result of this requirement, no residential building may be constructed within a 270-foot wide area of property extending from the eastern right-of-way limits along Gerault Road and continue toward the northwest into the Bella Strada neighborhood. However, after meeting with the Town of Flower Mound Parks Department, the Applicant is requesting the ability to construct an open air structure for the Private Open Space area that would meet the design criteria for the Town of Flower Mound.

2. The property includes several existing and proposed trails as identified within the Town of Flower Mound's Parks and Trail Master Plan. These include:
 - Along Spinks Road, the Town of Flower Mound has constructed the extension of the Bluebonnet Trail. The existing trail is an 8-foot wide multi-use trail located at the back of curb along Spinks Road and it is the intent of the Applicant to maintain this existing trail.
 - Along Gerault Road, an 8-foot wide meandering multi-use trail is proposed within the 25-foot street buffer and Gerault Road right-of-way. This trail will connect from the existing trail along to Spinks Road and extend to the north to the intersection with Sweetwater Lane.
 - Along Sweetwater Lane, an 8-foot wide meandering multi-use trail is proposed along the residential lot frontage and connect to the existing 4-foot wide sidewalk to the west. This trail will connect from the existing sidewalk and extend to the east to the intersection with Sweetwater Lane and Gerault Road.
 - Within the utility easement extending from the eastern right-of-way limits along Gerault Road and continuing toward the northwest into the Bella Strada neighborhood, an 8-foot wide multi-use trail is proposed to connect from the multi-use trail along Gerault Road and to extend the western property line adjacent to the Bella Strada neighborhood.
3. The existing single-family residential lots within the Bella Strada neighborhood to the west and Cedar Bluff neighborhood to the north are approximately 70-feet in width. Adjacent to these neighborhoods, the Applicant has proposed 50-foot lots as the market for residential lots in North Texas is gravitating toward smaller lots with quality built homes. Many of today's buyers are seeking smaller lots, requiring less time and income for maintenance and more allotment for quality of life pursuits. With these smaller lots come a greater desire for quality public open spaces within the development. Understanding the sensitivity of

increased density to the adjacent neighborhoods, the Applicant has agree to the following items within the Development Standards:

- As defined within the Development Standards and as indicated on the Conceptual Site Plan, windows located on a second floor on a rear façade shall be of translucent design for those certain lots abutting the northern (Cedar Bluff) and western (Bella Strada) property lines. This design consideration has been provided in response to feedback received directly from the adjacent property owners.
 - As defined within the Development Standards and as indicated on the Conceptual Site Plan, second floor balconies are prohibited for those certain lots abutting the northern (Cedar Bluff) and western (Bella Strada) property lines. This design consideration has been provided in response to feedback received directly from the adjacent property owners.
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, the “Permitted Uses” allowed under Single Family Residential District-5 (SF-5) have been limited to the following uses with this application:
 - o Dwelling, single-family detached;
 - o Accessory use, general, subject to section 98-972;
 - o Garage Sale, subject to section 98-982;
 - o Home occupation, subject to section 98-984;
 - o Model home; and,
 - o Swimming pool, private.
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, no “Specific Uses” allowed under Single Family Residential District-5 (SF-5) have been included as allowable uses with this application:
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, the “Temporary Uses” allowed under Single Family Residential District-5 (SF-5) have been limited to the following uses with this application:
 - o Asphalt/concrete batch plant, temporary, subject to section 98-974.
 - o Field office, temporary.
 - o Sales trailer, temporary, subject to section 98-993.
4. Street access to the property is proposed to be from Gerault Road to the east and Spinks Road to the south. Access from Gerault Road is intended to align with the existing median break at the entrance to the Town of Flower Mound’s Community Activity Center. Access from Spinks Road is intended to be a right-in/right-out only. To the north, no street access is proposed to Sweetwater Lane to minimize disruptions to the existing Cedar Bluff neighborhood as well minimize existing safety concerns of the neighbors by adding additional vehicles using the Sweetwater Lane and Gerault Road intersection.

Proposed Exceptions

Listed below are the exceptions as requested by this application:

1. An exception to the requirements of the Town of Flower Mound's "Access Management Policy and Criteria" for Access Spacing Criteria. Because of the length of the property frontage along Spinks Road, the Applicant is requesting an exception to allow for the Access Spacing Distance to be less than 250-feet from Gerault Road or from St. Francis Lane.

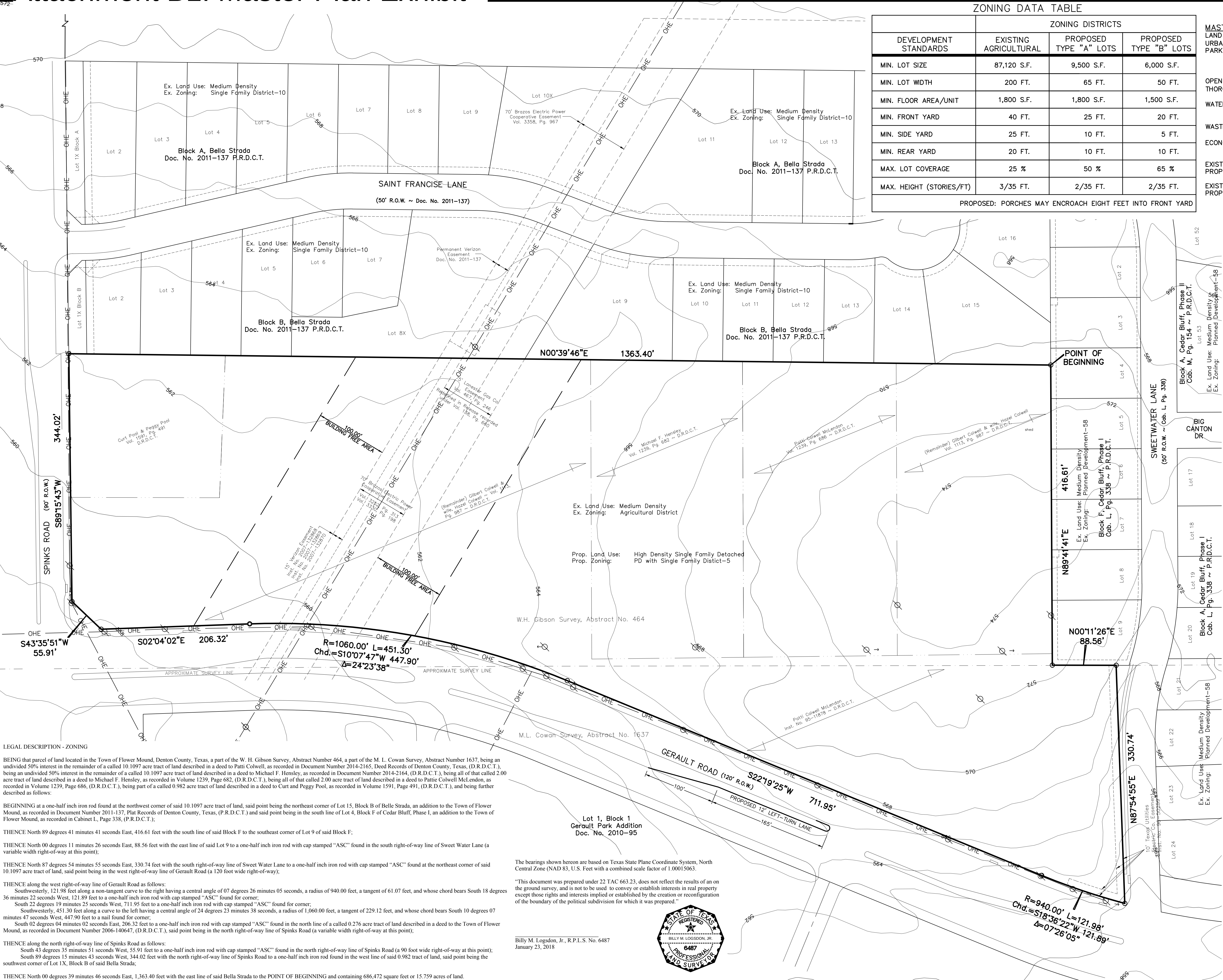
Community Outreach and Due Diligence

To ensure the surrounding property owners are informed of the current design and development process, the Applicant has sent invitations to the residents of Bella Strada, Cedar Bull and Bakers Branch neighborhoods inviting them to three (3) informational meetings held at the Community Activity Center. Dates for these meetings were November 21, 2017 and February 7, 2018. A third meeting will be held March 19, 2018. Feedback from the first two meetings has helped shape the Development Standards and been incorporated in this submitted application. The purpose of the third meeting is to provide residents with a view of the updated site plan. The Applicant also participated in a Design Review Committee meeting with Town Staff on November 21, 2017 to receive preliminary feedback based on the proposed site plan. On December 11, 2017, the Applicant walked the property with the Town of Flower Mound's Environmental Review Analyst to identify any specimen trees that may be located on the property.

Please let me know if you have any questions or need any further information.

Sincerely,
Matt Vinten, PLA
Associate, Senior Designer for LandDesign, Inc.

Attachment B1: Master Plan Exhibit



Plotted by: psnider Plot Date: 2/28/2018 12:44 PM

Drawing: H:\Projects\CTR028-Magnolia Court\dwg\PLANNING\CTR026-Zoning.dwg Saved By: psnider Save Time: 2/27/2018 3:14 PM

Mr. Curt Anderson
3632 Bonanza Ln
Flower Mound, Tx 75022

February 17, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Dear Mr. Brown:

After living in Flower Mound for some time now I want to voice my support for the proposed new development Magnolia Court at the intersection of Gerault and Spinks.

This location is in an area between homes, the Flower Mound Community Center, and Flower Mound's industrial district. Some current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of maintaining a smaller lot.

I heard that David Weekley Homes is the proposed builder in Magnolia Court. Weekley is a very good builder and their price point would be comparable to surrounding neighborhoods, if not a bit higher and therefore there should be no concern of lowering values.

Flower Mound would be wise to approve Magnolia Court and I hope that you, as I do, will support the development.



Sincerely,

Curt Anderson

copy: Town Council
towncouncil@flower-mound.com

From: Tejas

Sent: Saturday, March 10, 2018 1:47 PM

To: Richard Brown <richard.brown@flower-mound.com>; Chuck Russell <chuck.russell@flower-mound.com>; Town Council <towncouncil@flower-mound.com>; TownSecretary <townsecretary@flower-mound.com>

Subject: Support for proposed Magnolia Court development at Spinks and Gerault

Good day Staff, Commissioners and Council,

Please allow this email to serve as and show our SUPPORT FOR the proposed development, the request for a zoning change, and most importantly, an amendment to the Master Plan of our Town.

As residents for 36 years this year at our current location, we have seen firsthand so much change and growth in the Town, most people today would not believe what Flower Mound looked like back then. We were there with input for the very first Master Plan, and, subsequent revisions of the same. It is a model greatly admired by many other Cities and Towns and has well served our Town to develop into the highly respected and desirable community we all enjoy today.

However, at its inception, it was recognized that many different variables, situations or opportunities, could require a revision or change to the Plan in the future. We believe this proposed development is just such a case. It will greatly enhance, improve and “finish out” a small undeveloped corner surrounded by our Community Activity Center, parks and commercial development to the south.

We urge your support for this proposal and thank you for your consideration.

Sincerely,

Curt and Peggy Pool
1212 Spinks Rd
Flower Mound

March 1, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
richard.brown@flower-mound.com

Mr. Brown:

It has come to my attention the developer of Magnolia Court (project on Gerault Road, across from the CAC) is seeking zoning from the Town. I want to express my support of the project.

As a long-time Flower Mound resident, I believe there needs to be a balance of small and large lot developments in the Town. As the Cross Timbers Conservation area is reserved for the larger lots, I believe the Town should not waste an opportunity for smaller lots on some of the Town's infill tracts. This is a perfect property for such as a development because it is adjacent to city parks, provides highly amenitized community open spaces and will have a high-quality builder in David Weekley Homes.

These type of small, high-quality niche developments add to the diversity of housing choices for new resident to the town, as well as those who want to remain in the Town when they downsize. Please accept this letter as support for the Magnolia Court project.

Sincerely,

Jeff Miles
3713 Kinross Court
Flower Mound, Tx 75028

cc. towncouncil@flower-mound.com

From: Robert Maxey
Sent: Thursday, February 15, 2018 5:20 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Thank you,

Robert Maxey

Deepa Mavuri
1413 Spring Ridge Lane
Flower Mound, Texas 75028

February 16, 2018

Mr. Brown
Senior Planner
Town of Flower Mound

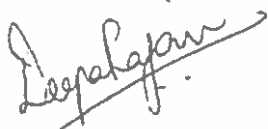
Via email: richard.brown@flower-mound.com

Dear Mr. Brown:

Regarding the proposed development on Gerault Road referred to as Magnolia Court; as a Flower Mound resident I support the proposed new development. This is a new development with lot sizes that are more in line with what buyers are looking for today. The one acre and larger lots are OK too, but that is just too much yard for some people to manage. Think about single Moms, older residents, and those who travel and are out of town a lot. I have heard that some people are opposed to this new development because of the lot size. Lot size is not as important as the developer and the builder. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound. Based on the location of the property, this is a good plan for this area.

I feel like Magnolia Court will be very good for Flower Mound and I hope that you will approve this development.

Sincerely,



cc: Town Council
towncouncil@flower-mound.com

From: Karen Maxey
Sent: Thursday, February 22, 2018 1:43 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Mr. Brown

As a Flower Mound Realtor I have numerous prospective home buyers searching the area for a new home. Not all want a large lot but do want quality, high efficient energy systems, and good schools. Because of this I am in favor of the proposed Magnolia Court and I encourage the Town to approve this new community.

Thank you

Mrs. Brenda Halpin
2617 Woodstone Ct
Flower Mound, Texas 75022

February 20, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Mr. Brown

Flower Mound is a wonderful place to live and we are happy to see new home communities being developed. The Town's development and building guidelines help ensure quality subdivisions regardless of the lot size. We support the Magnolia Court development because it offers lifestyle choices for those that want to enjoy a nice home without a big yard to keep up. It looks like this community will be a wonderful place to live and it is across from CAC.

We support the Magnolia Court development.

Regards,



Brenda Halpin

cc: Town Council
towncouncil@flower-mound.com

February 21, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
[2121 Cross Timbers Road](#)
Flower Mound, TX 75028

VIA Email:

richard.brown@flower-mound.com

Dear Richard:

My wife and I have lived in Flower Mound for over ten years and enjoy this community. We have lived in two different homes in two different neighborhoods. As long-time residents of Flower Mound we **support** the proposed new development of Magnolia Court at the intersection of Gerault and Spinks. While we are on a one acre lot in River Oaks; we understand that not everybody wants that big of a lot. We wouldn't want to see anymore apartments or even attached townhomes, but smaller, detached, single family development would be very welcomed in Flower Mound. This type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound.

For these reasons we believe that Magnolia Court will be an asset to Flower Mound and I hope that you will **approve** the development.

Sincerely,

Scott and Melissa Gordon
2709 Riverbend Trace Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
richard.brown@flower-mound.com

Dear Mr. Brown:

As a Flower Mound resident I support the proposed new development Magnolia Court at the intersection of Gerault and Spinks. I am familiar with both the developer and builder and the quality communities and homes they provide.

The property is in a transition area between homes, city parks, and Flower Mound's industrial area. There has been some concern on social media regarding the lot size but not everyone wants a large lot to maintain. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in our Town. A number of current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of getting rid of their riding lawn mower. Size does not equate to quality. I am pleased to hear that David Weekley Homes will be the builder. Weekley is the largest privately held homebuilder in the country, and there are numerous examples of the fine homes they build in Flower Mound.

Magnolia Court will be an asset to Flower Mound and I hope that you will approve the development.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Gibson", with a stylized flourish at the end.

Michael Gibson
2836 Pond Wood Drive
Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Dear Mr. Brown

My husband and I are long time residents of Flower Mound. We just relocated within the Town and the biggest problem that we faced was finding a newer home on a smaller lot. Thank goodness we did because we didn't want to move away and start looking for another doctor, cleaners, dentist, and such, and we love Flower Mound.

We both still work, the kids are out of the house, and we don't want to spend all of our free time maintaining the big yard that we once thought we had to have. Magnolia Court would have made a great choice for us and because of that I strongly recommend that the Town approve the development of the community. We have friends in the same situation and this is a great way to keep the good folks in Flower Mound.

Sincerely,



Sandy Erickson

From: Melanie Carr
Sent: Tuesday, February 13, 2018 3:15 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: support for Magnolia Court proposed development

Mr. Brown,

I hope this email finds you doing well. I am reaching out today to voice my support for the proposed development of Magnolia Court on Gerault between Sweetwater and Spinks. While my house does not back up to that property, I am a homeowner in the Bakers Branch neighborhood near the Big Canyon / Gerault intersection. I attended the first informational meeting presented by the developer and builder (to which they invited our entire neighborhood, only to have 2 of us show up in person) and have stayed in touch with them to monitor how plans are developing. I was pleased with the way they listened to those in attendance who were concerned about Gerault traffic, and adjusted their layout to reduce the number of entrances on Gerault (reducing from 3 to 1, as they added 1 on Spinks); I realize this was also easier for them to do with the addition of the extra property they purchased on Spinks, but still was not required and I felt it showed they were trying to be good neighbors.

I've seen a few complaints by others that the smaller lot sizes would affect our home values, but I don't understand this logic, since it seems that our homes with bigger lots and mature trees, etc., would be all that more desirable and valuable in comparison to the homes (which will still be quite pricey themselves) with smaller lots.

While my home does not back up to the proposed development, I would not feel that the lot size would undermine my home value at all; as long as the homes being built are high quality and in consistent price range as those around us, and laid out well with green space and connecting trails as planned, I think they're adding good value to the community.

Additionally, given the amount of space on the property that has to be left open for utility easement, trail continuation, and water detention ponds, it seems like giving the developer an exception to allow for somewhat smaller lot sizes is not unreasonable. Also, since the property is somewhat transitional moving from existing subdivisions towards the CAC and warehouse / business development, it doesn't seem unreasonable that those homes might be on slightly smaller lots.

In seeing the debate on Facebook by other Flower Mound residents (many of whom do not seem to be in proximity to this development and many who were also involved in the Stop Morris6 campaign), it puzzles me that the same people who wanted the Town to change the "plan" so that Morris Rd. would be a minor arterial instead of major arterial so it could be left at 4 lanes (which I am in favor of, by the way), suddenly are up in arms saying that the Town needs to uphold this "plan" since it was already in place and should remain so without question or exception. I think it behooves us as community leaders to look at each project with a focus on the current circumstances and facts surrounding the issue at this time and assess whether any "plans" laid out previously should be applied exactly or might need to be adjusted based on current factors (not on emotional or fearful responses).

Thank you for taking the time to consider this input in your decision making process. As a twenty-plus-year resident of Flower Mound (since Gerault actually was a gravel road), I appreciate your service to our community. One last thought – in talking to the developer the other day while getting an update, he noted that they had sent personal invitations to the 19 homes directly abutting this proposed development, asking them to attend a meeting together and discuss plans, options, ask questions, provide feedback, and interestingly enough only 1 person attended that meeting. As the president of our homeowners' association (for over 10 years), I find that usually when people are vigorously opposed to something they show up in force, and that if they perceive things are going well or are ambivalent, they don't care enough to make time to respond or attend. Food for thought, since those are the people most directly affected by this project.

Thank you again,

Melanie Carr

1012 Big Canyon Dr, Flower Mound

From: Tejas

Sent: Saturday, March 10, 2018 1:47 PM

To: Richard Brown <richard.brown@flower-mound.com>; Chuck Russell <chuck.russell@flower-mound.com>; Town Council <towncouncil@flower-mound.com>; TownSecretary <townsecretary@flower-mound.com>

Subject: Support for proposed Magnolia Court development at Spinks and Gerault

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We urge your support for this proposal and thank you for your consideration.

Sincerely,

Curt and Peggy Pool
1212 Spinks Rd
Flower Mound

March 1, 2018

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Senior Planner
Planning Services Division
Town of Flower Mound
richard.brown@flower-mound.com

Mr. Brown:

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As a long-time Flower Mound resident, I believe there needs to be a balance of small and large lot developments in the Town. As the Cross Timbers Conservation area is reserved for the larger lots, I believe the Town should not waste an opportunity for smaller lots on some of the Town's infill tracts. This is a perfect property for such as a development because it is adjacent to city parks, provides highly amenitized community open spaces and will have a high-quality builder in David Weekley Homes.

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Jeff Miles
3713 Kinross Court
Flower Mound, Tx 75028

cc. towncouncil@flower-mound.com

From: Robert Maxey
Sent: Thursday, February 15, 2018 5:20 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Thank you,

Robert Maxey

Deepa Mavuri
1413 Spring Ridge Lane
Flower Mound, Texas 75028

February 16, 2018

Mr. Brown
Senior Planner
Town of Flower Mound

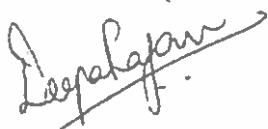
Via email: richard.brown@flower-mound.com

Dear Mr. Brown:

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I feel like Magnolia Court will be very good for Flower Mound and I hope that you will approve this development.

Sincerely,



cc: Town Council
towncouncil@flower-mound.com

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Sent: Thursday, February 22, 2018 1:43 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Mr. Brown

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Thank you

Mrs. Brenda Halpin
2617 Woodstone Ct
Flower Mound, Texas 75022

February 20, 2018

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Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Mr. Brown

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We support the Magnolia Court development.

Regards,



Brenda Halpin

cc: Town Council
towncouncil@flower-mound.com

February 21, 2018

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Senior Planner
Planning Services Division
Town of Flower Mound
[2121 Cross Timbers Road](#)
Flower Mound, TX 75028

VIA Email:

richard.brown@flower-mound.com

Dear Richard:

My wife and I have lived in Flower Mound for over ten years and enjoy this community. We have lived in two different homes in two different neighborhoods. As long-time residents of Flower Mound we **support** the proposed new development of Magnolia Court at the intersection of Gerault and Spinks. While we are on a one acre lot in River Oaks; we understand that not everybody wants that big of a lot. We wouldn't want to see anymore apartments or even attached townhomes, but smaller, detached, single family development would be very welcomed in Flower Mound. This type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound.

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Scott and Melissa Gordon
2709 Riverbend Trace Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

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Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
richard.brown@flower-mound.com

Dear Mr. Brown:

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The property is in a transition area between homes, city parks, and Flower Mound's industrial area. There has been some concern on social media regarding the lot size but not everyone wants a large lot to maintain. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in our Town. A number of current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of getting rid of their riding lawn mower. Size does not equate to quality. I am pleased to hear that David Weekley Homes will be the builder. Weekley is the largest privately held homebuilder in the country, and there are numerous examples of the fine homes they build in Flower Mound.

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Michael Gibson
2836 Pond Wood Drive
Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

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

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We both still work, the kids are out of the house, and we don't want to spend all of our free time maintaining the big yard that we once thought we had to have. Magnolia Court would have made a great choice for us and because of that I strongly recommend that the Town approve the development of the community. We have friends in the same situation and this is a great way to keep the good folks in Flower Mound.

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Sandy Erickson

From: Melanie Carr
Sent: Tuesday, February 13, 2018 3:15 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: support for Magnolia Court proposed development

Mr. Brown,

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I've seen a few complaints by others that the smaller lot sizes would affect our home values, but I don't understand this logic, since it seems that our homes with bigger lots and mature trees, etc., would be all that more desirable and valuable in comparison to the homes (which will still be quite pricey themselves) with smaller lots.

While my home does not back up to the proposed development, I would not feel that the lot size would undermine my home value at all; as long as the homes being built are high quality and in consistent price range as those around us, and laid out well with green space and connecting trails as planned, I think they're adding good value to the community.

Additionally, given the amount of space on the property that has to be left open for utility easement, trail continuation, and water detention ponds, it seems like giving the developer an exception to allow for somewhat smaller lot sizes is not unreasonable. Also, since the property is somewhat transitional moving from existing subdivisions towards the CAC and warehouse / business development, it doesn't seem unreasonable that those homes might be on slightly smaller lots.

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Thank you for taking the time to consider this input in your decision making process. As a twenty-plus-year resident of Flower Mound (since Gerault actually was a gravel road), I appreciate your service to our community. One last thought – in talking to the developer the other day while getting an update, he noted that they had sent personal invitations to the 19 homes directly abutting this proposed development, asking them to attend a meeting together and discuss plans, options, ask questions, provide feedback, and interestingly enough only 1 person attended that meeting. As the president of our homeowners' association (for over 10 years), I find that usually when people are vigorously opposed to something they show up in force, and that if they perceive things are going well or are ambivalent, they don't care enough to make time to respond or attend. Food for thought, since those are the people most directly affected by this project.

Thank you again,

Melanie Carr

1012 Big Canyon Dr, Flower Mound

From: Adrienne Boutwell
Sent: Monday, March 19, 2018 1:17 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Support for Magnolia Court on Gerault/Spinks

Good Afternoon Mr. Brown,

I am writing in support of the proposed development Magnolia Court at the corner of Gerault Road and Spinks Road. My husband and I prefer this development to alternatives of leaving it in it's current condition or re-zoning it commercial.

feel the quality of the proposed homes is up to the standards of this area. We also believe that the comps it will provide will help the homes in Shadow Ridge and Bakers Branch as they have larger property than Magnolia Court has and should improve the existing homes values. We don't believe it offers comps for our neighborhood, Bella Strada, but the price per square foot is high and that can only help our homes value.

Our grade school enrollment at Bluebonnet is dropping so adding homes young families could potentially move to will help that enrollment and increase school funding.

The developers have been up front and forthright with their communication to the surrounding homeowners. We hope the council will support the rezoning of this property and allow Magnolia Court to be built.

Thank you,

Adrienne Boutwell and Yuan Gao

1029 Spinks Court

From: emily
Sent: Tuesday, February 13, 2018 9:53 AM
To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>
Subject: MPA Sweetwater/Gerault: OPPOSED

Dear Town Council and Mr. Brown,

Based on the sign requesting an MPA on the property across from the CAC allowing high density lots, I am now writing to voice my opposition.

1. Safety: Right now exiting neighborhoods onto 6-lane Gerault is already treacherous. This is especially concerning for the many, many families who have children within walking distance of the CAC. I would hate to see another tragedy occur such as what happened to Andrew Rawson. The request for high-density housing would put even more cars on those dangerous intersections.

2. Property Values: The property borders neighborhoods with large lots and homes such as Bella Strada. These smaller lots and homes are not only a threat to the value of the larger bordering properties but all nearby residents due to the fact that it affects the averages associated with property size and value in this area in general.

3. Fairness and Commitment to the Master Plan: Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan. We had no reason not to believe that this was so.

The developer was aware of the Master Plan when purchasing the land, and the lot size restriction no doubt was taken into consideration in determining the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should NOT be granted an exception.

Conclusion: No one is suggesting that since the land in question has been agricultural all this time that it should stay that way forever. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Emily Hobbs

From: Dennis White
Sent: Monday, January 22, 2018 10:53 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Court

1/10/2018	DEVELOPMENT APPLICATIONS ACTIVE CASES		Page 1
Project Number Project Name Site Address	Date Applied Status of Project	Description	
MPA17-0015 MAGNOLIA COURT 1213 GERAULT ROAD	12/21/2017 PZ MEETING TC MEETING	RICHARD BROWN Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.	

Dear Mr. Brown,

Re: Magnolia Court

The Town of Flower Mound has become one of the most desirable communities in the north Texas area. One of the reasons for this success has been the adoption of the town's Master Plan and SMART growth program to prevent the town from becoming another residentially high-density, congested suburb like so many other North Texas cities.

I am writing you as a concerned property owner in the Cedar Bluff neighborhood of Flower Mound. As you know, the farm property along Gerault Rd, between Sweetwater Ln and Spinks Rd, (across from the CAC) has been sold and the new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. It is my view that the proposed increased density Magnolia Court development presents a direct threat to property values of existing Cedar Bluff property owners and property owners in the adjacent Bella Strada neighborhood along St. Francis Ln., all of which are on 70' wide lots.

I oppose the zoning request for high density lots in Magnolia Court and petition town officials to preserve the current low/medium density strategy for the Town and Magnolia Court in particular.

Thank you,

Dennis White
1212 Sweetwater Ln
Flower Mound, TX 75028

From: Cathy Strathmann
Sent: Tuesday, February 13, 2018 10:28 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: MPA Sweetwater/Gerault: Opposed

Dear Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands

These are the concerns of residents directly affected by this change. I support them and am opposed to any high density proposal for this area.

Thank you

Cathy Strathmann

2612 Belmont Ct.

From: Joseph W. Joe Stoutt

Sent: Friday, February 9, 2018 6:19 PM

To: Richard Brown <richard.brown@flower-mound.com>

Cc: Place1 - Jason Webb <PLACE1@flower-mound.com>; Place2 - Bryan Webb <PLACE2@flower-mound.com>; Place3 - Kevin Bryant <PLACE3@flower-mound.com>; Place4 - Don McDaniel <Place4@flower-mound.com>; Place5 - Claudio Forest <PLACE5@flower-mound.com>

Subject: Gerault Farm Development - NO HIGH DENSITY ZONING CHANGE -

Richard,

I'm deeply saddened to see the Town consider a zoning change to high density in this location directly abutting our Cedar Bluff neighborhood.

Cookie cutter houses crammed onto tiny lots is not what Flower Mound used to be about, and certainly not made Flower Mound desirable. Don't ruin what made FM great. Tiny lots are not consistent with ANY surrounding residential development and will negatively impact our properties, and contribute to growing congestion. I nearly get run over daily trying to pull onto Gerault due to the avalanche of vehicles racing south. The cross in the median at this location should be a reminder it is already dangerous, and not in need of higher density development.

Please, represent the current residents of Flower Mound, and not the interests of the developers to maximize their profit by making properties as small as possible. All I ask is that the property be developed in a manner commensurate with the surrounding neighborhoods, and within its the current zoning class. The Town used to rigorously protect its residents (and trees) from over development and high density, and I sincerely hope our current representatives don't continue the trend to 'chop and cram' so developers make the highest possible return on every square inch of dirt.

I understand this land will be developed, but whether residential or commercial, it should not be jacking up density and decreasing the quality of life for current residents. I came here to escape high density.

DON'T REZONE, they had right before. Preserve the better way. Keep Flower Mound great.

Joe – 35 year resident of FM

From: Karen Rawson

Sent: Sunday, February 11, 2018 7:06 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where our son was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I **strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.**

Thank you,

Karen Rawson

1409 Basil Drive

Flower Mound, TX 75028

From: Rachel

Sent: Monday, February 12, 2018 4:58 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>; Bryan.Webb@flower-mound.com; Kevin.Bryant@flower-mound.com; Don.McDaniel@flower-mound.com; Forest.Claudio@flower-mound.com; Bryan.Webb@flower-mound.com

Subject: MPA Sweetwater/Gerault--OPPOSED

Subject: MPA Sweetwater/Gerault: Magnolia Farms-Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. Someone

2. Property Values:

The property borders neighborhoods with large lots and homes. I personally have a home that is current values +\$150k higher than the new neighborhood homes will be priced. The smaller lots and homes are a threat to the value of the larger nearby properties specifically Bella Strada which have much bigger lots than Magnolia Farms will construct.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception. I have a home built from First Texas that is less than 5 years old and our builder was not allowed to build high density then someone else comes in and can? Doesn't seem fair to occupants of existing home and is different than every other neighborhood around the new development.

Conclusion:

I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,
Rachel Muza
1056 Saint Francis Lane
Flower Mound, TX 75028

From: Tracy Mollett

Page 44 of 748

Sent: Tuesday, February 13, 2018 10:20 AM

Attachment 1: Planning and Zoning Commission Staff Report

To: Richard Brown <richard.brown@flower-mound.com>

Subject: Magnolia Development Amendment

Hello-

I am against the Magnolia Development Amendment across from the CAC. There are already too many people trying to enter/exit town through the flyover and Lakeside. I support the Master Plan without Amendment. Please make this known to all parties who need to be aware.

Many thanks,
Tracy Mollett
817 Paisley Dr.

From: Mike Loter

Sent: Thursday, February 15, 2018 4:03 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: New development at Gerault and Sweetwater Ln.

Richard,

Please do not allow the developer (David Weekley??) to use 50' wide lots as it devalues our neighborhood here in Cedar Bluff. The high density homesites being developed in Flower Mound are ruining our city. Increased traffic and more demand on utilities, especially water are just some of the downsides of this development. Flower Mound has to hold itself to the high standards this community was founded upon. I hope you will stand for us and put a stop to this horrific type of development. The developers are the ONLY ones that gain from these types of high density developments.

Regards,

Mike Loter

Resident of Cedar Bluff since 2004

From: sridharreddy katta

Sent: Sunday, February 11, 2018 9:13 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

Please ignore my previous email.

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections.

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Chaitanya Reddy Katta & Sridhar Reddy Katta

1004 Spinks Ct, Flower Mound TX - 75028

From: Wendy Kall

Sent: Monday, February 12, 2018 12:49 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: Opposed to Master Plan Amendment at Sweetwater/Gerault

Hello,

I'm writing to let you know that I oppose the Master Plan Amendment requested. I live in Cedar Bluff at Sweetwater and San Jacinto, just a few houses down from the current farm property. We purchased this house knowing that that area was zoned medium density. The developer surely knew the Master Plan when purchasing the land. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

The traffic in and out of this area onto Gerault is already very dangerous. There are blind areas, and this high density neighborhood will only make things worse.

I strongly oppose granting a Master Plan Amendment to a new owner. The builder needs to play by the same rules we are all playing. The homeowners around this new development will surely lose value in their property if this amendment goes through.

Thank you,
Wendy Kall

1300 San Jacinto Dr

From: Elena Johnson
Sent: Monday, February 12, 2018 8:11 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Ct

Mr. Brown:

I'm writing to ask that Flower Mound keeps with a desired look of medium density to low density housing developments versus high density. Specifically, the Magnolia Court development off Spinks/Gerault has a master plan development change upcoming and I do not desire that look. It would not be congruent with the other two neighborhoods that it would be directly adjacent to.

Housing developments are permanent structures and we want the over whelming majority of Flower Mound to have a continuous, cohesive look.

Once the developer's long gone, we residents need to put up with the development and the look left behind and we do desire it to be medium to low density throughout flower mound.

Thank you.

Elena Johnson

Sent from my iPhone

From: Jason Hobbs

Sent: Monday, February 12, 2018 5:06 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I recently hear of a plan to request an amendment to the master plan on the property across from the CAC, so I'm writing to oppose that request, specifically opposing a rezoning to allow "high density" lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is already treacherous. As a pedestrian, attempting to cross this road to get to the community center is frankly, scary. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater will risk a further increase in traffic on Gerault and connecting streets. The request for high-density housing would _maximize_ traffic on those dangerous intersections.

2. Property Values:

The property borders neighborhoods like mine, Bella Strada, with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties. The plan presented to these neighborhoods last year by David Weekley homes had much lower density than those currently being planned by the new buyer, as well as more attractive common areas with features similar to those in surrounding areas. I'd like to ensure that a master plan or any changes to it allow only for developers and plans that will preserve the size and style of lots and homes in close proximity.

3. Fairness and Commitment to the Master Plan

We bought our current home just over a year ago based on the assumption that if and when this large lot was developed, it would be done according to the Master Plan, and would enhance or preserve the existing neighborhood feel.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that no development or progress can happen there. I welcome a growth in the area of additional, complementary single family dwellings. But I strongly oppose granting a Master Plan Amendment around residential density to a new owner for the reasons I state above. I'd much rather see medium density residential lots as per the existing master plan and home site densities that complement the area and ensure that flower mound, and specifically this section of it, has desirable residential areas where town look and feel is valued over home density and builder profit maximization.

Thank you,

Jason Hobbs
1000 Saint Francis Ln

From: Sushil Iyer

Sent: Monday, February 12, 2018 5:23 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: Opposition to the MPA at Sweetwater/Gerauld

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots. My home backs to this property. Therefore, I will be one of the homeowners most affected by this amendment.

1. Safety:

Exiting neighborhoods onto 6-lane Gerauld is treacherous. There is already a new development in progress on the East side of Gerauld between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerauld. As such, it has become nearly impossible to turn onto Gerauld from Sweetwater Lane due to the increase in traffic. The request for high-density housing would put even more cars on those dangerous intersections. As you know, traffic safety in this area is of utmost concern because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerauld. My sons will soon be old enough to want to walk across Gerauld to enjoy CAC's facilities. A new, high density neighborhood with additional traffic will make it even more dangerous for them and for other children in the area.

2. Property Values:

The property borders neighborhoods with large lots and homes. My property shares a fence with this property. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerauld corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2012, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Cheers,

Sushil Iyer

From: Charles Hubbard

Date: February 11, 2018 at 5:31:20 PM CST

To: "place1@flower-mound.com" <place1@flower-mound.com>, "place2@flower-mound.com" <place2@flower-mound.com>, "place3@flower-mound.com" <place3@flower-mound.com>, "place4@flower-mound.com" <place4@flower-mound.com>, "place5@flower-mound.com" <place5@flower-mound.com>

Subject: Zoning Change Request MP17-0015 for Magnolia Court

Dear FM Council Members:

I am writing in response to Zoning Change Request MP17-0015 for Magnolia Court, located at: 1213 Gerault Road wherein the developer is proposing to change from Medium Density to High Density Single Family Homes. Per the attached plat proposal, this is a highly visible property surrounded by Cedar Bluff, Foxboro Hollow, Bakers Branch and Bella Strada neighborhoods. It is directly located across from the Flower Mound Community Activity Center. The big concern is of course property values and continuity with the existing look and feel of the neighborhood. Not one of the lots South of Flower Mound Rd. is less than 70ft frontage...none. The developers of the existing homes in this neighborhood managed to make money using the current zoning rules. Therefore, I respectfully request that the developer of Magnolia Court be held to the same 70ft frontage standard that every other development currently meets. I have no doubt that the neighborhood would welcome Magnolia Court to this area as long as it plays by the same rules as all other homes in the area. While anything is better than what currently exists on this lot, I think that this developer knows that they can and should hold themselves to today's standards.

Thank you for volunteering to serve as our Council representatives and for your consideration on this issue.

Sincerely,

Charles Hubbard

1409 San Jacinto Dr.

Flower Mound, TX 75028

From: Michael Hensley
Sent: Wednesday, February 21, 2018 8:06 AM
To: Richard Brown <richard.brown@flower-mound.com>
Cc:
Subject: Magnolia Court development

Sent from [Mail](#) for Windows 10

Dear Mr. Brown,

Hazel and Gilbert Colwell worked hard to build their home at 1313 Gerault in Flower Mound, Texas long before there were any other housing developments or commercial enterprises in the area. In order to visit them, one had to turn down a little dirt road and cross a one-way bridge. They welcomed their new neighbors and the Flower Mound Community Center which is across the road. They shared their garden with many others and one was always welcome for a cup of coffee.

Please remember that they were there first when considering objections to Magnolia Court development.

Michael and Laura Hensley

From: Chele Hartsough**Sent:** Monday, February 12, 2018 8:17 AM**To:** Richard Brown <richard.brown@flower-mound.com>**Subject:** Re-zoning across from the CAC

I am writing with concern about the farm property along Gerault Rd, between Sweetwater Ln and Spinks Rd, (across from the CAC) that has been sold. The new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. I cannot even imagine how much more dangerous that will make that stretch of Gerault. My heart broke for Mrs. Rawson when her son was killed riding his bike on that stretch. That certainly could have been me on many occasions. I currently have 15 year old twins who work out and play various sports at the CAC. When we drive there from our house in Shadow Ridge, I let them practice driving there and I can tell you that it scares me already! They sometimes have ridden their bikes and cross at the Spinks intersection, which has gotten out of control with people speeding down Gerault towards North Flower Mound. Adding additional families and cars trying to navigate out of that planned neighborhood beyond what the master plan has put in place is just plain dangerous. Increasing the cars trying to enter Gerault at that juncture is a very bad idea!! Please do not vote or support increasing the density proposed by the builder...for the safety of the families already living in this area!!

Thank you,

Suzanne Hartsough

1905 Foxborough Trail

Flower Mound, 75028

From: Bindubr Donthireddy

Sent: Wednesday, February 14, 2018 11:39 AM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety: Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where a kid was killed in 2016 on Gerault.)

2. Property Values: The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan. The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion: I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2015, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Hiambindu Donthireddy

1032 Spinks CT

Flower Mound

TX

75028

From: Becky Daves
Sent: Monday, February 12, 2018 12:26 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia

I understand the developer is requesting a change to high density at this new proposed development at Spinks and Gerault Road. This new neighborhood should maintain the same sized lots as the other neighborhoods in that area.

Please say no to this change and make the developer stay with the master plan.

Thank you

Becky Daves
Sent from my iPad

From: Satya Ch

Sent: Monday, February 12, 2018 5:48 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: NO Cedar Bluff Re-Zoning

Dear Mr Richard,

I am writing you as a concerned property owner in the Cedar Bluff neighborhood. The farm property along Gerault Rd, between SweetWater Ln and Spinks Rd, (across from the CAC) has been sold and the new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. Any Zone change like this is going to affect our properties look and feel or security of our houses. My concern is that the high-density 50' wide lots present a threat to our community of existing Cedar Bluff property owners and property owners in the adjacent BellaStrada neighborhood, all of which are on 70' wide lots.

There are several people in this community who agree with me and strongly believe that the re-zoning should NOT be approved. Please consider our request, and there are several people who are going to contact your office with letters explaining our concerns.

Hoping for a positive decision from your side.

Thanks,

Satya Chintalapati

1005 Saint Francis In

Flower Mound, TX

From: Sue Capo

Sent: Tuesday, February 13, 2018 10:15 AM

To: Place1 - Jason Webb <PLACE1@flower-mound.com>; Place2 - Bryan Webb <PLACE2@flower-mound.com>; Place3 - Kevin Bryant <PLACE3@flower-mound.com>; Place4 - Don McDaniel <Place4@flower-mound.com>; Place5 - Claudio Forest <PLACE5@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: I oppose current Magnolia Court plans!

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2003, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Best Regards,

Sue Capo

From: Rich Long
Sent: Tuesday, March 20, 2018 5:05 PM
To: planning <planning@flower-mound.com>
Subject: Magnolia Court (MPA 17-0015) - Please Deny

P&Z Commission: After attending the Contour Design open forum at the CAC on 03/19 regarding the submitted Master Plan Amendment for Magnolia Court (MPA 17-0015) to allow high density lot sizes, **strongly requesting that the amendment be DENIED**. To clarify, I fully understand that development will happen and do not oppose the development of Magnolia Court, so long as we **respect the guidance established in the Master Plan** with minimum of medium-high density lot sizes.

If my understanding & rough calculations are correct, medium-high density requires a minimum of 7,500 sq ft parcels, thus given the average lot depth in the most recent street configuration, holding to the master plan with medium-high density will require 62.5 foot parcel width, instead of the proposed 50's. This still allows for a reasonable number of lots and requires only a very simple & minor adjustment to their most current parcel design plan.

My deciding factor was the **developers presentation that conveyed a complete lack of respect for the Master Plan and smug expectation that the approval is a mere formality with no attempt to create a plot plan adhering to current guidelines**. Just as homeowners are expected to adhere to stringent town codes & requirements, we should expect reciprocity from P&Z and Town Council to hold developers to the Master Plan.

Thank you!

Rich Long

Resident Baker's Branch Estates

From: Dan & Nikki

Sent: Tuesday, March 20, 2018 12:07 PM

To: planning <planning@flower-mound.com>

Subject: Master Plan Amendment (MPA17-0015) Magnolia Court

Richard Brown,

My name is Ralph "Dan" House and I live at 1100 Sweetwater Lane, Flower Mound Texas. Our home is right across from the planned development for "Magnolia Court". My wife and I are AGAINST the plan to change the site from Medium to High Density Single Family Detached. We do not want our neighborhood to become like many areas of Lewisville. Overcrowding and increased traffic is only two of the many concerns. The vehicle traffic has already increased more than three fold since Gerault has been widened from two to six lanes since we moved into our home in 1998.

I know more people live north of us along Morriss Rd and the widening of this road from four to 6 lanes was turned down by the city because of increased traffic, I believe this plan should be vetoed also.

I will be out of town during both the public hearing being held on March 26, and the Town Council hearing on April 2. I wish that you consider this e-mail in the decisions making.

Ralph "Dan" House & Nikki House

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING SECTION 1.0, LAND USE PLAN, OF THE MASTER PLAN BY AMENDING ORDINANCE NO. 24-01, IN PART, WHICH ADOPTED THE MASTER PLAN, SPECIFICALLY TO CHANGE THE CURRENT LAND USE REFLECTED ON THE LAND USE PLAN MAP FROM MEDIUM DENSITY TO HIGH DENSITY SINGLE FAMILY DETACHED ON APPROXIMATELY 15.759 ACRES OF LAND SITUATED IN THE W. H. GIBSON SURVEY, ABSTRACT NO. 464, AND THE M. L. COWAN SURVEY, ABSTRACT NO. 1637; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Land Use Plan Map contained in the Land Use Plan of the Town Master Plan depicts, by distinct colors, the various land uses in the Town; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 15.759 acres of land situated in the W. H. Gibson Survey, Abstract No. 464, and the M. L. Cowan Survey, Abstract No. 1637 has filed an application for a Master Plan Amendment to change the current land use designation from Medium Density to High Density Single Family Detached; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas, held a public hearing on March 26, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 16, 2018, with respect to the Master Plan Amendment described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 213 of the Local Government Code, Chapter 78, of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Master Plan Amendment on the property;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Master Plan of the Town of Flower Mound, Texas, as amended, is hereby amended to change the land use designation on the hereinafter described property and area as shown below:

Approximately 15.759 acres of land situated in the W. H. Gibson Survey, Abstract No. 464, and the M. L. Cowan Survey, Abstract No. 1637, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Ordinance No. _____

Page 2

Section 1.0, Land Use Plan, of the Master Plan, specifically the Land Use Plan Map, is hereby amended to change the current land use designation from Medium Density to High Density Single Family Detached for the approximately 15.759 acres of the project area depicted on Exhibit "B," attached hereto and incorporated for all purposes.

SECTION 2

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 4

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 5

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE ____ DAY OF _____, 2018.

APPROVED:

Thomas E. Hayden, **MAYOR**

Ordinance No. _____

Page 3

ATTEST:

Theresa Scott, **TOWN SECRETARY**

Exhibit "A"**LEGAL DESCRIPTION- ZONING**

BEING that parcel of land located in the Town of Flower Mound, Denton County, Texas, a part of the W. H. Gibson Survey, Abstract Number 464, a part of the M. L. Cowan Survey, Abstract Number 1637, being an undivided 50% interest in the remainder of a called 10.1097 acre tract of land described in a deed to Patti Colwell, as recorded in Document Number 2014-2165, Deed Records of Denton County, Texas, (D.R.D.C.T.), being an undivided 50% interest in the remainder of a called 10.1097 acre tract of land described in a deed to Michael F. Hensley, as recorded in Document Number 2014-2164, (D.R.D.C.T.), being all of that called 2.00 acre tract of land described in a deed to Michael F. Hensley, as recorded in Volume 1239, Page 682, (D.R.D.C.T.), being all of that called 2.00 acre tract of land described in a deed to Pattie Colwell McLendon, as recorded in Volume 1239, Page 686, (D.R.D.C.T.), being part of a called 0.982 acre tract of land described in a deed to Curt and Peggy Pool, as recorded in Volume 1591, Page 491, (D.R.D.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 10.1097 acre tract of land, said point being the northeast corner of Lot 15, Block B of Belle Strada, an addition to the Town of Flower Mound, as recorded in Document Number 2011-137, Plat Records of Denton County, Texas, (P.R.D.C.T.) and said point being in the south line of Lot 4, Block F of Cedar Bluff, Phase I, an addition to the Town of Flower Mound, as recorded in Cabinet L, Page 338, (P.R.D.C.T.);

THENCE North 89 degrees 41 minutes 41 seconds East, 416.61 feet with the south line of said Block F to the southeast corner of Lot 9 of said Block F;

THENCE North 00 degrees 11 minutes 26 seconds East, 88.56 feet with the east line of said Lot 9 to a one-half inch iron rod with cap stamped "ASC" found in the south right-of-way line of Sweet Water Lane (a variable width right-of-way at this point);

THENCE North 87 degrees 54 minutes 55 seconds East, 330.74 feet with the south right-of-way line of Sweet Water Lane to a one-half inch iron rod with cap stamped "ASC" found at the northeast corner of said 10.1097 acre tract of land, said point being in the west right-of-way line of Gerault Road (a 120 foot wide right-of-way);

THENCE along the west right-of-way line of Gerault Road as follows:

Southwesterly, 121.98 feet along a non-tangent curve to the right having a central angle of 07 degrees 26 minutes 05 seconds, a radius of 940.00 feet, a tangent of 61.07 feet, and whose chord bears South 18 degrees 36 minutes 22 seconds West, 121.89 feet to a one-half inch iron rod with cap stamped "ASC" found for corner;

South 22 degrees 19 minutes 25 seconds West, 711.95 feet to a one-half inch iron rod with cap stamped "ASC" found for corner;

Southwesterly, 451.30 feet along a curve to the left having a central angle of 24 degrees 23 minutes 38 seconds, a radius of 1,060.00 feet, a tangent of 229.12 feet, and whose chord bears South 10 degrees 07 minutes 47 seconds West, 447.90 feet to a nail found for corner;

South 02 degrees 04 minutes 02 seconds East, 206.32 feet to a one-half inch iron rod with cap stamped "ASC" found in the north line of a called 0.276 acre tract of land described in a deed to the Town of Flower Mound, as recorded in Document Number 2006-140647, (D.R.D.C.T.), said point being in the north right-of-way line of Spinks Road (a variable width right-of-way at this point);

THENCE along the north right-of-way line of Spinks Road as follows:

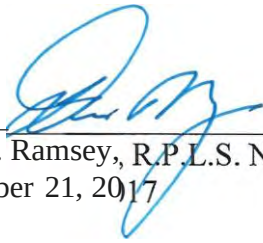
South 43 degrees 35 minutes 51 seconds West, 55.91 feet to a one-half inch iron rod with cap stamped "ASC" found in the north right-of-way line of Spinks Road (a 90 foot wide right-of-way at this point);

South 89 degrees 15 minutes 43 seconds West, 344.02 feet with the north right-of-way line of Spinks Road to a one-half inch iron rod found in the west line of said 0.982 tract of land, said point being the southwest corner of Lot 1X, Block B of said Bella Strada;

THENCE North 00 degrees 39 minutes 46 seconds East, 1,363.40 feet with the east line of said Bella Strada to the POINT OF BEGINNING and containing 686,474 square feet or 15.759 acres of land.

The bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet with a combined scale factor of 1.00015063.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



Dan. B. Ramsey, R.P.L.S. No. 4172
December 21, 2017





Contour Real Estate & Development, LLC

April 10, 2018

Mayor and Town Council
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75208

Re: Request for Planning and Zoning Commission Re-evaluation
Letter of Explanation

Dear Mayor and Town Council:

At the March 26, 2018 Town Planning and Zoning Commission meeting, Contour Real Estate and Development (the Petitioner) presented our vision for Magnolia Court, a 15.759-acre development on the northwest corner of Gerault Road and Spinks Roads. During the Commissions discussion, they voiced concern of adjacency with differing lot widths and side yard setbacks of those lots adjacent to existing homes. The Commissioners felt that the plan was well thought out, but that these concerns needed to be addressed before they could offer their support. Additionally, after the Planning and Zoning Commission meeting, the Town Parks Department also requested a portion of a proposed trail be adjusted to not cross the Verizon easement.

Contour Real Estate and Development took the constructive comments provided by the Planning and Zoning Commission and began working with our planners, engineer, homebuilder and Town Staff to address the aforementioned comments and meet the Commissions' requests. We are working to increase the lot widths for those lots within Magnolia Court which are adjacent to the western and northern property lines. The intent is to increase the lot widths to 70-feet to match the adjacent single-family home lots. We're also increasing the side yard setbacks within those lots to 10-feet, again matching the adjacent single-family home lots. Lastly, the proposed trail alignment has also been reconfigured as requested by the Town Parks Department.

Contour Real Estate and Development is requesting action from the Flower Mound Town Council to remand Magnolia Park back to the Planning and Zoning Commission to ensure their comments have been addressed before we present the revised plan to Town Council.

Sincerely,

Jim Tchoukaleff
Principal

From: Tracy Mollett
Sent: Friday, March 23, 2018 3:49 AM
To: Place3 - Kevin Bryant; Place1 - Jason Webb; Place2 - Bryan Webb; Place4 - Don McDaniel; Place5 - Claudio Forest
Cc: Mayor - Tom Hayden; Jimmy Stathatos; Matthew Hotelling
Subject: P&Z Agenda items Monday 3/26

Hello- I oppose all of the P&Z agenda items shown below. None will benefit Flower Mound citizens. In fact, they will harm citizens in several ways, including by adding to the already overpopulated transportation corridors we struggle with today.

Please take note of my opposition for your own records, should these items come to your voting attention in future.

Those without voting power on this distribution list, please take note for your own responsibilities and take necessary steps to ensure my opposition is known to appropriate parties.

Please also pass along my opposition to the P&Z committee members, as I do not have their email addresses and am unable to attend Monday's meeting due to personal obligations.

If there is anyone else whom I should contact, please advise me and provide contact information.

Many thanks, gentlemen.

Tracy Mollett
817 Paisley Dr.
Flower Mound 75028

From: Valli Tadepalli

Sent: Friday, March 23, 2018 9:31 PM

To: Richard Brown <richard.brown@flower-mound.com>; planning <planning@flower-mound.com>

Subject: REJECT - Cedar Bluff Re-Zoning

Dear Sir

Please **Reject** Cedar Bluff Re-Zoning, as it impacts our community very badly. We will have lot of safety, economical issues because of it.

Thanks

Valli

From: adam schiestel
Sent: Thursday, March 22, 2018 9:52 PM
To: planning <planning@flower-mound.com>
Subject: Opposed to master plan amendment for Magnolia Court

Please share this with the Planning and Zoning Commission as appropriate.

Even though I do not live in the area immediately affected by the Magnolia Court proposal, I do live in a part of Flower Mound with similar undeveloped land nearby. I make decisions for my family and neighborhood based on the Master Plan. It is a contract between the residents of Flower Mound and the government which gives us predictability about future land uses. Residents would not be allowed to use their land in ways that violate Town ordinances, and it is irresponsible for a developer to propose a use that is outside the bounds of the Master Plan. This should not be tolerated or encouraged.

It is unacceptable to modify the Master Plan in the direction of more density. I strongly urge the Commission to reject this proposal.

Adam Schiestel
2204 Waterford Dr
Flower Mound TX, 75028

From: Satya Ch

Sent: Friday, March 23, 2018 9:26 PM

To: Richard Brown <richard.brown@flower-mound.com>; planning <planning@flower-mound.com>

Subject: Cedar Bluff Re-Zoning

Flower Mound City Planning

Please **Reject** Cedar Bluff Re-Zoning, as it impacts our community very badly. We will have lot of safety, security and economical concerns going forward.

Thanks

Chintalapati

Hello Mr. Brown.

My husband and I have lived in the Flower Mound area for over 30 years! We have raised our two children in the LISD. I have also been a local Real Estate Agent for over 15 years and work closely with buyers relocating to the DFW area. Flower Mound is one of my top places buyers want to find a home. With our market, it is not easy to find homes in Flower Mound due to the low inventory. We desperately need a new community and I am excited and support the proposed Magnolia Court development. It will only be a plus for Flower Mound and I hope you will share my thoughts with the Town Council.

Thank you,

Vicki Turner

From: KC Walsh
Sent: Monday, March 26, 2018 2:35 PM
To: planning <planning@flower-mound.com>
Subject: Opposition to MPA17-0015 – Magnolia Court

To P&Z Commissioners,

I oppose the Master Plan Amendment for Magnolia Court to change the current land use designation from Medium Density to High Density Single Family Detached.

There isn't an appropriate transition between its surrounding neighborhoods and should remain Medium Density.

I appreciate your consideration,

KC Walsh
3525 High Rd
FM, TX. 75022



TOWN COUNCIL AGENDA ITEM NO. 24

REGULAR ITEM

DATE: April 16, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0020 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment, and acceptance of cash in lieu of land in the amount of \$263,088 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$80,504. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road. *(The Planning and Zoning Commission recommended denial by a vote of 5 to 0 at its March 26, 2018, meeting.)***

BACKGROUND INFORMATION: Attached is the Planning and Zoning Commission (P&Z) report and backup for this item. Additional correspondence not included in the P&Z agenda packet has been attached as Attachment 4.

There was lengthy discussion at the P&Z public hearing, during which several concerns were raised by Commissioners and members of the public about potential impacts of a change to high density residential development at the location. In consideration of comments from P&Z, as well as the public input, the applicant has proposed the following revisions to the application:

- Reduce density from 57 lots to 52 lots.
- Type A Lots
 - revise the minimum side yard setback to seven feet (from five feet)
- Create new Type C Lots
 - Minimum lot size of 8,400 square feet
 - Minimum lot width of 70 feet.
 - Minimum front yard setback of 20 feet, except for corner lots and non-key lots
 - Minimum 20 foot setback for garages; porches encroach into front yard maximum of eight feet; and fences in the front yard not extending beyond the front facade
 - Minimum side yard of ten feet
 - Minimum rear yard of 10 feet or 20 feet, depending on lot location
 - Maximum lot coverage of 60 percent
 - Maximum height of 35 feet and two stories
- Delete the following proposed standards:
 - o For those certain lots abutting the northern and western property lines and as shown on the conceptual site plan, windows located on a second floor on a rear façade shall be of translucent design.
 - o For those certain lots abutting the northern and western property lines and as shown on the conceptual site plan, second floor balconies are prohibited

The applicant is requesting that the Town Council remand the proposal back to P&Z to permit additional public hearing to present the above referenced revisions (see Attachment 3).

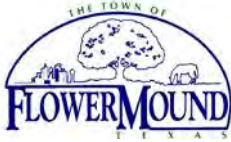
In the event the Council chooses to take action at its April 16th meeting, the attached ordinance (Attachment 2) incorporates the above revisions to the development proposal.

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance
3. Letter from Applicant
4. Additional Correspondence

LEGAL REVIEW: Ashley Dierker, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve a request for rezoning (ZPD17-0020 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances, and adopt an ordinance providing for said amendment, and acceptance of cash in lieu of land in the amount of \$263,088 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$80,504.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: March 26, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0020 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exceptions to the Town's regulations, as well as unresolved items, which necessitate special consideration by the Commission (see Application Analysis below).

The project has a companion application, Master Plan Amendment (MPA17-0015), for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 15.759 acres of land in order to develop residential lots in conformance with the proposed Master Plan designation of High Density Single Family Detached.

The existing Agricultural zoning requires residential lots containing a minimum two acres in size. The entire acreage is largely undeveloped with the exception of a single family dwelling and accessory structures at the southwest corner of the site along with additional residential/accessory structures within the northwest quadrant, all of which will be removed to provide for the applicant's development vision.

The property is located along the north line of Spinks Road and the west line of Gerault Road. The development will provide for two points of ingress/egress; one each along both streets. Internal circulation will be provided by internal streets possessing 32 feet of pavement within a 50-foot-wide right-of-way. The property is diagonally encumbered by various overlapping easements and required building setbacks (from the electric easement) within an approximate 270-foot-wide area:

- 70-foot-wide Brazos Electric Power easement
- 75-foot-wide Lone Star Gas Company easement
- 15-foot-wide Verizon easement
- 100-foot-wide building setback area from the electric easement

The accompanying concept site plan [Attachment B(1)] provides for a one-phase residential development consisting of single-family detached dwellings and approximately 3.97 acres of open space and common areas (25 percent of the site). The applicant is proposing a maximum of 57 single-family dwellings; 53 single-family dwellings each constructed on a minimum 6,000-square-foot lot and four single-family dwellings each constructed on a minimum 9,500-square-foot lot. A table showing the details for each type of lot is provided further in this material.

The site possesses one specimen tree (19-inch Cedar Elm) which will be retained. It is located along the Sweetwater Lane frontage for the proposed Lot 3.

III. REQUESTED MODIFICATIONS

As a component of the request, the applicant is requesting the following modifications to the minimum and maximum dimensional regulations of the SF-5 zoning district:

TOWN STANDARD	EXISTING AGRICULTURAL DISTRICT	SF-5 DISTRICT	PROPOSED SF-5 DISTRICT	
			TYPE A LOTS (4 LOTS)	TYPE B LOTS (53 LOTS)
MINIMUM LOT AREA	TWO ACRES	5,000 SF	9,500 SF	6,000 SF
MINIMUM LOT WIDTH	200 FEET	50 FEET	65 FEET	50 FEET
MINIMUM FLOOR AREA/DWELLING UNIT	1,800 SF	1,500 SF	1,800 SF	1,500 SF
MINIMUM FRONT YARD	40 FEET	20 FEET	25 FEET	20 FEET
MINIMUM SIDE YARD	25 FEET	5 FEET	10 FEET	5 FEET
MINIMUM REAR YARD	20 FEET	20 FEET	10 FEET	10 FEET
MAXIMUM LOT COVERAGE	25 PERCENT	55 PERCENT	50 PERCENT	65 PERCENT
MAXIMUM STORIES/STRUCTURE HEIGHT	3 STORIES/ 35 FEET	3 STORIES/ 35 FEET	2 STORIES/ 35 FEET	2 STORIES/ 35 FEET
MISCELLANEOUS STANDARDS FOR THE PROPOSED RESIDENTIAL SUBDIVISION • PORCHES MAY ENCROACH INTO THE REQUIRED FRONT YARD A MAXIMUM OF EIGHT FEET • CORNER LOTS-SETBACKS MATCH FRONT YARD SETBACK FOR KEY LOTS; 15 FEET FOR NON-KEY LOTS • FENCES MAY NOT EXTEND INTO THE FRONT YARD BEYOND THE FRONT FAÇADE • CERTAIN RESTRICTIONS FOR SECOND STORY DWELLINGS ABUTTING EXISTING RESIDENTIAL SUBDIVISIONS				

A. Exception to Access Management Policy and Criteria

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Spinks Road (Urban Minor Arterial) a minimum 250 feet between drive approaches. The applicant is able to comply with the required minimum spacing from Saint Francis Lane to the west, while the requested exception is needed for its drive approach, eastward to its intersection with Gerault Road. Refer to the applicant's letter of intent [Attachment A(2)] for a detailed explanation for the requested exception.

IV. UNRESOLVED ITEMS

This application was submitted to the Town on December 22, 2017. During this time, there has been a significant amount of effort expended by Town staff and the applicant's development team to ensure the application complies with all relevant components of the Master Plan, as well as possessing sensitivity of the development's impact on the residential developments abutting the site's western and northern property lines.

As this report has addressed all aspects of the applicant's development vision, there do remain two items where staff retains some concern as to a favorable outcome not being established:

1. Impact of Higher Density on Abutting Residential Subdivisions.

The application provides for a development platform comprised of 57 residential lots with specific standards [see Attachment B(2)]. The applicant has worked with staff to adopt the following standards not required in any of the Town's residential districts:

- Prohibit balconies on a rear façade for certain lots that abut the Bella Strada and Cedar Bluff residential subdivisions, west and north, respectively.
- Limit the use of windows on a rear façade to those constructed with translucent glass for certain lots that abut the Bella Strada and Cedar Bluff residential subdivisions, west and north, respectively.

What remains as a concern is the utilization of smaller lots used to transition to subdivisions possessing lots with a minimum lot width and minimum side and rear yard setbacks greater than those proposed. The impact of this tends to minimize view corridors and air space between houses normally created by similar lot widths and comparable setbacks. Staff provided the applicant a couple of options to lessen the impact of this, however, they cannot be agreed upon at this time. It should be noted the applicant did agree to the second story standards for certain lots along the western and northern property lines as noted in this section. The following chart illustrates the difference in certain standards from the applicant's proposed development and that of the abutting residential subdivisions to the west and north:

TOWN STANDARD	BELLA STRADA (REQUIRED)	CEDAR BLUFF (REQUIRED)	MAGNOLIA COURT (TYPE B LOTS)
MINIMUM LOT WIDTH	70 FEET	70 FEET	50 FEET
MINIMUM SIDE YARD	10 FEET	10% OF LOT WIDTH BUT ≤ 7 FEET	5 FEET
MINIMUM REAR YARD	25 FEET	15 FEET	10 FEET

2. Park Land Dedication

As noted below, the Parks Board considered this application on March 1, 2018. The proposed development standards [(Attachment B(2))] provide for the applicant's proposed park land dedication and fee requirements.

As noted above, the site possesses an approximate 270-foot-wide area that is unbuildable. An electrical and gas easement runs through the center of the unbuildable area. On the south side of the easement and building setback area are two x-lots that will serve to capture stormwater runoff. It is not uncommon for private development to improve retention/detention areas with amenities to serve its residents (or tenants/employees/visitors for nonresidential development). Lastly, the span of area proposed for the publicly accessible but privately maintained park land is split by one of the proposed internal streets to serve the development.

While working with the applicant during this process, staff had taken a position that due to the characteristics of the land area identified for dedication, it would be difficult to utilize for public park purposes. It should be noted the Parks and Trails Master Plan denotes a trail section that traverses across the property on the north side of the easement area from Gerault Road. This portion of the trail will be installed between the roadway and its western property line during construction of the residential subdivision.

The proposed development standards intend for a credit against the recommended fees in lieu of park land dedication for common area x-lots 18X and 35X located as shown on the conceptual landscape plan and credit against park development fees for improvements within the land area noted in this section of the staff report.

On [March 1, 2018](#), the Parks Board voted to recommend acceptance of cash in lieu of land of \$263,088 in the place of otherwise required Park Land dedication and Park Development Fees in the amount of \$80,504. As the applicant is requesting alternate park land dedication and fees, staff has included this under this section of the report. The Town Council will consider this during its public hearing of the request.

This recommendation will be forwarded to the Town Council for consideration at the same time as the subject Zoning Planned Development and companion Master Plan Amendment.

V. **CORRESPONDENCE**

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had received 22 correspondence in support and 22 in opposition of the request.

VI. **ATTACHMENTS**

A. **Background Information**

1. Vicinity Map
2. Letter of Intent

B. **Application Details**

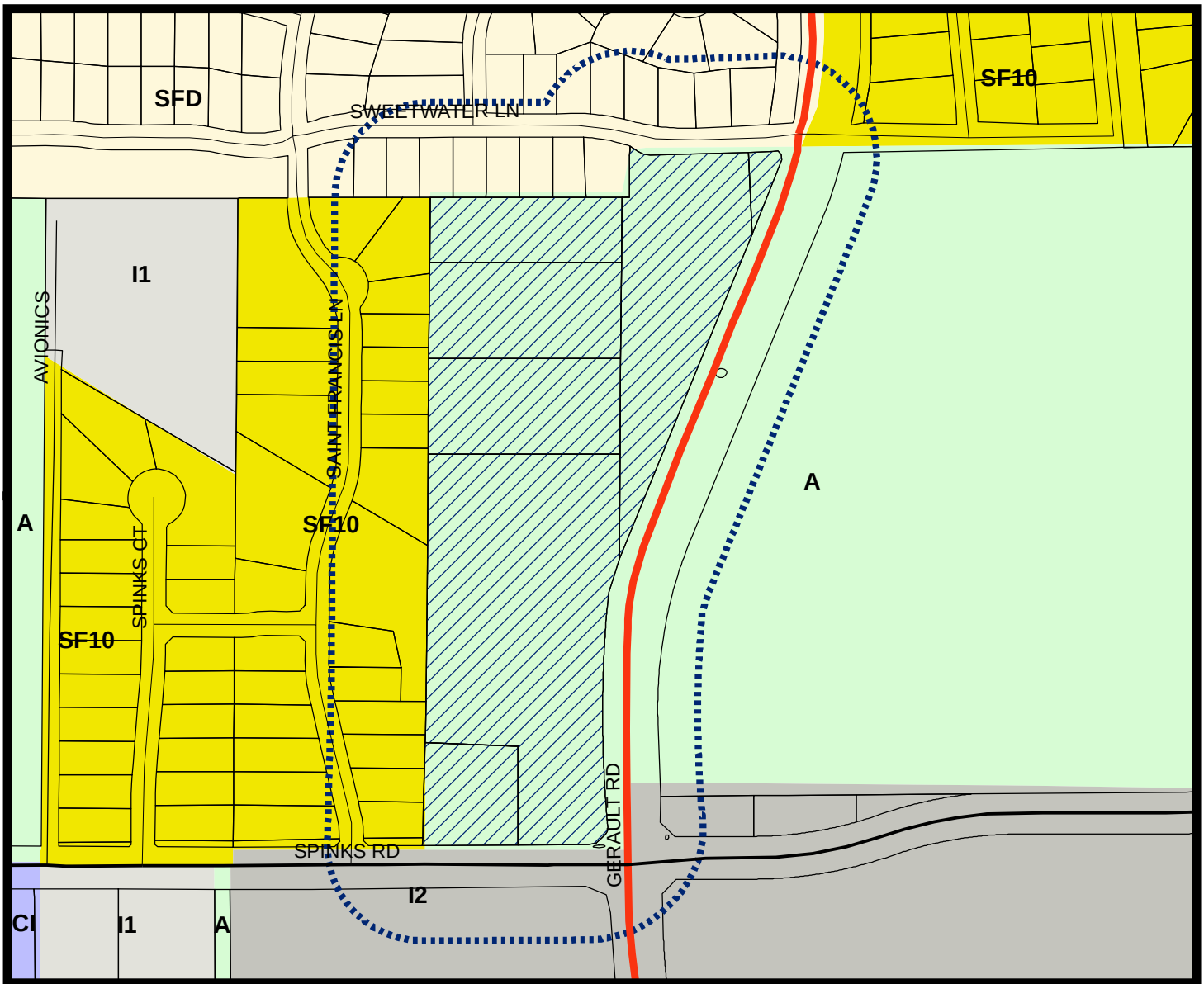
1. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards

C. Correspondence

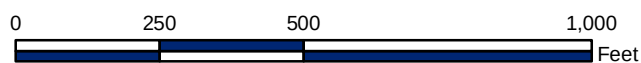
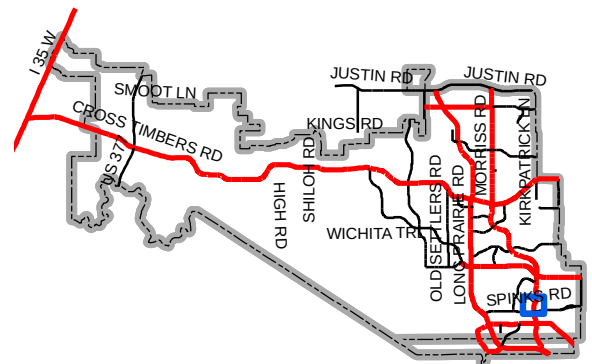
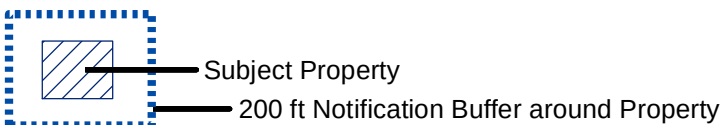
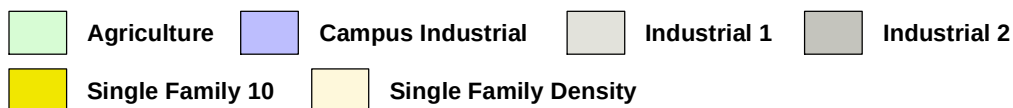
1. Correspondence in Support
2. Correspondence in Opposition

Vicinity Map

Reference Project: MPA17-0015 & ZPD17-0020



LEGEND



Map Location



March 19, 2018

Richard Brown, Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Mr. Brown,

LandDesign, Inc. has submitted an application on behalf of Contour Real Estate & Development, LLC (herein referred to as "Applicant") for a Zoning Planned Development and Master Plan Amendment for Magnolia Court (herein referred to as the "site" or "property"). The application is for approximately 15.759 acres of land located at the northwest corner of the intersection of Gerault Road and Spinks Road.

Existing Zoning and Land Uses

The property is currently zoned Agricultural (A) and listed as "Medium Density" under the Town of Flower Mound's Master Plan. The existing uses on the property include four single-family residences, two of which are currently vacant and primary used for storage.

To the west and north, the property is bordered by the Bella Strada neighborhood (SF-10 zoning, Medium Density Residential) and the Cedar Bluff neighborhood (SFD PD-58 zoning, Medium Density Residential). To the east of the property is the Town of Flower Mound's Community Activity Center (Agricultural zoning, Park). To the south of the property is the northern boundary of the Lakeside Business District (I2 PD-44 zoning) and uses are primarily comprised of warehouse with limited office.

Proposed Zoning and Land Use

The Applicant is requesting a Zoning Planned Development and Master Plan Amendment revision to allow for fifty-seven (57) single-family residential lots and it is anticipated that construction of the property shall be developed as one phase. The Zoning Planned Development request will be a revision from Agricultural (A) to Single Family 5 (SF-5) zoning. The Applicant is requesting a Master Plan Amendment revision from "Medium Density" land use to "High Density Single Family Detached" land use.

As shown on the Conceptual Site Plan, of the 15.759 acres within the development area, a collective 3.97 acres (25%) of Common Area X Lots have been provided.

Special Considerations

The following items include special considerations that are unique to the property that the Applicant has taken into consideration:

1. The following easements extend from the eastern right-of-way limits along Gerault Road and continue toward the northwest into the Bella Strada neighborhood:
 - A 70-foot wide Brazos Electric Power Cooperative Easement which contains a high voltage electrical transmission line.
 - A 15-foot wide Verizon Easement.
 - A 75-foot Lonestar Gas Company Easement

As required by Section 98-979 of the Code of Ordinances, no residential building may be constructed within 100-feet of the edge of the right-of-way or easement for a high voltage electrical transmission line, also known as the Building Free Area. As a result of this requirement, no residential building may be constructed within a 270-foot wide area of property extending from the eastern right-of-way limits along Gerault Road and continue toward the northwest into the Bella Strada neighborhood. However, after meeting with the Town of Flower Mound Parks Department, the Applicant is requesting the ability to construct an open air structure for the Private Open Space area that would meet the design criteria for the Town of Flower Mound.

2. The property includes several existing and proposed trails as identified within the Town of Flower Mound's Parks and Trail Master Plan. These include:
 - Along Spinks Road, the Town of Flower Mound has constructed the extension of the Bluebonnet Trail. The existing trail is an 8-foot wide multi-use trail located at the back of curb along Spinks Road and it is the intent of the Applicant to maintain this existing trail.
 - Along Gerault Road, an 8-foot wide meandering multi-use trail is proposed within the 25-foot street buffer and Gerault Road right-of-way. This trail will connect from the existing trail along to Spinks Road and extend to the north to the intersection with Sweetwater Lane.
 - Along Sweetwater Lane, an 8-foot wide meandering multi-use trail is proposed along the residential lot frontage and connect to the existing 4-foot wide sidewalk to the west. This trail will connect from the existing sidewalk and extend to the east to the intersection with Sweetwater Lane and Gerault Road.
 - Within the utility easement extending from the eastern right-of-way limits along Gerault Road and continuing toward the northwest into the Bella Strada neighborhood, an 8-foot wide multi-use trail is proposed to connect from the multi-use trail along Gerault Road and to extend the western property line adjacent to the Bella Strada neighborhood.
3. The existing single-family residential lots within the Bella Strada neighborhood to the west and Cedar Bluff neighborhood to the north are approximately 70-feet in width. Adjacent to these neighborhoods, the Applicant has proposed 50-foot lots as the market for residential lots in North Texas is gravitating toward smaller lots with quality built homes. Many of today's buyers are seeking smaller lots, requiring less time and income for maintenance and more allotment for quality of life pursuits. With these smaller lots come a greater desire for quality public open spaces within the development. Understanding the sensitivity of

increased density to the adjacent neighborhoods, the Applicant has agree to the following items within the Development Standards:

- As defined within the Development Standards and as indicated on the Conceptual Site Plan, windows located on a second floor on a rear façade shall be of translucent design for those certain lots abutting the northern (Cedar Bluff) and western (Bella Strada) property lines. This design consideration has been provided in response to feedback received directly from the adjacent property owners.
 - As defined within the Development Standards and as indicated on the Conceptual Site Plan, second floor balconies are prohibited for those certain lots abutting the northern (Cedar Bluff) and western (Bella Strada) property lines. This design consideration has been provided in response to feedback received directly from the adjacent property owners.
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, the “Permitted Uses” allowed under Single Family Residential District-5 (SF-5) have been limited to the following uses with this application:
 - o Dwelling, single-family detached;
 - o Accessory use, general, subject to section 98-972;
 - o Garage Sale, subject to section 98-982;
 - o Home occupation, subject to section 98-984;
 - o Model home; and,
 - o Swimming pool, private.
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, no “Specific Uses” allowed under Single Family Residential District-5 (SF-5) have been included as allowable uses with this application:
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, the “Temporary Uses” allowed under Single Family Residential District-5 (SF-5) have been limited to the following uses with this application:
 - o Asphalt/concrete batch plant, temporary, subject to section 98-974.
 - o Field office, temporary.
 - o Sales trailer, temporary, subject to section 98-993.
4. Street access to the property is proposed to be from Gerault Road to the east and Spinks Road to the south. Access from Gerault Road is intended to align with the existing median break at the entrance to the Town of Flower Mound’s Community Activity Center. Access from Spinks Road is intended to be a right-in/right-out only. To the north, no street access is proposed to Sweetwater Lane to minimize disruptions to the existing Cedar Bluff neighborhood as well minimize existing safety concerns of the neighbors by adding additional vehicles using the Sweetwater Lane and Gerault Road intersection.

Proposed Exceptions

Listed below are the exceptions as requested by this application:

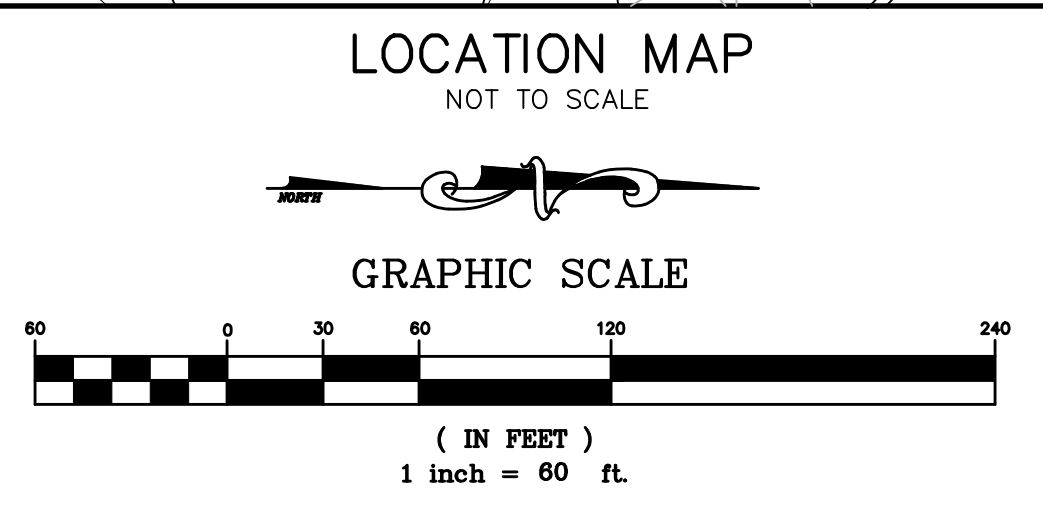
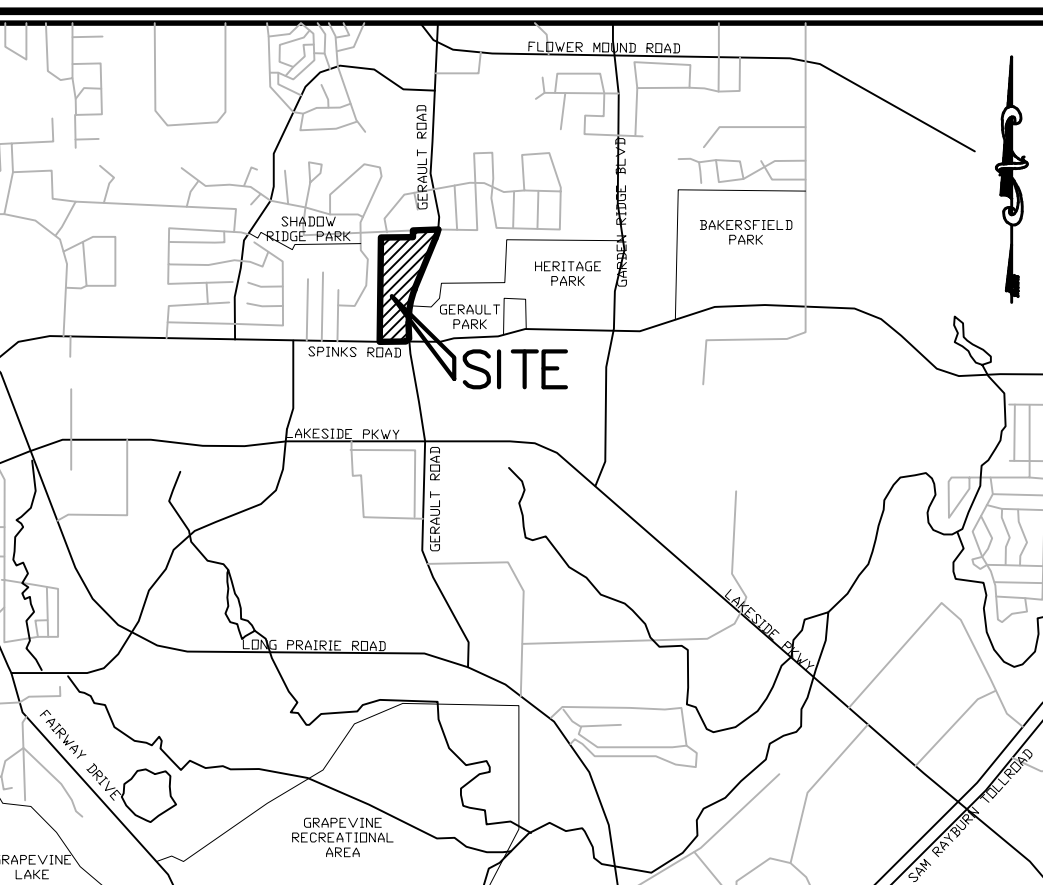
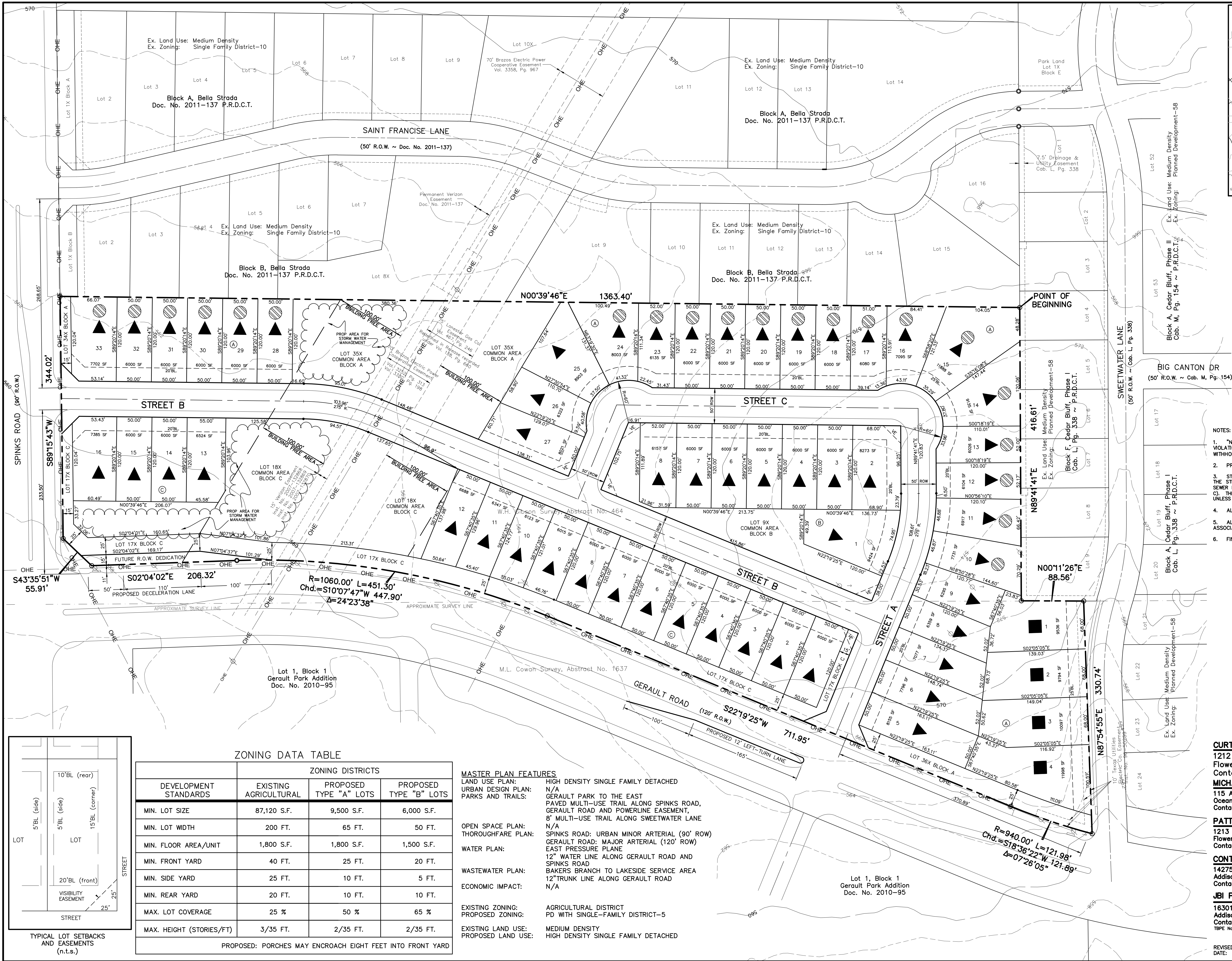
1. An exception to the requirements of the Town of Flower Mound's "Access Management Policy and Criteria" for Access Spacing Criteria. Because of the length of the property frontage along Spinks Road, the Applicant is requesting an exception to allow for the Access Spacing Distance to be less than 250-feet from Gerault Road or from St. Francis Lane.

Community Outreach and Due Diligence

To ensure the surrounding property owners are informed of the current design and development process, the Applicant has sent invitations to the residents of Bella Strada, Cedar Bull and Bakers Branch neighborhoods inviting them to three (3) informational meetings held at the Community Activity Center. Dates for these meetings were November 21, 2017 and February 7, 2018. A third meeting will be held March 19, 2018. Feedback from the first two meetings has helped shape the Development Standards and been incorporated in this submitted application. The purpose of the third meeting is to provide residents with a view of the updated site plan. The Applicant also participated in a Design Review Committee meeting with Town Staff on November 21, 2017 to receive preliminary feedback based on the proposed site plan. On December 11, 2017, the Applicant walked the property with the Town of Flower Mound's Environmental Review Analyst to identify any specimen trees that may be located on the property.

Please let me know if you have any questions or need any further information.

Sincerely,
Matt Vinten, PLA
Associate, Senior Designer for LandDesign, Inc.



- LEGEND**
- TYPE "A" LOTS
 - TYPE "B" LOTS
 - REAR FACADES:
 - 1) WINDOWS ABOVE A FIRST FLOOR SHALL BE TRANSLUCENT OR OTHER DESIGN WHICH ALLOWS LIGHT BUT NO DETAILED IMAGES TO PASS THROUGH.
 - 2) BALCONIES ARE PROHIBITED.
 - 3) SEE PD-161 ORDINANCE FOR ADDITIONAL DETAIL.
 - SF SQUARE FEET
 - FT FEET
 - VE 25'x25' VISIBILITY EASEMENT

- NOTES:**
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
 - PROPOSED DEVELOPMENT SHALL BE ONE PHASE.
 - STORMWATER DRAINAGE WILL BE CONVEYED FROM THE LOTS TO THE STREETS. ONCE WITHIN THE STREETS DRAINAGE WILL BE COLLECTED IN INLETS AND THEN CONVEYED THROUGH STORM SEWER PIPES UNTIL THEY REACH THE DETENTION BASINS (LOT 36X, BLOCK A & LOT 18X, BLOCK C). THE DETENTION BASIN WILL RELEASE STORM WATER FLOWS AT OR BELOW EXISTING CONDITIONS UNLESS THE CITY AND EXISTING INFRASTRUCTURE ALLOW FOR HIGHER RELEASES.
 - ALL RIGHTS-OF-WAY ARE 50' UNLESS OTHERWISE INDICATED HEREON.
 - ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - FINAL UTILITY EASEMENTS TO BE DETERMINED AT THE TIME OF FINAL PLATTING.

CONCEPTUAL SITE PLAN

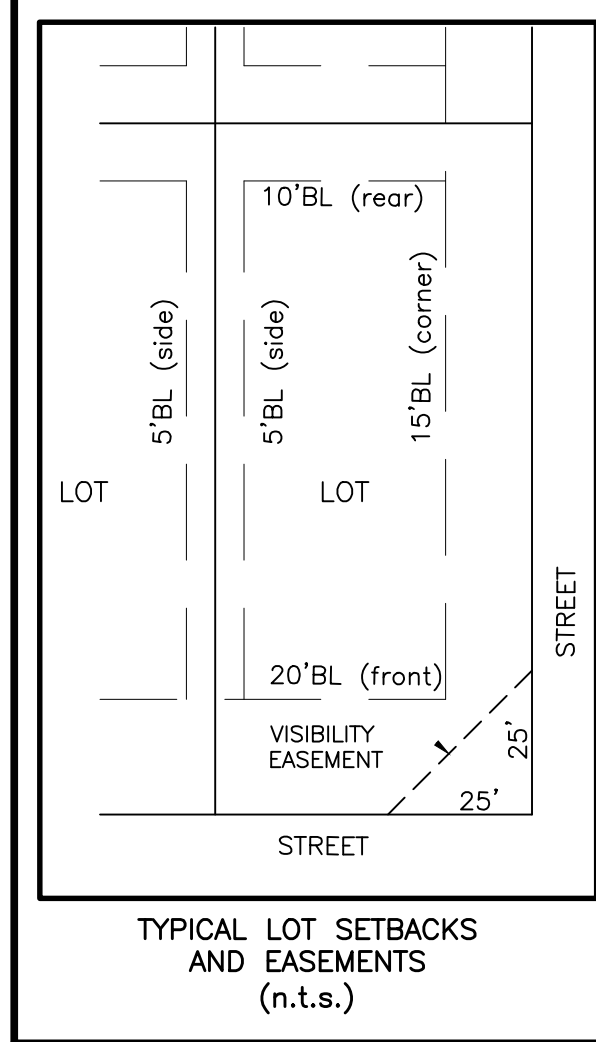
MAGNOLIA COURT

57 SINGLE FAMILY LOTS;
AND 6 COMMON AREA X LOTS;

LOT 34X, BLOCK A - 0.04 ACRES;
LOT 35X, BLOCK A - 1.16 ACRES;
LOT 36X, BLOCK A - 0.20 ACRES;
LOT 9X, BLOCK B - 0.43 ACRES;
LOT 17X, BLOCK C - 0.73 ACRES;
AND LOT 18X, BLOCK C - 1.41 ACRES

BEING 686,472 SQUARE FEET OR
15.759 ACRES OUT OF THE
W.H. GIBSON, ABSTRACT NUMBER 464
AND
M.L.COWAN SURVEY, ABSTRACT NO. 1637

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



ZONING DATA TABLE			
DEVELOPMENT STANDARDS	ZONING DISTRICTS		
	EXISTING AGRICULTURAL	PROPOSED TYPE "A" LOTS	PROPOSED TYPE "B" LOTS
MIN. LOT SIZE	87,120 S.F.	9,500 S.F.	6,000 S.F.
MIN. LOT WIDTH	200 FT.	65 FT.	50 FT.
MIN. FLOOR AREA/UNIT	1,800 S.F.	1,800 S.F.	1,500 S.F.
MIN. FRONT YARD	40 FT.	25 FT.	20 FT.
MIN. SIDE YARD	25 FT.	10 FT.	5 FT.
MIN. REAR YARD	20 FT.	10 FT.	10 FT.
MAX. LOT COVERAGE	25 %	50 %	65 %
MAX. HEIGHT (STORIES/FT)	3/35 FT.	2/35 FT.	2/35 FT.
PROPOSED: PORCHES MAY ENCR OACH EIGHT FEET INTO FRONT YARD			

MASTER PLAN FEATURES

LAND USE PLAN: HIGH DENSITY SINGLE FAMILY DETACHED
URBAN DESIGN PLAN: N/A
PARKS AND TRAILS: GERAULT PARK TO THE EAST
PAVED MULTI-USE TRAIL ALONG SPINKS ROAD, GERAULT ROAD AND POWERLINE EASEMENT, 8' MULTI-USE TRAIL ALONG SWEETWATER LANE

OPEN SPACE PLAN: N/A
THOROUGHFARE PLAN: SPINKS ROAD: URBAN MINOR ARTERIAL (90' ROW)
GERAULT ROAD: MAJOR ARTERIAL (120' ROW)
EAST PRESSURE PLANE

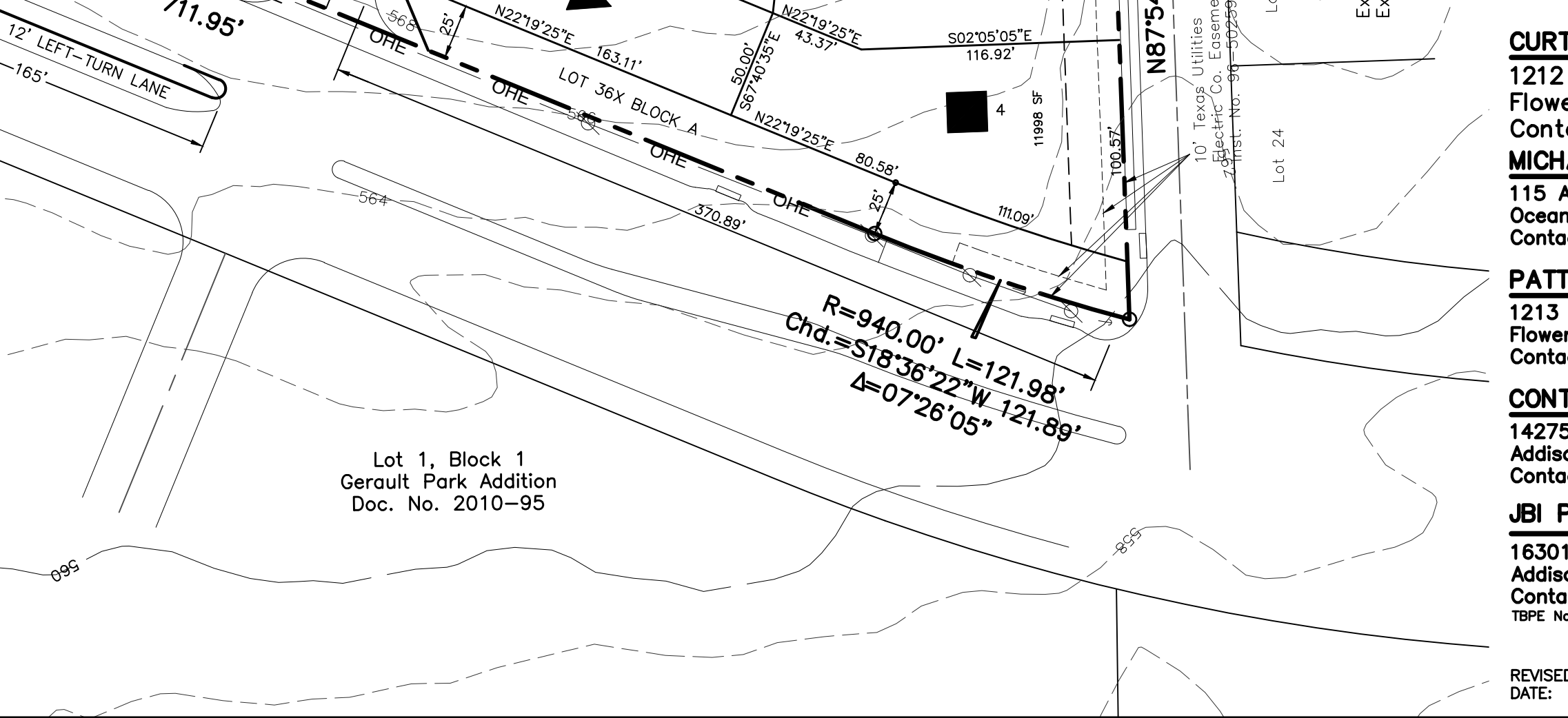
WATER PLAN: 12" WATER LINE ALONG GERAULT ROAD AND SPINKS ROAD
BAKERS BRANCH TO LAKESIDE SERVICE AREA
12" TRUNK LINE ALONG GERAULT ROAD

WASTEWATER PLAN: N/A

ECONOMIC IMPACT: N/A

EXISTING ZONING: AGRICULTURAL DISTRICT
PROPOSED ZONING: PD WITH SINGLE-FAMILY DISTRICT-5

EXISTING LAND USE: MEDIUM DENSITY
PROPOSED LAND USE: HIGH DENSITY SINGLE FAMILY DETACHED



CURT AND PEGGY POOL **OWNER**

1212 Spinks Road
Flower Mound, Texas 75028
Contact: Curt Pool

MICHAEL F. HENSLEY **OWNER**

115 Ashley Place
Ocean Springs, MS 39564-5322
Contact: Michael Hensley

PATTI COLWELL **OWNER**

1213 Gerault Road
Flower Mound, Texas 75028-3407
Contact: Patti Colwell

CONTOUR, LTD. **APPLICANT**

14275 Midway Road, Suite 215
Addison, Texas 75001
Contact: Jim Tchoukaleff (214) 986-5009

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**

16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
Contact: Joshua Luke, P.E. (972)248-7676
TBPE No. F-438 TBPLS No. 10076000

REVISED: MARCH 19, 2018
DATE: DECEMBER 21, 2017

Sheet 1 of 1

PLANTING NOTES:

- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
- REFER TO RZ3.0 FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO TREE SURVEY AND MITIGATION.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
- THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
- FINAL TREE SPECIES AND LOCATIONS TO BE DETERMINED DURING FINAL PLAT.
- ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

Matthew S. Vinten
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2946

PROJECT

MAGNOLIA COURT

 CONTOUR REAL ESTATE &
 DEVELOPMENT LLC

14275 MIDWAY ROAD, SUITE 215

ADDISON, TX 75001

LANDDESIGN PROJ.# 8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	12.22.2017
2	2ND SUBMITTAL	01.26.2018
3	3RD SUBMITTAL	02.19.2018
4	4TH SUBMITTAL	02.28.2018
5	5TH SUBMITTAL	03.12.2018
6	6TH SUBMITTAL	03.16.2018
7	7TH SUBMITTAL	03.19.2018

 DESIGNED BY: LDI
 DRAWN BY: LDI
 CHECKED BY: LDI

SCALE

 VERT: N/A
 HORZ: 1"=60'

SHEET TITLE

 CONCEPTUAL LANDSCAPE
 PLAN (SHEET 1 OF 2)

SHEET NUMBER

RZ1.0



TEXAS 811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

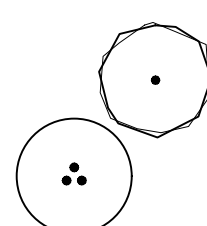
THIS PLAN IS CONCEPTUAL IN NATURE AND
SUBJECT TO CHANGE. PLAN WILL BE FINALIZED
DURING THE PERMITTING PROCESS BASED ON
SITE PLAN AND GRADING PLAN APPROVAL.

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND, TEXAS

STREET BUFFER WIDTH			
	REQUIRED WIDTH	PROVIDED WIDTH	
Gerault Road	25ft buffer width	25ft buffer width	
Spinks Road	15ft buffer width	15ft buffer width	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 per 30ft	Gerault Road = 1,492 ft	50 trees (3" cal.)	50 trees (3" cal.)
1 per 30ft	Spinks Road = 344 ft	12 trees (3" cal.)	12 trees (3" cal.)
existing trees within street buffer to help fulfill street buffer tree requirements			
STREET BUFFER MITIGATION TREE CREDITS			
STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 preserved protected/specimen tree = 1 tree credit	Gerault Road	tbd	tbd
	Spinks Road	tbd	tbd

PLANT SCHEDULE

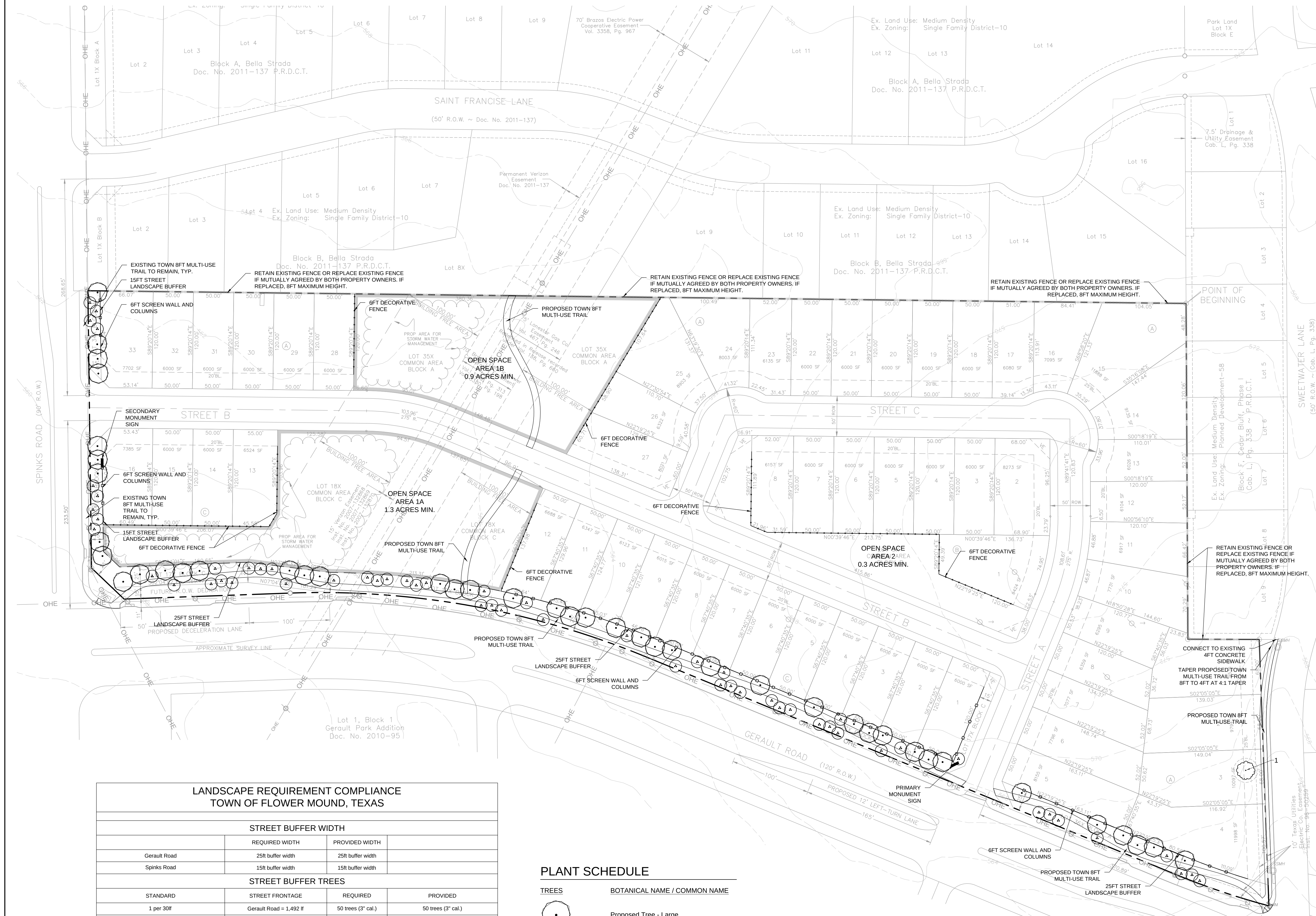
TREES

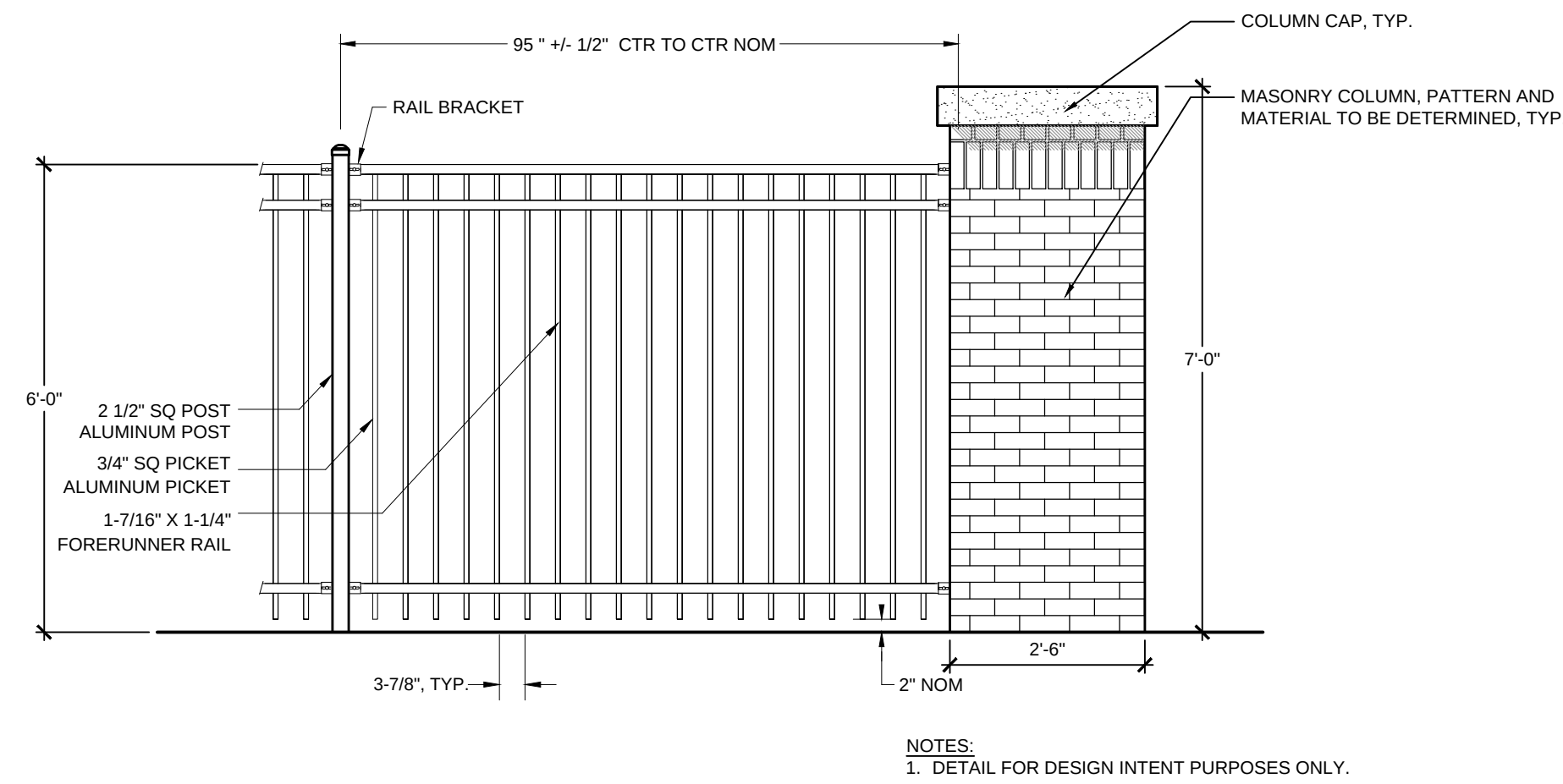


BOTANICAL NAME / COMMON NAME

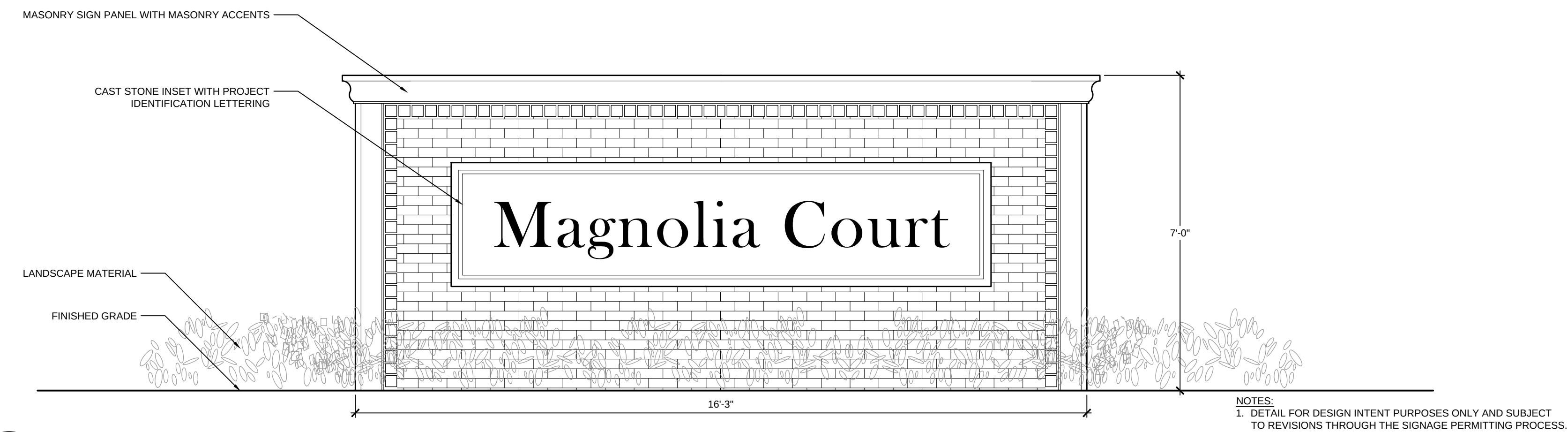
Proposed Tree - Large

Proposed Tree - Small





2 DECORATIVE FENCE



4 SECONDARY MONUMENT SIGN



NTS

TREE PROTECTION NOTES:

THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOW TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

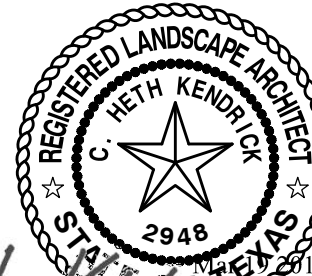
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING AROUND THE DRIP LINE OF PROTECTED TREES AND SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF SPECIMEN AND HISTORIC TREES.
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCED AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.
- DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR GROUP OF SUCH TREES.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE(S).
- WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
- UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.
- ANY TREE(S) REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFF-SITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
- THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT PROTECTED, SPECIMEN, OR HISTORIC TREES.

GENERAL NOTES:

- SPECIMEN TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY LANDDESIGN.
- SHEETS RZ1.0 PRODUCED BY LANDDESIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY, BASED ON THE SPECIMEN TREE SURVEY INFORMATION.
- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
- ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
- REFER TO SHEET RZ1.0 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION CREDITS AND INFORMATION.
- TREE TAG NUMBERS ARE TEMPORARY, AND WILL BE UPDATED ONCE A TREE SURVEY HAS BEEN COMPLETED.

KEY MAP

SEAL



H. Kendrick

DocuSign

PROJECT

MAGNOLIA COURT

 CONTOUR REAL ESTATE &
 DEVELOPMENT LLC

14275 MIDWAY ROAD, SUITE 215

ADDISON, TX 75001

LANDDESIGN PROJ.# 8517032

REVISION / ISSUANCE

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6	6TH SUBMITTAL	03.16.2018
7	7TH SUBMITTAL	03.19.2018

 DESIGNED BY: LDI
 DRAWN BY: LDI
 CHECKED BY: LDI

SCALE

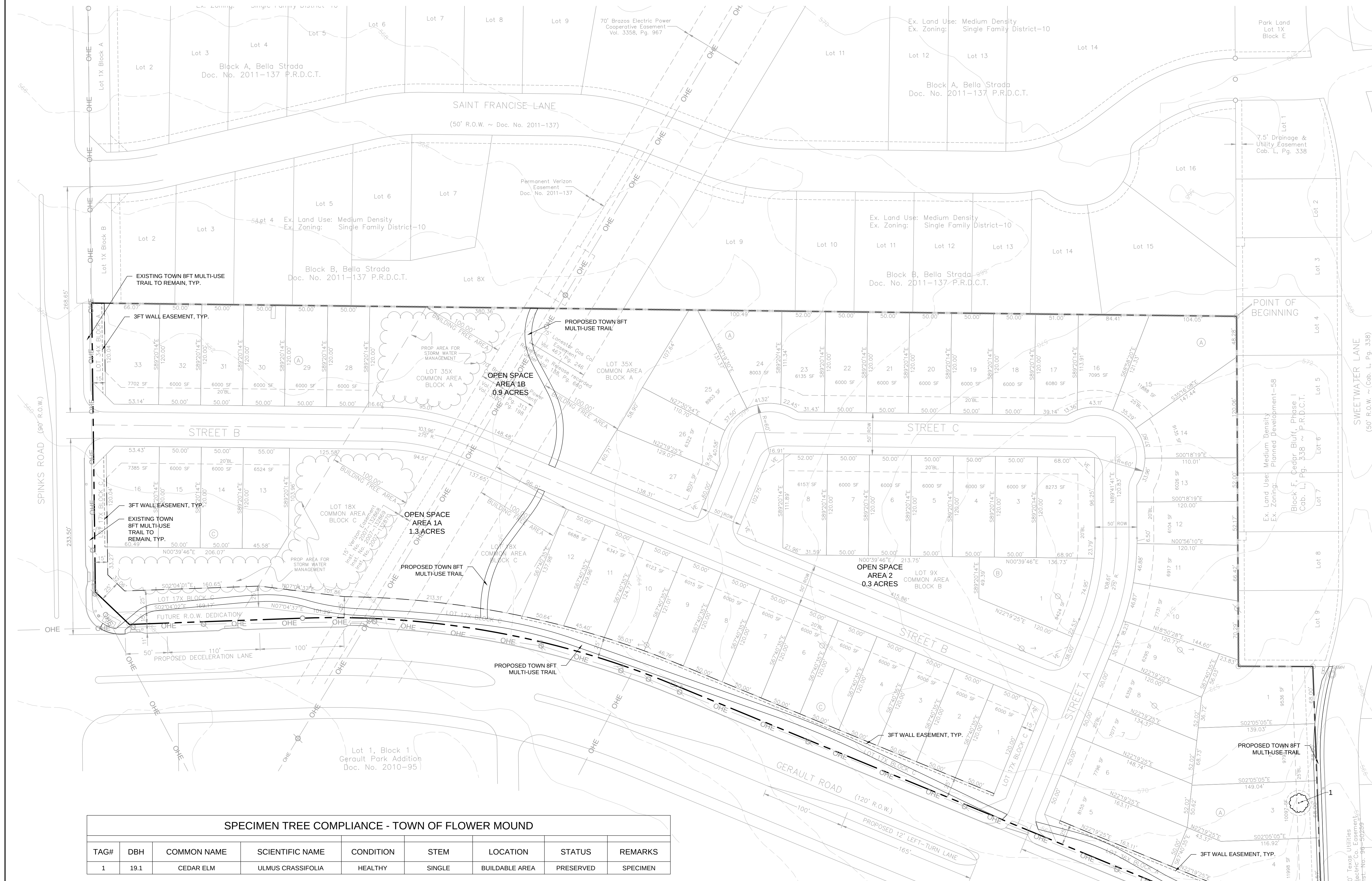
 VERT: N/A
 HORZ: 1"=60'

SHEET TITLE

TREE SURVEY

SHEET NUMBER

RZ3.0



SPECIMEN TREE COMPLIANCE - TOWN OF FLOWER MOUND

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	STEM	LOCATION	STATUS	REMARKS
1	19.1	CEDAR ELM	ULMUS CRASSIFOLIA	HEALTHY	SINGLE	BUILDABLE AREA	PRESERVED	SPECIMEN

TREE SURVEY MITIGATION TABULATIONS:

TOTAL NUMBER OF SPECIMEN TREES: 1 TREES
 TOTAL SPECIMEN TREES ONSITE IN "GOOD" CONDITION: 1 TREES
 TOTAL SPECIMEN TREES TO BE REMOVED IN "GOOD" CONDITION: 0 TREES

TOTAL SPECIMEN TREES ON SITE: 19.1" CAL. INCHES (1 TREES)
 TOTAL SPECIMEN TREES TO BE REMOVED: 0.0" CAL. INCHES (0 TREES)

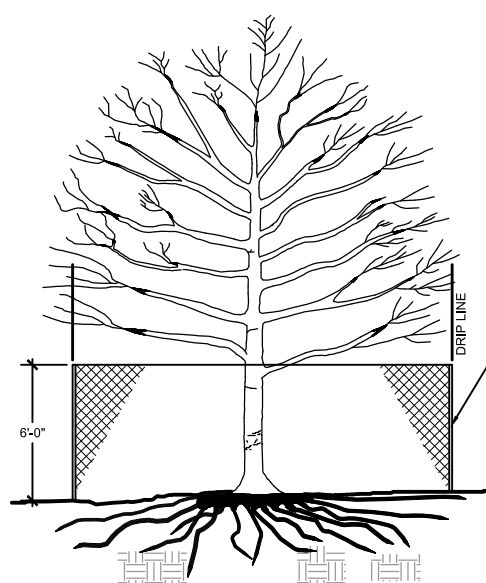
TOTAL EXISTING PROTECTED TREES: 11 TREES
 TOTAL PROTECTED TREES REMOVED: TBD
 LESS SPECIMEN TREE PRESERVATION CREDITS: (XX) TREES
 LESS PROTECTED TREE PRESERVATION CREDITS: (XX) TREES (REFER TO SHEET RZ1.0)
 TOTAL PROTECTED TREE REPLACEMENTS REQUIRED: XX TREES

PROTECTED TREE MITIGATION
 TOTAL PROTECTED TREE REPLACEMENT: TBD
 CASH-IN-LIEU FEE: \$375 / TREE
 PROTECTED TREE CASH-IN-LIEU FEE: \$0.00

SPECIMEN TREE PRESERVATION CREDIT
 (SPECIMEN TREES PRESERVED IN BUILDABLE AREA ONLY)
 19"-24" CALIPER TREES PRESERVED: 1 TREES x 4 CREDITS = 4 TREE CREDITS
 (TAG#s 1)

TREE SURVEY LEGEND:

TAG#
 SPECIMEN TREE TO BE PRESERVED



TREE PROTECTION - SPECIMEN TREE

SECTION

NTS

ORDINANCE NO. _____

Exhibit “B”

Development Standards

Planned Development District No. 161 (PD-161)

Magnolia Court

The development on the property comprising approximately 15.759 acres of land within the corporate limits of the Town of Flower Mound (“Town”) and as described on Exhibit “A” to this Zoning Ordinance adopting PD-161 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

A. Exhibits.

The following exhibits are incorporated into this Planned Development District:

1. Exhibit C: Conceptual Site Plan.
2. Exhibit D: Conceptual Landscape Plan.

B. Uses.

Development of Magnolia Court, comprising approximately 15.759 acres of land, shall comply with all regulations applicable to the Single Family Residential District-5 (SF-5) contained in the Town’s Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

1. Permitted Uses. Only the following permitted uses shall be allowed, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to section 98-972;

ORDINANCE NO. _____

- c. Garage Sale, subject to section 98-982;
 - d. Home occupation, subject to section 98-984;
 - e. Model home; and,
 - f. Swimming pool, private.
2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be allowed.
3. Temporary Uses. Only the following temporary uses shall be allowed subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
- a. Asphalt/concrete batch plant, temporary, subject to section 98-974;
 - b. Field office, temporary;
 - c. Sales trailer, temporary, subject to section 98-993; and,
 - d. Temporary special event, subject to section 98-976.

C. Minimum and maximum dimensions.

1. The maximum number of lots shall be 57, and further restricted to the following:
- a. The maximum number of Type A lots is four and shall be located as shown on Exhibit "C".
 - b. The maximum number of Type B lots is 53 and shall be located as shown on Exhibit "C".
2. Type A Lots
- a. Minimum lot area per dwelling. The minimum lot area shall be 9,500 square feet, subject to section 98-1023.

ORDINANCE NO. _____

- b. Minimum lot width. The minimum lot width shall be 65 feet, subject to section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,800 square feet, subject to section 98-1025.
- d. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be 25 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is 15 feet.
 - ii. A front entry garage shall be set back a minimum of 25 feet from the front property line.
 - iii. Porches may encroach a maximum of eight feet into the front yard.
 - iv. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
- e. Minimum side yard. The minimum side yard shall be ten feet, subject to section 98-1027.
- f. Minimum rear yard. The minimum rear yard shall be ten feet, subject to section 98-1028.
- g. Maximum lot coverage. The maximum lot coverage shall be 50 percent, subject to section 98-1029.
- h. Maximum height. The maximum height of buildings and structures shall be two stories or 35 feet, subject to section 98-1031.

ORDINANCE NO. _____

3. Type B Lots

- a. Minimum lot area per dwelling. The minimum lot area shall be 6,000 square feet, subject to section 98-1023.
- b. Minimum lot width. The minimum lot width shall be 50 feet, subject to section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,500 square feet, subject to section 98-1025.
- d. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be 20 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet 15 feet.
 - ii. A front entry garage shall be set back a minimum of 20 feet from the front property line.
 - iii. Porches may encroach a maximum of eight feet into the front yard.
 - iv. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
- e. Minimum side yard. The minimum side yard shall be five feet, subject to section 98-1027.
- f. Minimum rear yard. The minimum rear yard shall be ten feet, subject to section 98-1028.
- g. Maximum lot coverage. The maximum lot coverage shall be 65 percent, subject to section 98-1029.

ORDINANCE NO. _____

- h. Maximum height. The maximum height of buildings and structures shall be two stories or 35 feet, subject to section 98-1031.
- 4. The minimum and maximum dimensions contained in subparagraphs 2 and 3 of this paragraph shall not apply to the x-Lots owned by the Homeowners' Association for Magnolia Court ("HOA"), and located as shown on Exhibit "D".

D. Landscape Standards.

- 1. Landscaping shall be in accordance with the Town's landscape ordinance as amended, and the Town's Urban Design Plan except as otherwise provided and/or limited herein.
- 2. Front Yard Trees.
 - a. At least one canopy street tree shall be required in the front yard of each lot. The tree shall be located within five feet of street right-of-way and be placed within the property boundary area of the lot, subject to compliance with Division 3-Visual Clearances, Section 82-161 of the Town Code. No trees are permitted within the parkway.
 - b. Front yard trees shall be a minimum three and one-half inches in diameter, measured 12 inches from the root ball, when planted. The planting of said tree shall take place in conjunction with the construction of the single family dwelling.
 - c. The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Southern Live Oak, Shumard Oak, Texas Red Oak, Cedar Elm, Lace Bark Elm, Bald Cypress, and Texas Ash.
- 3. Front Yard Landscaping.
 - a. A minimum of 75 percent of the permeable area within the front yard shall be planted with grass.

ORDINANCE NO. _____

- b. A minimum of 25 percent of the permeable area within the front yard shall be planted with other materials such as groundcovers, shrubs, perennial and/or annual plantings, or other similar landscape plantings.

E. Open Space.

1. Private open space shall generally be located in the locations as shown on Exhibit "D".

2. Private Open Space.

- a. Open Space Area 1A & 1B.

- i. There shall be a minimum of 1.3 acres (Open Space Area 1.A) and a minimum of 0.9 acres (Open Space Area 1.B), or a total of 2.2 acres, of land area as generally located and shown on Exhibit "D". This area shall include a minimum eight-foot-wide multi-purpose trail along the utility easement as required by the *Parks & Trails Master Plan*.
- ii. Design and Access.

AA. The open scape shall remain the property of the Magnolia Court HOA; the Magnolia Court HOA shall be solely responsible for all required maintenance.

BB. The Town shall be granted a permanent public access easement.

CC. The open space will be designed in consultation with the appropriate Town Staff and the Parks Board.

- aa. During the development process, the Developer shall meet with Town Staff to gather input into the initial park concept and agree on the scope of the park design. Scope for park construction will include all activities necessary for park construction excluding rough grading.

ORDINANCE NO. _____

- bb. During the development plan process, the Developer will submit the 70 percent plans to the appropriate Town Staff for review and comment.
 - cc. During the development plan process, the Developer will submit the 90 percent plans, including projected costs, to the Parks Board for review and comment and a recommendation provided to the Town Council.
- iii. Fees in lieu of Park Land Dedication.
 - 1. Fees in lieu of park land dedication shall be calculated in accordance with 90-445(2).
 - 2. A credit against these fees may be given for land marked as Open Space Area 1A and Open Space Area 1B.
 - 3. If the appropriate agreed to actions have not been completed, an amount equal to the fees in lieu of park land dedication shall be placed in escrow; this escrow amount shall be released to the Developer upon successful completion of the appropriate agreed to actions.
- iv. Park Development Fees.
 - 1. Park development fees shall be calculated in accordance with 90-446.
 - 2. The Developer shall be solely liable for construction of the open space as recommended by the Parks Board and approved by Town Council.
 - 3. Credit towards the Park Development Fees for actual construction costs of the open space, as submitted and approved by receipts, and as approved by Town Council in accordance with Section 90-446(c), can be provided.

ORDINANCE NO. _____

- b. Open Space Area 2. There shall be a minimum of 0.3 acres of land area and generally located as shown on the conceptual landscape plan, Exhibit “D”, and shall include a minimum of the following:
- i. Seating area (bench, table and chair, or seat walls).
 - ii. Trash receptacle.
 - iii. Tree plantings to provide a shade canopy.
 - iv. Use of natural and hardscape elements to create intimate gathering areas.
 - v. Public sidewalk located away from Street B and designed to pass through the open space area, with final material to be determined at platting.
 - vi. Use of natural and hardscape elements to create active seating area.
- c. The following improvements are permitted within the 100-foot Building Free Area as shown on the conceptual site plan, subject to the following standards:
- i. Open air structures, constructed to a maximum height of 17 feet as measured to the highest point of the structure, and each not to exceed 600 square feet of land area.
 - ii. Recreation areas, passive gathering areas that may include seating, drinking water fountains, trash receptacles, and similar amenities.
 - iii. Lighting, inclusive of ground level fixtures and light standards not to exceed 15 feet in height as measured to the top of the light fixture. All lighting must be designed to direct lighting downward and shall not be located as to create a nuisance on abutting properties.

ORDINANCE NO. _____

- iv. Final design and installation must be shown on an approved landscape plan.

3. Trail Requirements.

- a. Gerault Road Trail. There shall be a minimum eight-foot-wide multi-purpose trail along the Gerault Road frontage as required by the *Parks & Trails Master Plan*.
- b. Sweetwater Lane Trail.
 - i. There shall be a minimum eight-foot-wide multi-purpose trail along the Sweetwater Lane frontage as required by the *Parks & Trails Master Plan*.
 - ii. The Sweetwater Lane Trail is to be installed at the time of home construction.
- c. Spinks Road Trail. The existing eight-foot-wide multi-purpose trail along the Spinks Road frontage shall be maintained as required by the *Parks & Trails Master Plan*.

F. Supplemental Standards.

- 1. For those certain lots abutting the northern and western property lines and as shown on the conceptual site plan, windows located on a second floor on a rear façade shall be of translucent design.
- 2. For those certain lots abutting the northern and western property lines and as shown on the conceptual site plan, second floor balconies are prohibited.
- 3. Alleys shall not be required.
- 4. Minimum unobstructed sidewalk width is five feet.
- 5. All landscaping, common areas, and open space shall be in general conformance with Exhibit “D”.
- 6. Required fencing where a residential lot abuts an open space area shall be installed in general conformance with Exhibit “D”.

ORDINANCE NO. _____

7. All landscaping and open space shall be in general conformance with the conceptual landscape plan with Exhibit “D”.
8. Development shall include all of the improvements as depicted on Exhibit “C”. Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town’s acceptance of the subdivision.

Mr. Curt Anderson
3632 Bonanza Ln
Flower Mound, Tx 75022

February 17, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Dear Mr. Brown:

After living in Flower Mound for some time now I want to voice my support for the proposed new development Magnolia Court at the intersection of Gerault and Spinks.

This location is in an area between homes, the Flower Mound Community Center, and Flower Mound's industrial district. Some current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of maintaining a smaller lot.

I heard that David Weekley Homes is the proposed builder in Magnolia Court. Weekley is a very good builder and their price point would be comparable to surrounding neighborhoods, if not a bit higher and therefore there should be no concern of lowering values.

Flower Mound would be wise to approve Magnolia Court and I hope that you, as I do, will support the development.



Sincerely,

Curt Anderson

copy: Town Council
towncouncil@flower-mound.com

From: Tejas

Sent: Saturday, March 10, 2018 1:47 PM

To: Richard Brown <richard.brown@flower-mound.com>; Chuck Russell <chuck.russell@flower-mound.com>; Town Council <towncouncil@flower-mound.com>; TownSecretary <townsecretary@flower-mound.com>

Subject: Support for proposed Magnolia Court development at Spinks and Gerault

Good day Staff, Commissioners and Council,

Please allow this email to serve as and show our SUPPORT FOR the proposed development, the request for a zoning change, and most importantly, an amendment to the Master Plan of our Town.

As residents for 36 years this year at our current location, we have seen firsthand so much change and growth in the Town, most people today would not believe what Flower Mound looked like back then. We were there with input for the very first Master Plan, and, subsequent revisions of the same. It is a model greatly admired by many other Cities and Towns and has well served our Town to develop into the highly respected and desirable community we all enjoy today.

However, at its inception, it was recognized that many different variables, situations or opportunities, could require a revision or change to the Plan in the future. We believe this proposed development is just such a case. It will greatly enhance, improve and "finish out" a small undeveloped corner surrounded by our Community Activity Center, parks and commercial development to the south.

We urge your support for this proposal and thank you for your consideration.

Sincerely,

Curt and Peggy Pool
1212 Spinks Rd
Flower Mound

March 1, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
richard.brown@flower-mound.com

Mr. Brown:

It has come to my attention the developer of Magnolia Court (project on Gerault Road, across from the CAC) is seeking zoning from the Town. I want to express my support of the project.

As a long-time Flower Mound resident, I believe there needs to be a balance of small and large lot developments in the Town. As the Cross Timbers Conservation area is reserved for the larger lots, I believe the Town should not waste an opportunity for smaller lots on some of the Town's infill tracts. This is a perfect property for such as a development because it is adjacent to city parks, provides highly amenitized community open spaces and will have a high-quality builder in David Weekley Homes.

These type of small, high-quality niche developments add to the diversity of housing choices for new resident to the town, as well as those who want to remain in the Town when they downsize. Please accept this letter as support for the Magnolia Court project.

Sincerely,

Jeff Miles
3713 Kinross Court
Flower Mound, Tx 75028

cc. towncouncil@flower-mound.com

From: Robert Maxey
Sent: Thursday, February 15, 2018 5:20 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Thank you,

Robert Maxey

Deepa Mavuri
1413 Spring Ridge Lane
Flower Mound, Texas 75028

February 16, 2018

Mr. Brown
Senior Planner
Town of Flower Mound

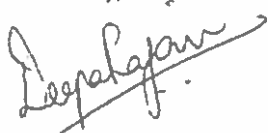
Via email: richard.brown@flower-mound.com

Dear Mr. Brown:

Regarding the proposed development on Gerault Road referred to as Magnolia Court; as a Flower Mound resident I support the proposed new development. This is a new development with lot sizes that are more in line with what buyers are looking for today. The one acre and larger lots are OK too, but that is just too much yard for some people to manage. Think about single Moms, older residents, and those who travel and are out of town a lot. I have heard that some people are opposed to this new development because of the lot size. Lot size is not as important as the developer and the builder. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound. Based on the location of the property, this is a good plan for this area.

I feel like Magnolia Court will be very good for Flower Mound and I hope that you will approve this development.

Sincerely,



cc: Town Council
towncouncil@flower-mound.com

From: Karen Maxey
Sent: Thursday, February 22, 2018 1:43 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Mr. Brown

As a Flower Mound Realtor I have numerous prospective home buyers searching the area for a new home. Not all want a large lot but do want quality, high efficient energy systems, and good schools. Because of this I am in favor of the proposed Magnolia Court and I encourage the Town to approve this new community.

Thank you

Mrs. Brenda Halpin
2617 Woodstone Ct
Flower Mound, Texas 75022

February 20, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Mr. Brown

Flower Mound is a wonderful place to live and we are happy to see new home communities being developed. The Town's development and building guidelines help ensure quality subdivisions regardless of the lot size. We support the Magnolia Court development because it offers lifestyle choices for those that want to enjoy a nice home without a big yard to keep up. It looks like this community will be a wonderful place to live and it is across from CAC.

We support the Magnolia Court development.

Regards,



Brenda Halpin

cc: Town Council
towncouncil@flower-mound.com

February 21, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
[2121 Cross Timbers Road](#)
Flower Mound, TX 75028

VIA Email:

richard.brown@flower-mound.com

Dear Richard:

My wife and I have lived in Flower Mound for over ten years and enjoy this community. We have lived in two different homes in two different neighborhoods. As long-time residents of Flower Mound we **support** the proposed new development of Magnolia Court at the intersection of Gerault and Spinks. While we are on a one acre lot in River Oaks; we understand that not everybody wants that big of a lot. We wouldn't want to see anymore apartments or even attached townhomes, but smaller, detached, single family development would be very welcomed in Flower Mound. This type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound.

For these reasons we believe that Magnolia Court will be an asset to Flower Mound and I hope that you will **approve** the development.

Sincerely,

Scott and Melissa Gordon
2709 Riverbend Trace Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
richard.brown@flower-mound.com

Dear Mr. Brown:

As a Flower Mound resident I support the proposed new development Magnolia Court at the intersection of Gerault and Spinks. I am familiar with both the developer and builder and the quality communities and homes they provide.

The property is in a transition area between homes, city parks, and Flower Mound's industrial area. There has been some concern on social media regarding the lot size but not everyone wants a large lot to maintain. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in our Town. A number of current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of getting rid of their riding lawn mower. Size does not equate to quality. I am pleased to hear that David Weekley Homes will be the builder. Weekley is the largest privately held homebuilder in the country, and there are numerous examples of the fine homes they build in Flower Mound.

Magnolia Court will be an asset to Flower Mound and I hope that you will approve the development.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Gibson", with a stylized flourish at the end.

Michael Gibson
2836 Pond Wood Drive
Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Dear Mr. Brown

My husband and I are long time residents of Flower Mound. We just relocated within the Town and the biggest problem that we faced was finding a newer home on a smaller lot. Thank goodness we did because we didn't want to move away and start looking for another doctor, cleaners, dentist, and such, and we love Flower Mound.

We both still work, the kids are out of the house, and we don't want to spend all of our free time maintaining the big yard that we once thought we had to have. Magnolia Court would have made a great choice for us and because of that I strongly recommend that the Town approve the development of the community. We have friends in the same situation and this is a great way to keep the good folks in Flower Mound.

Sincerely,



Sandy Erickson

From: Melanie Carr
Sent: Tuesday, February 13, 2018 3:15 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: support for Magnolia Court proposed development

Mr. Brown,

I hope this email finds you doing well. I am reaching out today to voice my support for the proposed development of Magnolia Court on Gerault between Sweetwater and Spinks. While my house does not back up to that property, I am a homeowner in the Bakers Branch neighborhood near the Big Canyon / Gerault intersection. I attended the first informational meeting presented by the developer and builder (to which they invited our entire neighborhood, only to have 2 of us show up in person) and have stayed in touch with them to monitor how plans are developing. I was pleased with the way they listened to those in attendance who were concerned about Gerault traffic, and adjusted their layout to reduce the number of entrances on Gerault (reducing from 3 to 1, as they added 1 on Spinks); I realize this was also easier for them to do with the addition of the extra property they purchased on Spinks, but still was not required and I felt it showed they were trying to be good neighbors.

I've seen a few complaints by others that the smaller lot sizes would affect our home values, but I don't understand this logic, since it seems that our homes with bigger lots and mature trees, etc., would be all that more desirable and valuable in comparison to the homes (which will still be quite pricey themselves) with smaller lots.

While my home does not back up to the proposed development, I would not feel that the lot size would undermine my home value at all; as long as the homes being built are high quality and in consistent price range as those around us, and laid out well with green space and connecting trails as planned, I think they're adding good value to the community.

Additionally, given the amount of space on the property that has to be left open for utility easement, trail continuation, and water detention ponds, it seems like giving the developer an exception to allow for somewhat smaller lot sizes is not unreasonable. Also, since the property is somewhat transitional moving from existing subdivisions towards the CAC and warehouse / business development, it doesn't seem unreasonable that those homes might be on slightly smaller lots.

In seeing the debate on Facebook by other Flower Mound residents (many of whom do not seem to be in proximity to this development and many who were also involved in the Stop Morris6 campaign), it puzzles me that the same people who wanted the Town to change the "plan" so that Morris Rd. would be a minor arterial instead of major arterial so it could be left at 4 lanes (which I am in favor of, by the way), suddenly are up in arms saying that the Town needs to uphold this "plan" since it was already in place and should remain so without question or exception. I think it behooves us as community leaders to look at each project with a focus on the current circumstances and facts surrounding the issue at this time and assess whether any "plans" laid out previously should be applied exactly or might need to be adjusted based on current factors (not on emotional or fearful responses).

Thank you for taking the time to consider this input in your decision making process. As a twenty-plus-year resident of Flower Mound (since Gerault actually was a gravel road), I appreciate your service to our community. One last thought – in talking to the developer the other day while getting an update, he noted that they had sent personal invitations to the 19 homes directly abutting this proposed development, asking them to attend a meeting together and discuss plans, options, ask questions, provide feedback, and interestingly enough only 1 person attended that meeting. As the president of our homeowners' association (for over 10 years), I find that usually when people are vigorously opposed to something they show up in force, and that if they perceive things are going well or are ambivalent, they don't care enough to make time to respond or attend. Food for thought, since those are the people most directly affected by this project.

Thank you again,

Melanie Carr

1012 Big Canyon Dr, Flower Mound

From: Tejas

Sent: Saturday, March 10, 2018 1:47 PM

To: Richard Brown <richard.brown@flower-mound.com>; Chuck Russell <chuck.russell@flower-mound.com>; Town Council <towncouncil@flower-mound.com>; TownSecretary <townsecretary@flower-mound.com>

Subject: Support for proposed Magnolia Court development at Spinks and Gerault

Good day Staff, Commissioners and Council,

Please allow this email to serve as and show our SUPPORT FOR the proposed development, the request for a zoning change, and most importantly, an amendment to the Master Plan of our Town.

As residents for 36 years this year at our current location, we have seen firsthand so much change and growth in the Town, most people today would not believe what Flower Mound looked like back then. We were there with input for the very first Master Plan, and, subsequent revisions of the same. It is a model greatly admired by many other Cities and Towns and has well served our Town to develop into the highly respected and desirable community we all enjoy today.

However, at its inception, it was recognized that many different variables, situations or opportunities, could require a revision or change to the Plan in the future. We believe this proposed development is just such a case. It will greatly enhance, improve and "finish out" a small undeveloped corner surrounded by our Community Activity Center, parks and commercial development to the south.

We urge your support for this proposal and thank you for your consideration.

Sincerely,

Curt and Peggy Pool
1212 Spinks Rd
Flower Mound

March 1, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
richard.brown@flower-mound.com

Mr. Brown:

It has come to my attention the developer of Magnolia Court (project on Gerault Road, across from the CAC) is seeking zoning from the Town. I want to express my support of the project.

As a long-time Flower Mound resident, I believe there needs to be a balance of small and large lot developments in the Town. As the Cross Timbers Conservation area is reserved for the larger lots, I believe the Town should not waste an opportunity for smaller lots on some of the Town's infill tracts. This is a perfect property for such as a development because it is adjacent to city parks, provides highly amenitized community open spaces and will have a high-quality builder in David Weekley Homes.

These type of small, high-quality niche developments add to the diversity of housing choices for new resident to the town, as well as those who want to remain in the Town when they downsize. Please accept this letter as support for the Magnolia Court project.

Sincerely,

Jeff Miles
3713 Kinross Court
Flower Mound, Tx 75028

cc. towncouncil@flower-mound.com

From: Robert Maxey
Sent: Thursday, February 15, 2018 5:20 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Thank you,

Robert Maxey

Deepa Mavuri
1413 Spring Ridge Lane
Flower Mound, Texas 75028

February 16, 2018

Mr. Brown
Senior Planner
Town of Flower Mound

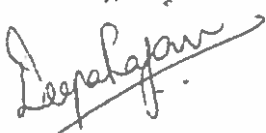
Via email: richard.brown@flower-mound.com

Dear Mr. Brown:

Regarding the proposed development on Gerault Road referred to as Magnolia Court; as a Flower Mound resident I support the proposed new development. This is a new development with lot sizes that are more in line with what buyers are looking for today. The one acre and larger lots are OK too, but that is just too much yard for some people to manage. Think about single Moms, older residents, and those who travel and are out of town a lot. I have heard that some people are opposed to this new development because of the lot size. Lot size is not as important as the developer and the builder. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound. Based on the location of the property, this is a good plan for this area.

I feel like Magnolia Court will be very good for Flower Mound and I hope that you will approve this development.

Sincerely,



cc: Town Council
towncouncil@flower-mound.com

From: Karen Maxey
Sent: Thursday, February 22, 2018 1:43 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Mr. Brown

As a Flower Mound Realtor I have numerous prospective home buyers searching the area for a new home. Not all want a large lot but do want quality, high efficient energy systems, and good schools. Because of this I am in favor of the proposed Magnolia Court and I encourage the Town to approve this new community.

Thank you

Mrs. Brenda Halpin
2617 Woodstone Ct
Flower Mound, Texas 75022

February 20, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Mr. Brown

Flower Mound is a wonderful place to live and we are happy to see new home communities being developed. The Town's development and building guidelines help ensure quality subdivisions regardless of the lot size. We support the Magnolia Court development because it offers lifestyle choices for those that want to enjoy a nice home without a big yard to keep up. It looks like this community will be a wonderful place to live and it is across from CAC.

We support the Magnolia Court development.

Regards,



Brenda Halpin

cc: Town Council
towncouncil@flower-mound.com

February 21, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
[2121 Cross Timbers Road](#)
Flower Mound, TX 75028

VIA Email:

richard.brown@flower-mound.com

Dear Richard:

My wife and I have lived in Flower Mound for over ten years and enjoy this community. We have lived in two different homes in two different neighborhoods. As long-time residents of Flower Mound we **support** the proposed new development of Magnolia Court at the intersection of Gerault and Spinks. While we are on a one acre lot in River Oaks; we understand that not everybody wants that big of a lot. We wouldn't want to see anymore apartments or even attached townhomes, but smaller, detached, single family development would be very welcomed in Flower Mound. This type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound.

For these reasons we believe that Magnolia Court will be an asset to Flower Mound and I hope that you will **approve** the development.

Sincerely,

Scott and Melissa Gordon
2709 Riverbend Trace Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
richard.brown@flower-mound.com

Dear Mr. Brown:

As a Flower Mound resident I support the proposed new development Magnolia Court at the intersection of Gerault and Spinks. I am familiar with both the developer and builder and the quality communities and homes they provide.

The property is in a transition area between homes, city parks, and Flower Mound's industrial area. There has been some concern on social media regarding the lot size but not everyone wants a large lot to maintain. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in our Town. A number of current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of getting rid of their riding lawn mower. Size does not equate to quality. I am pleased to hear that David Weekley Homes will be the builder. Weekley is the largest privately held homebuilder in the country, and there are numerous examples of the fine homes they build in Flower Mound.

Magnolia Court will be an asset to Flower Mound and I hope that you will approve the development.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Gibson", with a stylized flourish at the end.

Michael Gibson
2836 Pond Wood Drive
Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Dear Mr. Brown

My husband and I are long time residents of Flower Mound. We just relocated within the Town and the biggest problem that we faced was finding a newer home on a smaller lot. Thank goodness we did because we didn't want to move away and start looking for another doctor, cleaners, dentist, and such, and we love Flower Mound.

We both still work, the kids are out of the house, and we don't want to spend all of our free time maintaining the big yard that we once thought we had to have. Magnolia Court would have made a great choice for us and because of that I strongly recommend that the Town approve the development of the community. We have friends in the same situation and this is a great way to keep the good folks in Flower Mound.

Sincerely,



Sandy Erickson

From: Melanie Carr
Sent: Tuesday, February 13, 2018 3:15 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: support for Magnolia Court proposed development

Mr. Brown,

I hope this email finds you doing well. I am reaching out today to voice my support for the proposed development of Magnolia Court on Gerault between Sweetwater and Spinks. While my house does not back up to that property, I am a homeowner in the Bakers Branch neighborhood near the Big Canyon / Gerault intersection. I attended the first informational meeting presented by the developer and builder (to which they invited our entire neighborhood, only to have 2 of us show up in person) and have stayed in touch with them to monitor how plans are developing. I was pleased with the way they listened to those in attendance who were concerned about Gerault traffic, and adjusted their layout to reduce the number of entrances on Gerault (reducing from 3 to 1, as they added 1 on Spinks); I realize this was also easier for them to do with the addition of the extra property they purchased on Spinks, but still was not required and I felt it showed they were trying to be good neighbors.

I've seen a few complaints by others that the smaller lot sizes would affect our home values, but I don't understand this logic, since it seems that our homes with bigger lots and mature trees, etc., would be all that more desirable and valuable in comparison to the homes (which will still be quite pricey themselves) with smaller lots.

While my home does not back up to the proposed development, I would not feel that the lot size would undermine my home value at all; as long as the homes being built are high quality and in consistent price range as those around us, and laid out well with green space and connecting trails as planned, I think they're adding good value to the community.

Additionally, given the amount of space on the property that has to be left open for utility easement, trail continuation, and water detention ponds, it seems like giving the developer an exception to allow for somewhat smaller lot sizes is not unreasonable. Also, since the property is somewhat transitional moving from existing subdivisions towards the CAC and warehouse / business development, it doesn't seem unreasonable that those homes might be on slightly smaller lots.

In seeing the debate on Facebook by other Flower Mound residents (many of whom do not seem to be in proximity to this development and many who were also involved in the Stop Morris6 campaign), it puzzles me that the same people who wanted the Town to change the "plan" so that Morris Rd. would be a minor arterial instead of major arterial so it could be left at 4 lanes (which I am in favor of, by the way), suddenly are up in arms saying that the Town needs to uphold this "plan" since it was already in place and should remain so without question or exception. I think it behooves us as community leaders to look at each project with a focus on the current circumstances and facts surrounding the issue at this time and assess whether any "plans" laid out previously should be applied exactly or might need to be adjusted based on current factors (not on emotional or fearful responses).

Thank you for taking the time to consider this input in your decision making process. As a twenty-plus-year resident of Flower Mound (since Gerault actually was a gravel road), I appreciate your service to our community. One last thought – in talking to the developer the other day while getting an update, he noted that they had sent personal invitations to the 19 homes directly abutting this proposed development, asking them to attend a meeting together and discuss plans, options, ask questions, provide feedback, and interestingly enough only 1 person attended that meeting. As the president of our homeowners' association (for over 10 years), I find that usually when people are vigorously opposed to something they show up in force, and that if they perceive things are going well or are ambivalent, they don't care enough to make time to respond or attend. Food for thought, since those are the people most directly affected by this project.

Thank you again,

Melanie Carr

1012 Big Canyon Dr, Flower Mound

From: Adrienne Boutwell
Sent: Monday, March 19, 2018 1:17 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Support for Magnolia Court on Gerault/Spinks

Good Afternoon Mr. Brown,

I am writing in support of the proposed development Magnolia Court at the corner of Gerault Road and Spinks Road. My husband and I prefer this development to alternatives of leaving it in it's current condition or re-zoning it commercial.

feel the quality of the proposed homes is up to the standards of this area. We also believe that the comps it will provide will help the homes in Shadow Ridge and Bakers Branch as they have larger property than Magnolia Court has and should improve the existing homes values. We don't believe it offers comps for our neighborhood, Bella Strada, but the price per square foot is high and that can only help our homes value.

Our grade school enrollment at Bluebonnet is dropping so adding homes young families could potentially move to will help that enrollment and increase school funding.

The developers have been up front and forthright with their communication to the surrounding homeowners. We hope the council will support the rezoning of this property and allow Magnolia Court to be built.

Thank you,

Adrienne Boutwell and Yuan Gao

1029 Spinks Court

From: emily

Sent: Tuesday, February 13, 2018 9:53 AM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: OPPOSED

Dear Town Council and Mr. Brown,

Based on the sign requesting an MPA on the property across from the CAC allowing high density lots, I am now writing to voice my opposition.

1. Safety: Right now exiting neighborhoods onto 6-lane Gerault is already treacherous. This is especially concerning for the many, many families who have children within walking distance of the CAC. I would hate to see another tragedy occur such as what happened to Andrew Rawson. The request for high-density housing would put even more cars on those dangerous intersections.

2. Property Values: The property borders neighborhoods with large lots and homes such as Bella Strada. These smaller lots and homes are not only a threat to the value of the larger bordering properties but all nearby residents due to the fact that it affects the averages associated with property size and value in this area in general.

3. Fairness and Commitment to the Master Plan: Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan. We had no reason not to believe that this was so.

The developer was aware of the Master Plan when purchasing the land, and the lot size restriction no doubt was taken into consideration in determining the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should NOT be granted an exception.

Conclusion: No one is suggesting that since the land in question has been agricultural all this time that it should stay that way forever. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Emily Hobbs

From: Dennis White
Sent: Monday, January 22, 2018 10:53 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Court

1/10/2018	DEVELOPMENT APPLICATIONS ACTIVE CASES		Page 1
Project Number Project Name Site Address	Date Applied Status of Project	Description	
MPA17-0015 MAGNOLIA COURT 1213 GERAULT ROAD	12/21/2017 PZ MEETING TC MEETING	RICHARD BROWN Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.	

Dear Mr. Brown,

Re: Magnolia Court

The Town of Flower Mound has become one of the most desirable communities in the north Texas area. One of the reasons for this success has been the adoption of the town's Master Plan and SMART growth program to prevent the town from becoming another residentially high-density, congested suburb like so many other North Texas cities.

I am writing you as a concerned property owner in the Cedar Bluff neighborhood of Flower Mound. As you know, the farm property along Gerault Rd, between Sweetwater Ln and Spinks Rd, (across from the CAC) has been sold and the new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. It is my view that the proposed increased density Magnolia Court development presents a direct threat to property values of existing Cedar Bluff property owners and property owners in the adjacent Bella Strada neighborhood along St. Francis Ln., all of which are on 70' wide lots.

I oppose the zoning request for high density lots in Magnolia Court and petition town officials to preserve the current low/medium density strategy for the Town and Magnolia Court in particular.

Thank you,

Dennis White
1212 Sweetwater Ln
Flower Mound, TX 75028

From: Cathy Strathmann
Sent: Tuesday, February 13, 2018 10:28 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: MPA Sweetwater/Gerault: Opposed

Dear Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands

These are the concerns of residents directly affected by this change. I support them and am opposed to any high density proposal for this area.

Thank you

Cathy Strathmann

2612 Belmont Ct.

From: Joseph W. Joe Stoutt

Sent: Friday, February 9, 2018 6:19 PM

To: Richard Brown <richard.brown@flower-mound.com>

Cc: Place1 - Jason Webb <PLACE1@flower-mound.com>; Place2 - Bryan Webb <PLACE2@flower-mound.com>; Place3 - Kevin Bryant <PLACE3@flower-mound.com>; Place4 - Don McDaniel <Place4@flower-mound.com>; Place5 - Claudio Forest <PLACE5@flower-mound.com>

Subject: Gerault Farm Development - NO HIGH DENSITY ZONING CHANGE -

Richard,

I'm deeply saddened to see the Town consider a zoning change to high density in this location directly abutting our Cedar Bluff neighborhood.

Cookie cutter houses crammed onto tiny lots is not what Flower Mound used to be about, and certainly not made Flower Mound desirable. Don't ruin what made FM great. Tiny lots are not consistent with ANY surrounding residential development and will negatively impact our properties, and contribute to growing congestion. I nearly get run over daily trying to pull onto Gerault due to the avalanche of vehicles racing south. The cross in the median at this location should be a reminder it is already dangerous, and not in need of higher density development.

Please, represent the current residents of Flower Mound, and not the interests of the developers to maximize their profit by making properties as small as possible. All I ask is that the property be developed in a manner commensurate with the surrounding neighborhoods, and within its the current zoning class. The Town used to rigorously protect its residents (and trees) from over development and high density, and I sincerely hope our current representatives don't continue the trend to 'chop and cram' so developers make the highest possible return on every square inch of dirt.

I understand this land will be developed, but whether residential or commercial, it should not be jacking up density and decreasing the quality of life for current residents. I came here to escape high density.

DON'T REZONE, they had right before. Preserve the better way. Keep Flower Mound great.

Joe – 35 year resident of FM

From: Karen Rawson

Sent: Sunday, February 11, 2018 7:06 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where our son was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I **strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.**

Thank you,

Karen Rawson

1409 Basil Drive

Flower Mound, TX 75028

From: Rachel

Sent: Monday, February 12, 2018 4:58 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>; Bryan.Webb@flower-mound.com; Kevin.Bryant@flower-mound.com; Don.McDaniel@flower-mound.com; Forest.Claudio@flower-mound.com; Bryan.Webb@flower-mound.com

Subject: MPA Sweetwater/Gerault--OPPOSED

Subject: MPA Sweetwater/Gerault: Magnolia Farms-Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. Someone

2. Property Values:

The property borders neighborhoods with large lots and homes. I personally have a home that is current values +\$150k higher than the new neighborhood homes will be priced. The smaller lots and homes are a threat to the value of the larger nearby properties specifically Bella Strada which have much bigger lots than Magnolia Farms will construct.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception. I have a home built from First Texas that is less than 5 years old and our builder was not allowed to build high density then someone else comes in and can? Doesn't seem fair to occupants of existing home and is different than every other neighborhood around the new development.

Conclusion:

I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,
Rachel Muza
1056 Saint Francis Lane
Flower Mound, TX 75028

From: Tracy Mollett

Page 127 of 748

Sent: Tuesday, February 13, 2018 10:20 AM

Attachment 1: Planning and Zoning Commission Staff Report

To: Richard Brown <richard.brown@flower-mound.com>

Subject: Magnolia Development Amendment

Hello-

I am against the Magnolia Development Amendment across from the CAC. There are already too many people trying to enter/exit town through the flyover and Lakeside. I support the Master Plan without Amendment. Please make this known to all parties who need to be aware.

Many thanks,
Tracy Mollett
817 Paisley Dr.

From: Mike Loter

Sent: Thursday, February 15, 2018 4:03 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: New development at Gerault and Sweetwater Ln.

Richard,

Please do not allow the developer (David Weekley??) to use 50' wide lots as it devalues our neighborhood here in Cedar Bluff. The high density homesites being developed in Flower Mound are ruining our city. Increased traffic and more demand on utilities, especially water are just some of the downsides of this development. Flower Mound has to hold itself to the high standards this community was founded upon. I hope you will stand for us and put a stop to this horrific type of development. The developers are the ONLY ones that gain from these types of high density developments.

Regards,

Mike Loter

Resident of Cedar Bluff since 2004

From: sridharreddy katta

Sent: Sunday, February 11, 2018 9:13 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

Please ignore my previous email.

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections.

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Chaitanya Reddy Katta & Sridhar Reddy Katta

1004 Spinks Ct, Flower Mound TX - 75028

From: Wendy Kall

Sent: Monday, February 12, 2018 12:49 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: Opposed to Master Plan Amendment at Sweetwater/Gerault

Hello,

I'm writing to let you know that I oppose the Master Plan Amendment requested. I live in Cedar Bluff at Sweetwater and San Jacinto, just a few houses down from the current farm property. We purchased this house knowing that that area was zoned medium density. The developer surely knew the Master Plan when purchasing the land. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

The traffic in and out of this area onto Gerault is already very dangerous. There are blind areas, and this high density neighborhood will only make things worse.

I strongly oppose granting a Master Plan Amendment to a new owner. The builder needs to play by the same rules we are all playing. The homeowners around this new development will surely lose value in their property if this amendment goes through.

Thank you,
Wendy Kall

1300 San Jacinto Dr

From: Elena Johnson
Sent: Monday, February 12, 2018 8:11 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Ct

Mr. Brown:

I'm writing to ask that Flower Mound keeps with a desired look of medium density to low density housing developments versus high density. Specifically, the Magnolia Court development off Spinks/Gerault has a master plan development change upcoming and I do not desire that look. It would not be congruent with the other two neighborhoods that it would be directly adjacent to.

Housing developments are permanent structures and we want the over whelming majority of Flower Mound to have a continuous, cohesive look.

Once the developer's long gone, we residents need to put up with the development and the look left behind and we do desire it to be medium to low density throughout flower mound.

Thank you.

Elena Johnson

Sent from my iPhone

From: Jason Hobbs

Sent: Monday, February 12, 2018 5:06 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I recently hear of a plan to request an amendment to the master plan on the property across from the CAC, so I'm writing to oppose that request, specifically opposing a rezoning to allow "high density" lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is already treacherous. As a pedestrian, attempting to cross this road to get to the community center is frankly, scary. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater will risk a further increase in traffic on Gerault and connecting streets. The request for high-density housing would _maximize_ traffic on those dangerous intersections.

2. Property Values:

The property borders neighborhoods like mine, Bella Strada, with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties. The plan presented to these neighborhoods last year by David Weekley homes had much lower density than those currently being planned by the new buyer, as well as more attractive common areas with features similar to those in surrounding areas. I'd like to ensure that a master plan or any changes to it allow only for developers and plans that will preserve the size and style of lots and homes in close proximity.

3. Fairness and Commitment to the Master Plan

We bought our current home just over a year ago based on the assumption that if and when this large lot was developed, it would be done according to the Master Plan, and would enhance or preserve the existing neighborhood feel.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that no development or progress can happen there. I welcome a growth in the area of additional, complementary single family dwellings. But I strongly oppose granting a Master Plan Amendment around residential density to a new owner for the reasons I state above. I'd much rather see medium density residential lots as per the existing master plan and home site densities that complement the area and ensure that flower mound, and specifically this section of it, has desirable residential areas where town look and feel is valued over home density and builder profit maximization.

Thank you,

Jason Hobbs
1000 Saint Francis Ln

From: Sushil Iyer

Sent: Monday, February 12, 2018 5:23 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: Opposition to the MPA at Sweetwater/Gerauld

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots. My home backs to this property. Therefore, I will be one of the homeowners most affected by this amendment.

1. Safety:

Exiting neighborhoods onto 6-lane Gerauld is treacherous. There is already a new development in progress on the East side of Gerauld between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerauld. As such, it has become nearly impossible to turn onto Gerauld from Sweetwater Lane due to the increase in traffic. The request for high-density housing would put even more cars on those dangerous intersections. As you know, traffic safety in this area is of utmost concern because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerauld. My sons will soon be old enough to want to walk across Gerauld to enjoy CAC's facilities. A new, high density neighborhood with additional traffic will make it even more dangerous for them and for other children in the area.

2. Property Values:

The property borders neighborhoods with large lots and homes. My property shares a fence with this property. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerauld corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2012, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Cheers,

Sushil Iyer

From: Charles Hubbard

Date: February 11, 2018 at 5:31:20 PM CST

To: "place1@flower-mound.com" <place1@flower-mound.com>, "place2@flower-mound.com" <place2@flower-mound.com>, "place3@flower-mound.com" <place3@flower-mound.com>, "place4@flower-mound.com" <place4@flower-mound.com>, "place5@flower-mound.com" <place5@flower-mound.com>

Subject: Zoning Change Request MP17-0015 for Magnolia Court

Dear FM Council Members:

I am writing in response to Zoning Change Request MP17-0015 for Magnolia Court, located at: 1213 Gerault Road wherein the developer is proposing to change from Medium Density to High Density Single Family Homes. Per the attached plat proposal, this is a highly visible property surrounded by Cedar Bluff, Foxboro Hollow, Bakers Branch and Bella Strada neighborhoods. It is directly located across from the Flower Mound Community Activity Center. The big concern is of course property values and continuity with the existing look and feel of the neighborhood. Not one of the lots South of Flower Mound Rd. is less than 70ft frontage...none. The developers of the existing homes in this neighborhood managed to make money using the current zoning rules. Therefore, I respectfully request that the developer of Magnolia Court be held to the same 70ft frontage standard that every other development currently meets. I have no doubt that the neighborhood would welcome Magnolia Court to this area as long as it plays by the same rules as all other homes in the area. While anything is better than what currently exists on this lot, I think that this developer knows that they can and should hold themselves to today's standards.

Thank you for volunteering to serve as our Council representatives and for your consideration on this issue.

Sincerely,

Charles Hubbard

1409 San Jacinto Dr.

Flower Mound, TX 75028

From: Michael Hensley
Sent: Wednesday, February 21, 2018 8:06 AM
To: Richard Brown <richard.brown@flower-mound.com>
Cc:
Subject: Magnolia Court development

Sent from [Mail](#) for Windows 10

Dear Mr. Brown,

Hazel and Gilbert Colwell worked hard to build their home at 1313 Gerault in Flower Mound, Texas long before there were any other housing developments or commercial enterprises in the area. In order to visit them, one had to turn down a little dirt road and cross a one-way bridge. They welcomed their new neighbors and the Flower Mound Community Center which is across the road. They shared their garden with many others and one was always welcome for a cup of coffee.

Please remember that they were there first when considering objections to Magnolia Court development.

Michael and Laura Hensley

From: Chele Hartsough**Sent:** Monday, February 12, 2018 8:17 AM**To:** Richard Brown <richard.brown@flower-mound.com>**Subject:** Re-zoning across from the CAC

I am writing with concern about the farm property along Gerault Rd, between Sweetwater Ln and Spinks Rd, (across from the CAC) that has been sold. The new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. I cannot even imagine how much more dangerous that will make that stretch of Gerault. My heart broke for Mrs. Rawson when her son was killed riding his bike on that stretch. That certainly could have been me on many occasions. I currently have 15 year old twins who work out and play various sports at the CAC. When we drive there from our house in Shadow Ridge, I let them practice driving there and I can tell you that it scares me already! They sometimes have ridden their bikes and cross at the Spinks intersection, which has gotten out of control with people speeding down Gerault towards North Flower Mound. Adding additional families and cars trying to navigate out of that planned neighborhood beyond what the master plan has put in place is just plain dangerous. Increasing the cars trying to enter Gerault at that juncture is a very bad idea!! Please do not vote or support increasing the density proposed by the builder...for the safety of the families already living in this area!!

Thank you,

Suzanne Hartsough

1905 Foxborough Trail

Flower Mound, 75028

From: Bindubr Donthireddy

Sent: Wednesday, February 14, 2018 11:39 AM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety: Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where a kid was killed in 2016 on Gerault.)

2. Property Values: The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan. The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion: I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2015, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Hiambindu Donthireddy

1032 Spinks CT

Flower Mound

TX

75028

From: Becky Daves
Sent: Monday, February 12, 2018 12:26 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia

I understand the developer is requesting a change to high density at this new proposed development at Spinks and Gerault Road. This new neighborhood should maintain the same sized lots as the other neighborhoods in that area.

Please say no to this change and make the developer stay with the master plan.

Thank you

Becky Daves
Sent from my iPad

From: Satya Ch

Sent: Monday, February 12, 2018 5:48 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: NO Cedar Bluff Re-Zoning

Dear Mr Richard,

I am writing you as a concerned property owner in the Cedar Bluff neighborhood. The farm property along Gerault Rd, between SweetWater Ln and Spinks Rd, (across from the CAC) has been sold and the new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. Any Zone change like this is going to affect our properties look and feel or security of our houses. My concern is that the high-density 50' wide lots present a threat to our community of existing Cedar Bluff property owners and property owners in the adjacent BellaStrada neighborhood, all of which are on 70' wide lots.

There are several people in this community who agree with me and strongly believe that the re-zoning should NOT be approved. Please consider our request, and there are several people who are going to contact your office with letters explaining our concerns.

Hoping for a positive decision from your side.

Thanks,

Satya Chintalapati

1005 Saint Francis In

Flower Mound, TX

From: Sue Capo

Sent: Tuesday, February 13, 2018 10:15 AM

To: Place1 - Jason Webb <PLACE1@flower-mound.com>; Place2 - Bryan Webb <PLACE2@flower-mound.com>; Place3 - Kevin Bryant <PLACE3@flower-mound.com>; Place4 - Don McDaniel <Place4@flower-mound.com>; Place5 - Claudio Forest <PLACE5@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: I oppose current Magnolia Court plans!

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2003, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Best Regards,

Sue Capo

From: Rich Long
Sent: Tuesday, March 20, 2018 5:05 PM
To: planning <planning@flower-mound.com>
Subject: Magnolia Court (MPA 17-0015) - Please Deny

P&Z Commission: After attending the Contour Design open forum at the CAC on 03/19 regarding the submitted Master Plan Amendment for Magnolia Court (MPA 17-0015) to allow high density lot sizes, **strongly requesting that the amendment be DENIED**. To clarify, I fully understand that development will happen and do not oppose the development of Magnolia Court, so long as we **respect the guidance established in the Master Plan** with minimum of medium-high density lot sizes.

If my understanding & rough calculations are correct, medium-high density requires a minimum of 7,500 sq ft parcels, thus given the average lot depth in the most recent street configuration, holding to the master plan with medium-high density will require 62.5 foot parcel width, instead of the proposed 50's. This still allows for a reasonable number of lots and requires only a very simple & minor adjustment to their most current parcel design plan.

My deciding factor was the **developers presentation that conveyed a complete lack of respect for the Master Plan and smug expectation that the approval is a mere formality with no attempt to create a plot plan adhering to current guidelines**. Just as homeowners are expected to adhere to stringent town codes & requirements, we should expect reciprocity from P&Z and Town Council to hold developers to the Master Plan.

Thank you!

Rich Long

Resident Baker's Branch Estates

From: Dan & Nikki

Sent: Tuesday, March 20, 2018 12:07 PM

To: planning <planning@flower-mound.com>

Subject: Master Plan Amendment (MPA17-0015) Magnolia Court

Richard Brown,

My name is Ralph "Dan" House and I live at 1100 Sweetwater Lane, Flower Mound Texas. Our home is right across from the planned development for "Magnolia Court". My wife and I are AGAINST the plan to change the site from Medium to High Density Single Family Detached. We do not want our neighborhood to become like many areas of Lewisville. Overcrowding and increased traffic is only two of the many concerns. The vehicle traffic has already increased more than three fold since Gerault has been widened from two to six lanes since we moved into our home in 1998.

I know more people live north of us along Morriss Rd and the widening of this road from four to 6 lanes was turned down by the city because of increased traffic, I believe this plan should be vetoed also.

I will be out of town during both the public hearing being held on March 26, and the Town Council hearing on April 2. I wish that you consider this e-mail in the decisions making.

Ralph "Dan" House & Nikki House

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 15.759 ACRES OF LAND SITUATED IN THE W. H. GIBSON SURVEY, ABSTRACT NO. 464, AND THE M. L. COWAN SURVEY, ABSTRACT NO. 1637, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 161 (PD-161) WITH SINGLE-FAMILY DISTRICT-5 (SF-5) USES, IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 15.759 acres of land situated in the W. H. Gibson Survey, Abstract No. 464, and the M. L. Cowan Survey, Abstract No. 1637, have filed an application for a Zoning Planned Development amendment to change the zoning from Agricultural District (A) to Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on March 26, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 16, 2018, with respect to the planned development district described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

Approximately 15.759 acres of land situated in the W. H. Gibson Survey, Abstract No. 464, and the M. L. Cowan Survey, Abstract No. 1637, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses.

SECTION 2

The development standards, conceptual site plan, and conceptual landscape plan of the proposed Planned Development District No. 161 (PD-161), attached hereto as Exhibits "B," "C," and "D," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, and conceptual landscape plan for this Planned Development District No. 161 (PD-161).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved planned development district, as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," and "D," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

Ordinance No. _____

Page 3**SECTION 7**

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE ____ DAY OF _____, 2018.

APPROVED:_____
Thomas E. Hayden, MAYOR**ATTEST:**_____
Theresa Scott, TOWN SECRETARY

Exhibit "A"

LEGAL DESCRIPTION- ZONING

BEING that parcel of land located in the Town of Flower Mound, Denton County, Texas, a part of the W. H. Gibson Survey, Abstract Number 464, a part of the M. L. Cowan Survey, Abstract Number 1637, being an undivided 50% interest in the remainder of a called 10.1097 acre tract of land described in a deed to Patti Colwell, as recorded in Document Number 2014-2165, Deed Records of Denton County, Texas, (D.R.D.C.T.), being an undivided 50% interest in the remainder of a called 10.1097 acre tract of land described in a deed to Michael F. Hensley, as recorded in Document Number 2014-2164, (D.R.D.C.T.), being all of that called 2.00 acre tract of land described in a deed to Michael F. Hensley, as recorded in Volume 1239, Page 682, (D.R.D.C.T.), being all of that called 2.00 acre tract of land described in a deed to Pattie Colwell McLendon, as recorded in Volume 1239, Page 686, (D.R.D.C.T.), being part of a called 0.982 acre tract of land described in a deed to Curt and Peggy Pool, as recorded in Volume 1591, Page 491, (D.R.D.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 10.1097 acre tract of land, said point being the northeast corner of Lot 15, Block B of Belle Strada, an addition to the Town of Flower Mound, as recorded in Document Number 2011-137, Plat Records of Denton County, Texas, (P.R.D.C.T.) and said point being in the south line of Lot 4, Block F of Cedar Bluff, Phase I, an addition to the Town of Flower Mound, as recorded in Cabinet L, Page 338, (P.R.D.C.T.);

THENCE North 89 degrees 41 minutes 41 seconds East, 416.61 feet with the south line of said Block F to the southeast corner of Lot 9 of said Block F;

THENCE North 00 degrees 11 minutes 26 seconds East, 88.56 feet with the east line of said Lot 9 to a one-half inch iron rod with cap stamped "ASC" found in the south right-of-way line of Sweet Water Lane (a variable width right-of-way at this point);

THENCE North 87 degrees 54 minutes 55 seconds East, 330.74 feet with the south right-of-way line of Sweet Water Lane to a one-half inch iron rod with cap stamped "ASC" found at the northeast corner of said 10.1097 acre tract of land, said point being in the west right-of-way line of Gerault Road (a 120 foot wide right-of-way);

THENCE along the west right-of-way line of Gerault Road as follows:

Southwesterly, 121.98 feet along a non-tangent curve to the right having a central angle of 07 degrees 26 minutes 05 seconds, a radius of 940.00 feet, a tangent of 61.07 feet, and whose chord bears South 18 degrees 36 minutes 22 seconds West, 121.89 feet to a one-half inch iron rod with cap stamped "ASC" found for corner;

South 22 degrees 19 minutes 25 seconds West, 711.95 feet to a one-half inch iron rod with cap stamped "ASC" found for corner;

Southwesterly, 451.30 feet along a curve to the left having a central angle of 24 degrees 23 minutes 38 seconds, a radius of 1,060.00 feet, a tangent of 229.12 feet, and whose chord bears South 10 degrees 07 minutes 47 seconds West, 447.90 feet to a nail found for corner;

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Page 5

South 02 degrees 04 minutes 02 seconds East, 206.32 feet to a one-half inch iron rod with cap stamped "ASC" found in the north line of a called 0.276 acre tract of land described in a deed to the Town of Flower Mound, as recorded in Document Number 2006-140647, (D.R.D.C.T.), said point being in the north right-of-way line of Spinks Road (a variable width right-of-way at this point);

THENCE along the north right-of-way line of Spinks Road as follows:

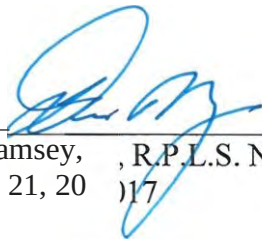
South 43 degrees 35 minutes 51 seconds West, 55.91 feet to a one-half inch iron rod with cap stamped "ASC" found in the north right-of-way line of Spinks Road (a 90 foot wide right-of-way at this point);

South 89 degrees 15 minutes 43 seconds West, 344.02 feet with the north right of-way line of Spinks Road to a one-half inch iron rod found in the west line of said 0.982 tract of land, said point being the southwest corner of Lot 1X, Block B of said Bella Strada;

THENCE North 00 degrees 39 minutes 46 seconds East, 1,363.40 feet with the east line of said Bella Strada to the POINT OF BEGINNING and containing 686,474 square feet or 15.759 acres of land.

The bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet with a combined scale factor of 1.00015063.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



Dan. B. Ramsey, R.P.L.S. No. 4172
December 21, 2017



Exhibit “B”**Development Standards****Planned Development District No. 161 (PD-161)****Magnolia Court**

The development on the property comprising approximately 15.759 acres of land within the corporate limits of the Town of Flower Mound (“Town”) and as described on Exhibit “A” to this Zoning Ordinance adopting PD-161 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

A. Exhibits.

The following exhibits are incorporated into this Planned Development District:

1. Exhibit C: Conceptual Site Plan.
2. Exhibit D: Conceptual Landscape Plan.

B. Uses.

Development of Magnolia Court, comprising approximately 15.759 acres of land, shall comply with all regulations applicable to the Single Family Residential District-5 (SF-5) contained in the Town’s Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

1. Permitted Uses. Only the following permitted uses shall be allowed, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to section 98-972;

ORDINANCE NO. _____

- c. Garage Sale, subject to section 98-982;
 - d. Home occupation, subject to section 98-984;
 - e. Model home; and,
 - f. Swimming pool, private.
2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be allowed.
3. Temporary Uses. Only the following temporary uses shall be allowed subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
- a. Asphalt/concrete batch plant, temporary, subject to section 98-974;
 - b. Field office, temporary;
 - c. Sales trailer, temporary, subject to [section 98-993](#); and,
 - d. Temporary special event, subject to section 98-976.

C. Minimum and maximum dimensions.

1. The maximum number of lots shall be 52, and further restricted to the following:
- a. The minimum number of Type A lots is four and shall be located as shown on Exhibit "C".
 - b. The maximum number of Type B lots is 33 and shall be located as shown on Exhibit "C".

- c. The minimum number of Type C lots is 15 and shall be located as shown on Exhibit "C".

2. Type A Lots.

- a. Minimum lot area per dwelling. The minimum lot area shall be 9,500 square feet, subject to section 98-1023.
- b. Minimum lot width. The minimum lot width shall be 65 feet, subject to section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,800 square feet, subject to section 98-1025.
- d. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be 25 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is 15 feet.
 - ii. A front entry garage shall be set back a minimum of 25 feet from the front property line.
 - iii. Porches may encroach a maximum of eight feet into the front yard.
 - iv. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
- e. Minimum side yard. The minimum side yard shall be seven feet, subject to section 98-1027.

- f. Minimum rear yard. The minimum rear yard shall be ten feet, subject to section 98-1028.
 - g. Maximum lot coverage. The maximum lot coverage shall be 50 percent, subject to section 98-1029.
 - h. Maximum height. The maximum height of buildings and structures shall be two stories or 35 feet, subject to section 98-1031.
3. Type B Lots.
- a. Minimum lot area per dwelling. The minimum lot area shall be 6,000 square feet, subject to section 98-1023.
 - b. Minimum lot width. The minimum lot width shall be 50 feet, subject to section 98-1024.
 - c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,500 square feet, subject to section 98-1025.
 - d. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be 20 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet 15 feet.
 - ii. A front entry garage shall be set back a minimum of 20 feet from the front property line.
 - iii. Porches may encroach a maximum of eight feet into the front yard.

- iv. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
- e. Minimum side yard. The minimum side yard shall be five feet, subject to section 98-1027.
- f. Minimum rear yard. The minimum rear yard shall be ten feet, subject to section 98-1028.
- g. Maximum lot coverage. The maximum lot coverage shall be 65 percent, subject to section 98-1029.
- h. Maximum height. The maximum height of buildings and structures shall be two stories or 35 feet, subject to section 98-1031.

4. Type C Lots

- a. Minimum lot area per dwelling. The minimum lot area shall be 8,400 square feet, subject to section 98-1023.
- b. Minimum lot width. The minimum lot width shall be 70 feet, subject to section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,800 square feet, subject to section 98-1025.
- d. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be 20 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet 15 feet.

- ii. A front entry garage shall be set back a minimum of 20 feet from the front property line.
 - iii. Porches may encroach a maximum of eight feet into the front yard.
 - iv. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
- e. Minimum side yard. The minimum side yard shall be ten feet, subject to section 98-1027.
 - f. Minimum rear yard. Except as provided in this subparagraph, the minimum rear yard shall be 20 feet, subject to section 98-1028.
 - i. Block A/Lots 13, 14, 20. The minimum rear yard shall be ten feet, subject to section 98-1028.
 - g. Maximum lot coverage. The maximum lot coverage shall be 60 percent, subject to section 98-1029.
 - h. Maximum height. The maximum height of buildings and structures shall be two stories or 35 feet, subject to section 98-1031.
5. The minimum and maximum dimensions contained in subparagraphs 2, 3, and 4 of this paragraph shall not apply to the x-Lots owned by the Homeowners' Association for Magnolia Court ("HOA"), and located as shown on Exhibit "D".

D. Landscape Standards.

- 1. Landscaping shall be in accordance with the Town's landscape ordinance as amended, and the Town's Urban Design Plan except as otherwise provided and/or limited herein.

2. Front Yard Trees.

- a. At least one canopy street tree shall be required in the front yard of each lot. The tree shall be located within five feet of street right-of-way and be placed within the property boundary area of the lot, subject to compliance with Division 3-Visual Clearances, Section 82-161 of the Town Code. No trees are permitted within the parkway.
- b. Front yard trees shall be a minimum three and one-half inches in diameter, measured 12 inches from the root ball, when planted. The planting of said tree shall take place in conjunction with the construction of the single family dwelling.
- c. The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Southern Live Oak, Shumard Oak, Texas Red Oak, Cedar Elm, Lace Bark Elm, Bald Cypress, and Texas Ash.

3. Front Yard Landscaping.

- a. A minimum of 75 percent of the permeable area within the front yard shall be planted with grass.
- b. A minimum of 25 percent of the permeable area within the front yard shall be planted with other materials such as groundcovers, shrubs, perennial and/or annual plantings, or other similar landscape plantings.

E. Open Space.

1. Private open space shall generally be located in the locations as shown on Exhibit "D".

2. Private Open Space.

a. Open Space Area 1A & 1B.

- i. There shall be a minimum of 1.3 acres (Open Space Area 1.A) and a minimum of 0.9 acres (Open Space Area 1.B), or a total of 2.2 acres, of land area as generally located and shown on Exhibit “D”. This area shall include a minimum eight-foot-wide multi-purpose trail along the utility easement as required by the *Parks & Trails Master Plan*.

- ii. Design and Access.

AA. The open space shall remain the property of the Magnolia Court HOA; the Magnolia Court HOA shall be solely responsible for all required maintenance.

BB. The Town shall be granted a permanent public access easement.

CC. The open space will be designed in consultation with the appropriate Town Staff and the Parks Board.

- aa. During the development process, the Developer shall meet with Town Staff to gather input into the initial park concept and agree on the scope of the park design. Scope for park construction will include all activities necessary for park construction excluding rough grading.
- bb. During the development plan process, the Developer will submit the 70 percent plans to the appropriate Town Staff for review and comment.
- cc. During the development plan process, the Developer will submit the 90 percent plans, including projected costs, to the Parks Board for

review and comment and a recommendation provided to the Town Council.

iii. Fees in lieu of Park Land Dedication.

1. Fees in lieu of park land dedication shall be calculated in accordance with 90-445(2).
2. A credit against these fees may be given for land marked as Open Space Area 1A and Open Space Area 1B.
3. If the appropriate agreed to actions have not been completed, an amount equal to the fees in lieu of park land dedication shall be placed in escrow; this escrow amount shall be released to the Developer upon successful completion of the appropriate agreed to actions.

iv. Park Development Fees.

1. Park development fees shall be calculated in accordance with 90-446.
2. The Developer shall be solely liable for construction of the open space as recommended by the Parks Board and approved by Town Council.
3. Credit towards the Park Development Fees for actual construction costs of the open space, as submitted and approved by receipts, and as approved by Town Council in accordance with Section 90-446(c), can be provided.

- b. Open Space Area 2. There shall be a minimum of 0.3 acres of land area and generally located as shown on the conceptual

landscape plan, Exhibit “D”, and shall include a minimum of the following:

- i. Seating area (bench, table and chair, or seat walls).
 - ii. Trash receptacle.
 - iii. Tree plantings to provide a shade canopy.
 - iv. Use of natural and hardscape elements to create intimate gathering areas.
 - v. Public sidewalk located away from Street B and designed to pass through the open space area, with final material to be determined at platting.
 - vi. Use of natural and hardscape elements to create active seating area.
- c. The following improvements are permitted within the 100-foot Building Free Area as shown on the conceptual site plan, subject to the following standards:
- i. Open air structures, constructed to a maximum height of 17 feet as measured to the highest point of the structure, and each not to exceed 600 square feet of land area.
 - ii. Recreation areas, passive gathering areas that may include seating, drinking water fountains, trash receptacles, and similar amenities.
 - iii. Lighting, inclusive of ground level fixtures and light standards not to exceed 15 feet in height as measured to the top of the light fixture. All lighting must be designed to direct lighting downward and shall not be located as to create a nuisance on abutting properties.

- iv. Final design and installation must be shown on an approved landscape plan.

3. Trail Requirements.

- a. Gerault Road Trail. There shall be a minimum eight-foot-wide multi-purpose trail along the Gerault Road frontage as required by the *Parks & Trails Master Plan*.
- b. Sweetwater Lane Trail.
 - i. There shall be a minimum eight-foot-wide multi-purpose trail along the Sweetwater Lane frontage as required by the *Parks & Trails Master Plan*.
 - ii. The Sweetwater Lane Trail is to be installed at the time of home construction.
- c. Spinks Road Trail. The existing eight-foot-wide multi-purpose trail along the Spinks Road frontage shall be maintained as required by the *Parks & Trails Master Plan*.

F. Supplemental Standards.

- 1. Alleys shall not be required.
- 2. Minimum unobstructed sidewalk width is five feet.
- 3. All landscaping, common areas, and open space shall be in general conformance with Exhibit "D".
- 4. Required fencing where a residential lot abuts an open space area shall be installed in general conformance with Exhibit "D".
- 5. All landscaping and open space shall be in general conformance with the conceptual landscape plan with Exhibit "D".

ORDINANCE NO. _____

Page 17

6. Development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.

ZONING DATA TABLE									
ZONING DISTRICTS									
DEVELOPMENT STANDARD	EXISTING APPLICABLE	"A" LOTS	"B" LOTS	"C" LOTS	PROPOSED APPLICABLE	"D" LOTS	"E" LOTS	"F" LOTS	"G" LOTS
MIN. LOT SIZE	8,120 S.F.	9,500 S.F.	6,000 S.F.	8,400 S.F.	8,400 S.F.	8,400 S.F.	8,400 S.F.	8,400 S.F.	8,400 S.F.
MIN. LOT WIDTH	200 FT.	65 FT.	50 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.	70 FT.
MIN. FLOOR AREA/UNIT	1,800 S.F.	1,800 S.F.	1,500 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.	1,800 S.F.
MIN. FLOOR AREA/LOT	4,800 S.F.	4,800 S.F.	4,000 S.F.	4,800 S.F.	4,800 S.F.	4,800 S.F.	4,800 S.F.	4,800 S.F.	4,800 S.F.
MIN. SIDE YARD	25 FT.	7 FT.	5 FT.	10 FT.*	10 FT.	10 FT.	10 FT.	10 FT.	10 FT.
MIN. REAR YARD	20 FT.	10 FT.	10 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.
MIN. LOT COVERAGE	25 %	50 %	65 %	60 %	60 %	60 %	60 %	60 %	60 %
MAX. HEIGHT (STORIES/FT.)	3 1/2 FT.	2 1/2 FT.	2 1/2 FT.	2 1/2 FT.	2 1/2 FT.	2 1/2 FT.	2 1/2 FT.	2 1/2 FT.	2 1/2 FT.

* 10 FT. ELBOW

PROPOSED: PORCHES MAX EXPOSED BIGHT FEET AND FRONT YARD
A. USE P-161 OR BOUNDARY FOR SPECIFIC LOT APPLICABILITY

EXISTING ZONING: PROPOSED ZONING: EXISTING LAND USE: PROPOSED LAND USE:	WATER PLANT: WASTEWATER PLANT: ECONOMIC IMPACT:	OPEN SPACE PLAN: THORNDORPE PLANT: WATER PLANT: WASTEWATER PLANT: ECONOMIC IMPACT:	MASTER PLAN FEATURES: HIGH DENSITY SINGLE FAMILY DETACHED GOLF COURSE GOLF PARK TO THE EAST PARKS AND TRAILS MULTI-USE TRAIL ALONG GOLF COURSE BUILT-UP ZONE ALONG SENECAWATER N/A ROAD - URBAN W/OUT RETAIL EXISTING PARK: ALONG GOLF COURSE EXIST PRESSURE PLANT SPRING ROAD ALONG GOLF COURSE BAYERS BRANCH TO LUKESBURG SERVICE THORNDORPE ALONG GOLF COURSE	Vol 1, Sheet 1 General Park Addition Doc. No. 200-95
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CURT AND PEGGY PO
1212 Spinks Road
Rivers Mount, Texas
MICHAEL F. HENSLEY
115 Sandy Lane
Ocean Springs, AL 36564
Contact: Michele Henney

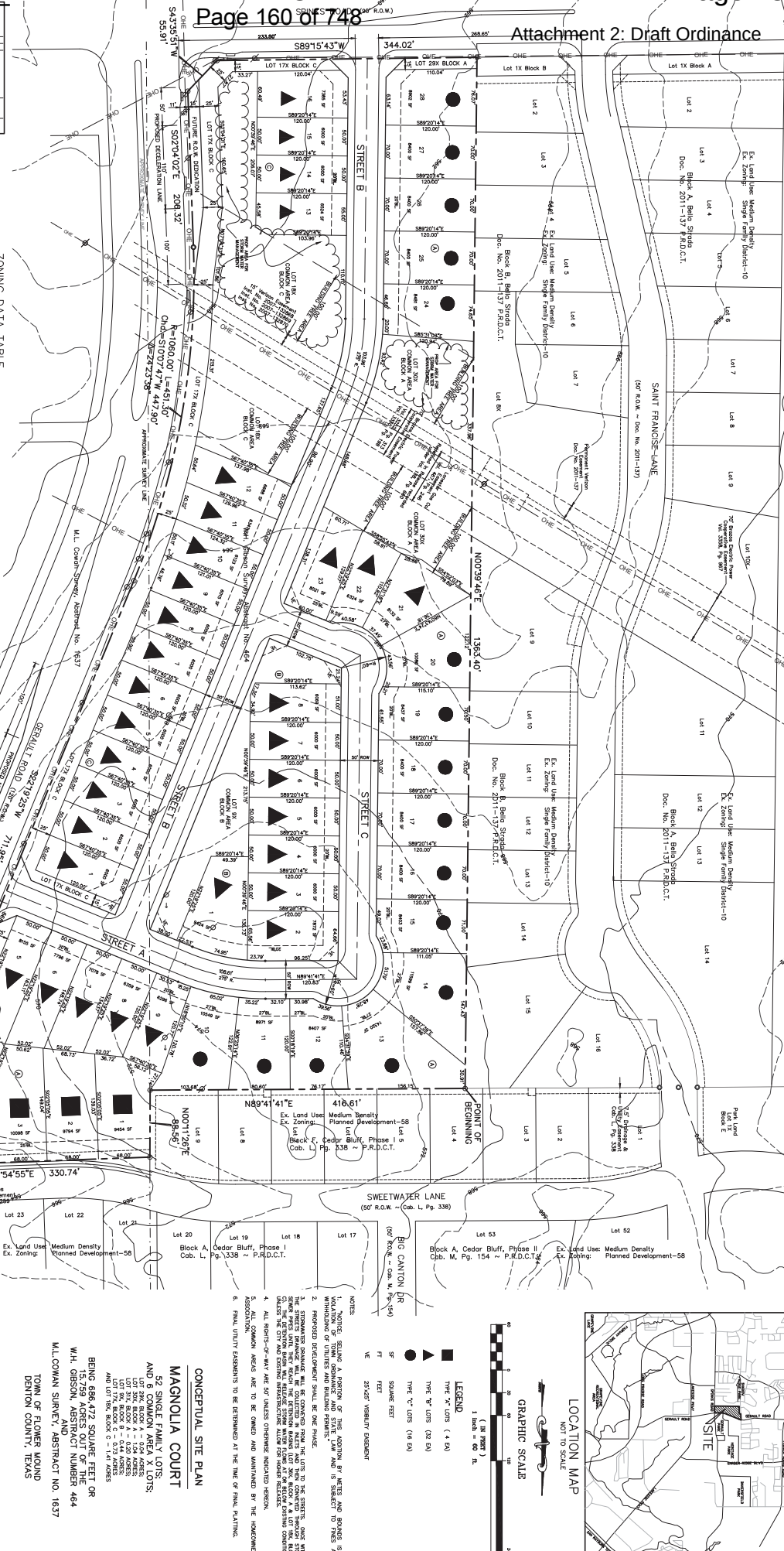
PATTI COWELL
1213 General Road
P.O. Box 790
Connett: Patti Cowell

CONTOUR, LTD.
14275 Midway Road, Suite
A-100, Dallas, Texas 75241
Contact: Jim Thibault

JBI PARTNERS, INC.
18301 Quorum Drive, Suite
100, Houston, Texas 77058
Contact: James Luke, Jr.
Phone: 713-453-1100 (Area No. 7)

REGISTERED APRIL 11, 2018
RECEIVED MAY 11, 2018
DECEMBER 21, 2017

OL	OW
75028	OW
5322	OW
28-3407	OW
215	APPLIC.
	(214) 986-5655
to 00 B	SURVEYOR/ENGIN
E.	(972)248-77
00000	



Contour Real Estate & Development, LLC

April 10, 2018

Mayor and Town Council
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75208

Re: Request for Planning and Zoning Commission Re-evaluation
Letter of Explanation

Dear Mayor and Town Council:

At the March 26, 2018 Town Planning and Zoning Commission meeting, Contour Real Estate and Development (the Petitioner) presented our vision for Magnolia Court, a 15.759-acre development on the northwest corner of Gerault Road and Spinks Roads. During the Commissions discussion, they voiced concern of adjacency with differing lot widths and side yard setbacks of those lots adjacent to existing homes. The Commissioners felt that the plan was well thought out, but that these concerns needed to be addressed before they could offer their support. Additionally, after the Planning and Zoning Commission meeting, the Town Parks Department also requested a portion of a proposed trail be adjusted to not cross the Verizon easement.

Contour Real Estate and Development took the constructive comments provided by the Planning and Zoning Commission and began working with our planners, engineer, homebuilder and Town Staff to address the aforementioned comments and meet the Commissions' requests. We are working to increase the lot widths for those lots within Magnolia Court which are adjacent to the western and northern property lines. The intent is to increase the lot widths to 70-feet to match the adjacent single-family home lots. We're also increasing the side yard setbacks within those lots to 10-feet, again matching the adjacent single-family home lots. Lastly, the proposed trail alignment has also been reconfigured as requested by the Town Parks Department.

Contour Real Estate and Development is requesting action from the Flower Mound Town Council to remand Magnolia Park back to the Planning and Zoning Commission to ensure their comments have been addressed before we present the revised plan to Town Council.

Sincerely,

Jim Tchoukaleff
Principal

From: Tracy Mollett
Sent: Friday, March 23, 2018 3:49 AM
To: Place3 - Kevin Bryant; Place1 - Jason Webb; Place2 - Bryan Webb; Place4 - Don McDaniel; Place5 - Claudio Forest
Cc: Mayor - Tom Hayden; Jimmy Stathatos; Matthew Hotelling
Subject: P&Z Agenda items Monday 3/26

Hello- I oppose all of the P&Z agenda items shown below. None will benefit Flower Mound citizens. In fact, they will harm citizens in several ways, including by adding to the already overpopulated transportation corridors we struggle with today.

Please take note of my opposition for your own records, should these items come to your voting attention in future.

Those without voting power on this distribution list, please take note for your own responsibilities and take necessary steps to ensure my opposition is known to appropriate parties.

Please also pass along my opposition to the P&Z committee members, as I do not have their email addresses and am unable to attend Monday's meeting due to personal obligations.

If there is anyone else whom I should contact, please advise me and provide contact information.

Many thanks, gentlemen.

Tracy Mollett
817 Paisley Dr.
Flower Mound 75028

From: Valli Tadepalli

Sent: Friday, March 23, 2018 9:31 PM

To: Richard Brown <richard.brown@flower-mound.com>; planning <planning@flower-mound.com>

Subject: REJECT - Cedar Bluff Re-Zoning

Dear Sir

Please **Reject** Cedar Bluff Re-Zoning, as it impacts our community very badly. We will have lot of safety, economical issues because of it.

Thanks

Valli

From: adam schiestel
Sent: Thursday, March 22, 2018 9:52 PM
To: planning <planning@flower-mound.com>
Subject: Opposed to master plan amendment for Magnolia Court

Please share this with the Planning and Zoning Commission as appropriate.

Even though I do not live in the area immediately affected by the Magnolia Court proposal, I do live in a part of Flower Mound with similar undeveloped land nearby. I make decisions for my family and neighborhood based on the Master Plan. It is a contract between the residents of Flower Mound and the government which gives us predictability about future land uses. Residents would not be allowed to use their land in ways that violate Town ordinances, and it is irresponsible for a developer to propose a use that is outside the bounds of the Master Plan. This should not be tolerated or encouraged.

It is unacceptable to modify the Master Plan in the direction of more density. I strongly urge the Commission to reject this proposal.

Adam Schiestel
2204 Waterford Dr
Flower Mound TX, 75028

From: Satya Ch

Sent: Friday, March 23, 2018 9:26 PM

To: Richard Brown <richard.brown@flower-mound.com>; planning <planning@flower-mound.com>

Subject: Cedar Bluff Re-Zoning

Flower Mound City Planning

Please **Reject** Cedar Bluff Re-Zoning, as it impacts our community very badly. We will have lot of safety, security and economical concerns going forward.

Thanks

Chintalapati

Attachment 4: Additional Correspondence

Hello Mr. Brown.

My husband and I have lived in the Flower Mound area for over 30 years! We have raised our two children in the LISD. I have also been a local Real Estate Agent for over 15 years and work closely with buyers relocating to the DFW area. Flower Mound is one of my top places buyers want to find a home. With our market, it is not easy to find homes in Flower Mound due to the low inventory. We desperately need a new community and I am excited and support the proposed Magnolia Court development. It will only be a plus for Flower Mound and I hope you will share my thoughts with the Town Council.

Thank you,

Vicki Turner

From: KC Walsh
Sent: Monday, March 26, 2018 2:35 PM
To: planning <planning@flower-mound.com>
Subject: Opposition to MPA17-0015 – Magnolia Court

To P&Z Commissioners,

I oppose the Master Plan Amendment for Magnolia Court to change the current land use designation from Medium Density to High Density Single Family Detached.

There isn't an appropriate transition between its surrounding neighborhoods and should remain Medium Density.

I appreciate your consideration,

KC Walsh
3525 High Rd
FM, TX. 75022



TOWN COUNCIL AGENDA ITEM NO. 25

REGULAR ITEM

DATE: April 16, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0008 – Founder's Landing) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail, and to consider adopting an ordinance providing for said amendment. The property is generally located east of Long Prairie Road and north of Aberdeen Drive. *(The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its April 9, 2018, meeting.)***

BACKGROUND INFORMATION: Attached is the Planning and Zoning Commission (P&Z) report and backup for this item. Additional correspondence not included in the P&Z agenda packet has been attached as Attachment 3.

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance
3. Additional Correspondence

LEGAL REVIEW: Ashley Dierker, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve a request for a Master Plan Amendment (MPA17-0008 – Founder's Landing) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail, and adopt an ordinance providing for said amendment.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 8

DATE: April 9, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0008 - Founder's Landing) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail. The property is generally located east of Long Prairie Road and north of Aberdeen Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion application, Zoning Planned Development (ZPD17-0010), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Estate Residential to Retail on approximately 17.69 acres.

The Town's Master Plan defines the current Estate Residential land use designation as "residential development, typically being single family detached residential development with minimum 1-acre lots (43,560 square feet) or greater development."

The requested Retail land use designation is defined as "neighborhood or community oriented commercial area with a variety of uses ranging from restaurants and beauty salons to supermarkets and drug stores. Small professional offices, such as title companies, doctors and dentists, legal, real estate, etc. could be included in this land use category."

The subject site is a portion of an existing parcel (approximately 37.89 acres) that is partially developed with a gas well pad site. Only the 17.69 acres directly adjacent to and east of Long Prairie Road is the subject of the master plan and zoning amendment request. The remaining 20.2 acres contain a gas well pad site and a 500-foot no build zone around it. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property under Retail District-2 (R-2) zoning regulations.

Surrounding development includes an existing residential neighborhood to the north master-planned for estate residential uses and zoned Agricultural, a gas well pad site and required buffer to the east, and vacant land master-planned for estate residential uses and owned by the Lewisville Independent School District (LISD) to the south.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan amendment requests. At the time this report was written, staff had received one correspondence each in support of and in opposition to this request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Master Plan Exhibit

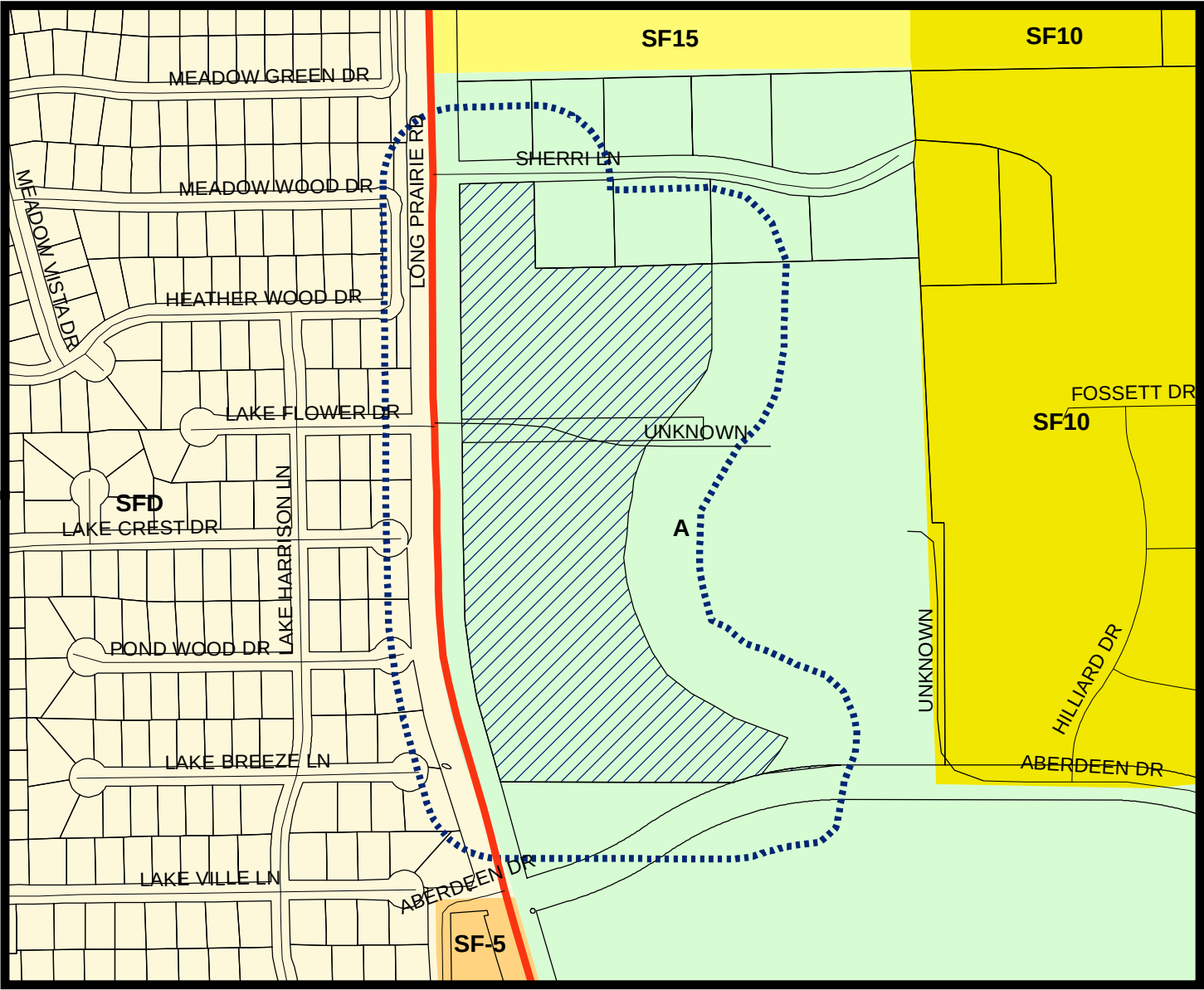
C. Correspondence

1. Correspondence in Support
2. Correspondence in Opposition



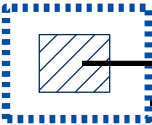
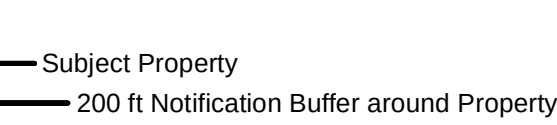
Vicinity Map

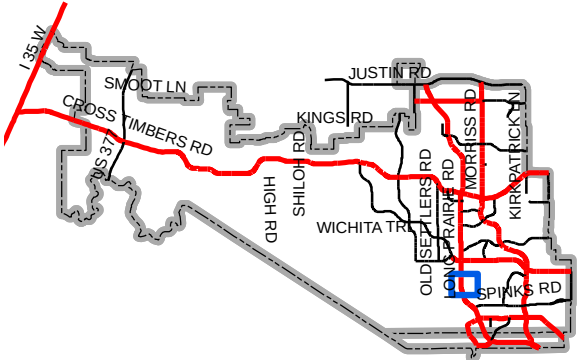
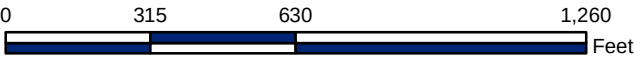
Reference Project: MPA17-0008 & ZPD17-0010



LEGEND

-  Agriculture
-  Single Family 5
-  Single Family 10
-  Single Family 15
-  Single Family Density

-  Subject Property
-  200 ft Notification Buffer around Property



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

April 4, 2018

Mr. Chuck Russell
Town Planner
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

**RE: Master Plan Amendment and Zoning Planned Development – Founder’s Landing
(MPA MPA17-0008 & ZPD17-0010)
Letter of Intent
G&A Job No. 15187**

Mr. Russell:

Please accept this letter, on behalf of the Hilliard Family Trust, as an explanation of the proposed request for approximately 17 acres of land located along the east side of Long Prairie Road (FM 2499), south of Sherri Lane and north of Aberdeen. The property has been owned by the Hilliard family for over 80 years. It has been used for agricultural purposes and in the middle of the field is an old runway known as Hilliard runway. Also on the property is a gas well drilling site that was developed in 2011. There are two existing wells and associated equipment. The pad site is accessed primarily from FM 2499 with a secondary access point from Aberdeen. To the east of this property, a new single family community by Toll Brothers is under construction. An existing retention pond is located in the northeast corner of the property.

The Town’s Land Use Plan designates this property to be Estate Residential. A companion Master Plan Amendment to change this land use designation on a portion of the property has been submitted concurrently with the Zoning PD Request.

The purpose of this application is to change the existing zoning to a Planned Development (PD). Founders Landing will include a 36,000 square-foot grocery store, 57,500 square feet of retail and restaurant space and 43,650 square feet of office space. In the southern portion of the tract, the retail and restaurant space has a main drive with enhanced pavement coming off of FM 2499 that terminates into a plaza-type amenity area. This amenity area will include string lighting, enhanced landscaping, outdoor seating/dining areas, a water element or art work, planters, and a bike rack. Two retail buildings are proposed north of the grocery store as well.

Founder's Landing

April 4, 2018

Page 2 of 2

These buildings capture the visibility from FM 2499 and the office buildings are located behind them and are centered around an open space amenity area.

We are providing the required Compatibility Buffer and Setback along a portion of the northern property adjacent to existing residential properties. However, we are seeking an exception to the Compatibility Buffer and the masonry wall requirement along the east property line that parallels the 500' setback, and the south property line adjacent to the property owned by LISD. Both of these areas are zoned Agriculture (AG). The LISD property will more than likely be developed into a nonresidential use at some point in the future. We have taken the requirement into consideration and we believe that the 500' setback is already a significant buffer.

All the buildings are connected to an internal pedestrian circulation system that connects the 8-foot public trail along FM 2499 to the eastern trail along the rear of the development. This will provide a continuous pedestrian route for users to easily get to one area to another on foot. Overall, there is over 3,000 linear feet of pedestrian pathways.

For parking, 144 parking spaces are required for the grocery store, 502 parking spaces are required for the retail and restaurant space, and 146 spaces are required for the office space. We are provided 257 total parking areas in the northern section, 186 spaces in the middle section for the grocery store, and 298 for the southern section. A parking study has been submitted to the Town that details the anticipated parking demand and the adequate number of spaces that will serve this type of development.

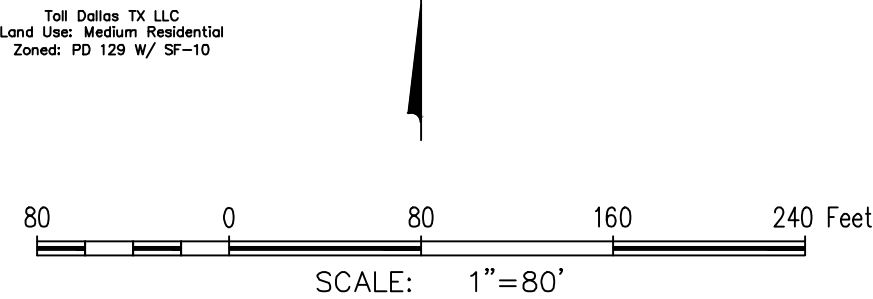
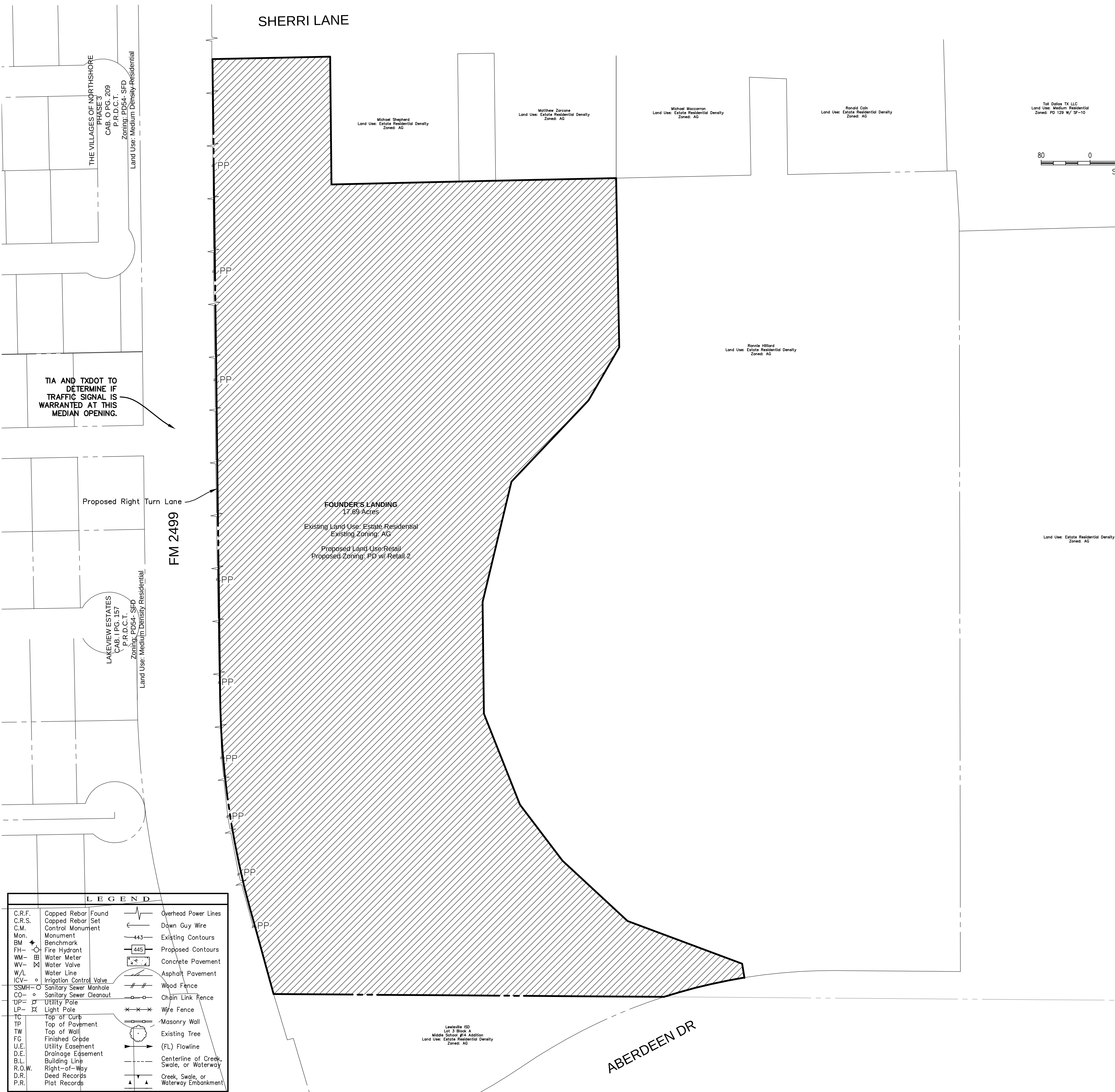
We are looking forward to working with the staff on this project. Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,



Randi L. Rivera, AICP

File: J:\2018\15187\15187.dwg Plot Date: 08/24/17 10:54 AM by: jhills
Plotted: 8/24/2018 4:53 PM by: Ron Hilliard, Senior 3/8/2018 4:59 PM by: jhills



Vicinity Map 1"=1000'

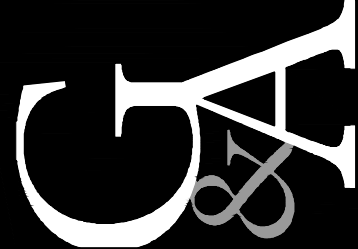
Land Use: Estate Residential Density
Zoned: AG

Zoning Standard	Existing AG	Proposed PD w/ Retail 2
Minimum Lot Area	87,120 SF	None
Minimum Lot Width	200'	None
Minimum Floor Area	1,800 SF	None
Minimum Front Yard	40 ft.	FM 2499- 60' Aberdeen Dr-25'
Minimum Side Yard	25 ft.	None
Minimum Rear Yard	20 ft.	None
Maximum Lot Coverage	25 %	50 %
Max Height (stories/ft.)	3/35 ft.	2/35 ft.
Maximum Floor:Area Ratio	None	None

MASTER PLAN FEATURES	
Land Use Plan	Estate Density
Urban Design Plan	None
Parks and Trail	Multi Line Trail on FM 2499 and Aberdeen Dr
Thoroughfare Plan	FM 2499 - Major Arterial (120' ROW)
	Aberdeen Dr - Urban Minor Arterial Divided (90' ROW)
Water Plan	Long Prairie District - Existing waterline along FM 2499
	Extend existing 12" waterline along Aberdeen
Wastewater Plan	Long Prairie District - existing sewer line along south property line

OWNER/DEVELOPER
RON HILLIARD
2461 SHERRI LANE
FLOWER MOUND, TX 75028
Contact: RON HILLIARD

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPCE Firm No. 1798 TBPCE Firm No. 10047700



FOUNDER'S LANDING
17.69 Acres
in the
J. WHITE SURVEY, ABSTRACT NO. 1341
DENTON COUNTY, TEXAS

**MASTER PLAN AMENDMENT
&
ZONING EXHIBIT**

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 3/28/2018

Drawn By: PF
Date: 08/24/17
Scale: 1"=80'
Revisions:
12/19/2017
03/06/2018
03/28/2018

####

15187



FOUNDER'S LANDING

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING SECTION 1.0, LAND USE PLAN, OF THE MASTER PLAN BY AMENDING ORDINANCE NO. 24-01, IN PART, WHICH ADOPTED THE MASTER PLAN, SPECIFICALLY TO CHANGE THE CURRENT LAND USE REFLECTED ON THE LAND USE PLAN MAP FROM ESTATE RESIDENTIAL TO RETAIL ON APPROXIMATELY 17.69 ACRES OF LAND SITUATED IN THE JOHN WHITE SURVEY, ABSTRACT NO. 1341; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Land Use Plan Map contained in the Land Use Plan of the Town Master Plan depicts, by distinct colors, the various land uses in the Town; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 17.69 acres of land situated in the John White Survey, Abstract No. 1341, has filed an application for a Master Plan Amendment to change the current land use designation from Estate Residential to Retail; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas, held a public hearing on April 9, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 16, 2018, with respect to the Master Plan Amendment described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 213 of the Local Government Code, Chapter 78, of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Master Plan Amendment on the property;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Master Plan of the Town of Flower Mound, Texas, as amended, is hereby amended to change the land use designation on the hereinafter described property and area as shown below:

Approximately 17.69 acres of land situated in the John White Survey, Abstract No. 1341, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Section 1.0, Land Use Plan, of the Master Plan, specifically the Land Use Plan Map, is hereby amended to change the current land use designation from Estate Residential to Retail for the approximately 17.69 acres of the project area depicted on Exhibit "B,"

Ordinance No. _____

Page 2

attached hereto and incorporated for all purposes.

SECTION 2

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 4

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 5

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2018.

APPROVED:

Thomas E. Hayden, **MAYOR**

ATTEST:

Theresa Scott, **TOWN SECRETARY**

EXHIBIT "A"

LEGAL DESCRIPTION

17.69 ACRES

All that certain tract or parcel of land situated in the John White Survey, Abstract No. 1341, in the City and County of Denton, Texas, and being the remainder of a called 107.5 acre tract of land described in the Deed from Emma Hilliard, et al to E. F. Hilliard as recorded in Volume 259, Page 561 of the Deed Records, Denton County, Texas;

BEGINNING at the intersection of the eastern line of F.M. 2499 and the southern line of Sherri Drive;

THENCE N 88°46'04" E a distance of 192.53';

THENCE S 00°36'54" E, a distance of 208.93';

THENCE N 88°41'38" E, a distance of 208.84';

THENCE N 88°38'43" E, a distance of 59.66';

THENCE N 88°46'50" E, a distance of 197.11';

THENCE S 01°00'00" E a distance of 276.75';

THENCE S 30°00'00" W a distance of 100.08';

THENCE S 43°26'55" W a distance of 183.49';

THENCE S 13°27'35" W a distance of 202.13';

THENCE S 00°41'20" E a distance of 182.79';

THENCE S 21°37'30" E a distance of 160.00';

THENCE S 37°08'55" E a distance of 115.00';

THENCE S 47°08'45" E a distance of 145.00';

THENCE S 69°33'40" E a distance of 200.00';

THENCE S 09°10'37" E a distance of 23.46';

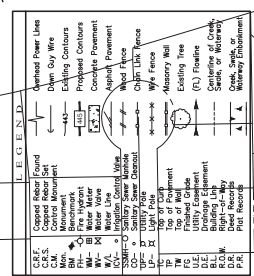
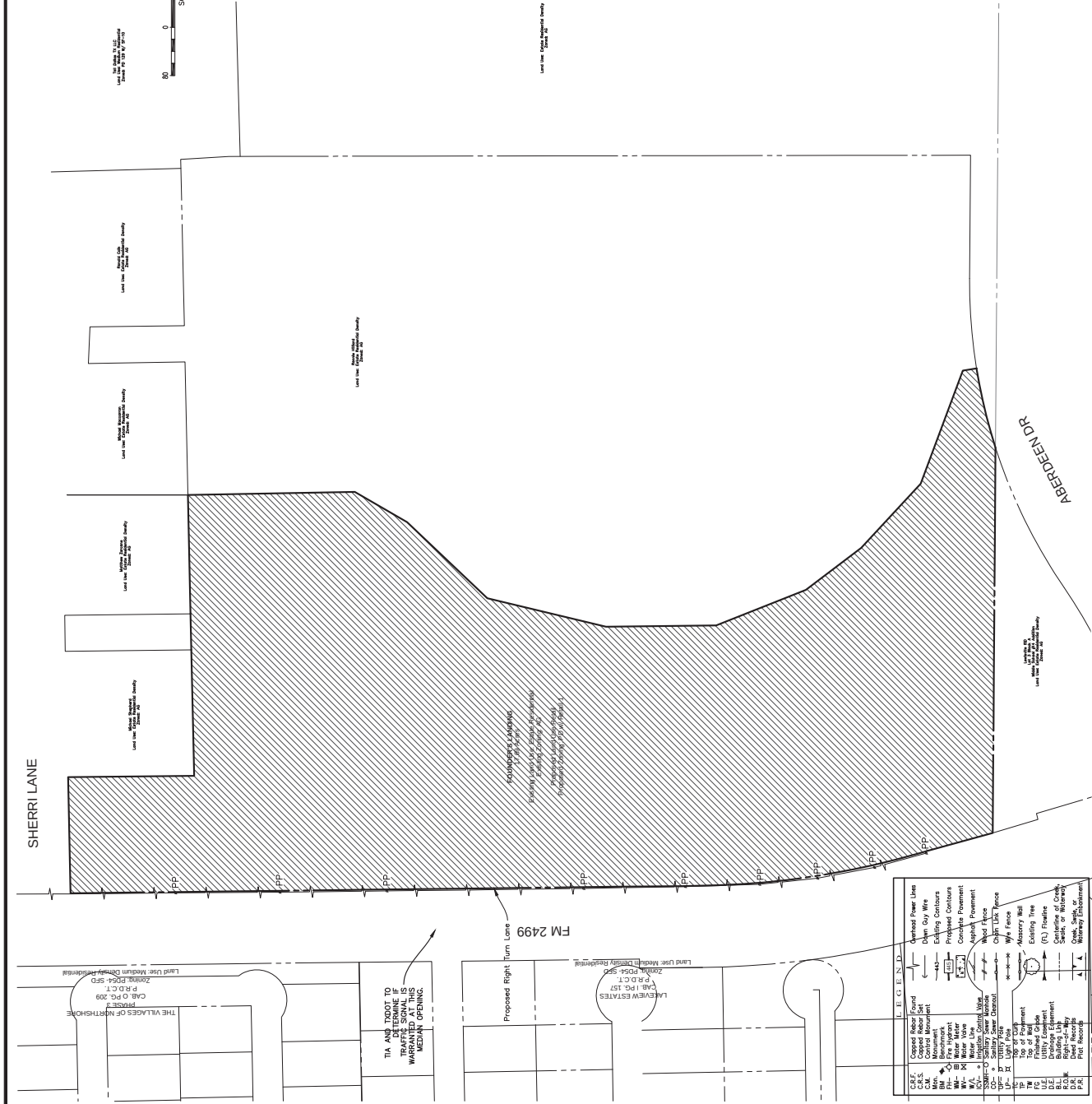
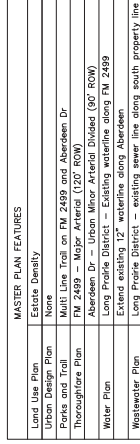
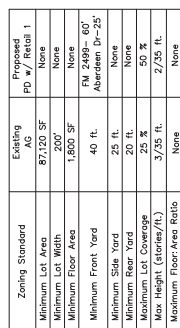
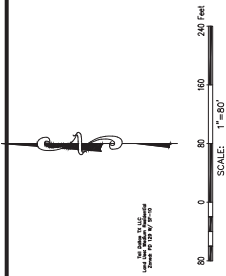
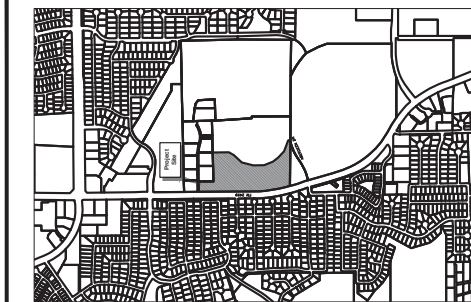
THENCE with the northern line of Aberdeen Drive and a curve to the left with an arc length of 134.47', with a radius of 900.08', with a chord bearing of S 76°38'42" W, with a chord length of 134.34';

THENCE N 89°34'08" W, a distance of 638.97' to the eastern line of F.M. 2499;

THENCE N 15°22'24" W, with the eastern line of F.M. 2499, a distance of 110.52';

THENCE with a curve turning to the right with an arc length of 85.82', with a radius of 1379.48', with a chord bearing of N 08°42'28" W, with a chord length of 384.56';

THENCE N 00°41'43" W, a distance of 1042.06' which is the **POINT OF BEGINNING**, and being approximately, 17.69 acres of land.



From: Nancy Cain [mailto:]
Sent: Friday, April 6, 2018 9:32 AM
To: planning <planning@flower-mound.com>
Subject: Hilliard property re-zoning request

We want to register our approval for the re-zoning request on Hilliard property along 2499 in Flower Mound.

Thank you,

Ron and Nancy Cain
2501 Sherri Ln.
Flower Mound, Tx. 75028

From: Patsy Mizeur [<mailto:>]
Sent: Monday, April 9, 2018 11:35 AM
To: planning <planning@flower-mound.com>
Subject: Ron Hilliard's project

P&Z Members,

Please vote to approve Ron Hilliard's project.

Thank you,

Patsy Mizeur
1821 Castle Ct.
Flower Mound

Sent from my iPhone

From: Jake Wuebben [[mailto:](#)]

Sent: Monday, April 9, 2018 12:55 PM

To: Town Council <towncouncil@flower-mound.com>; planning <planning@flower-mound.com>

Subject: Founder's Landing Project - Strongly Support

I came across this on the agenda for 4/9/2018. I am a homeowner at 2608 Rembert Dr. nearby this proposed project and strongly support the approval of this project. I believe a project like this including a grocery store (hopefully something like a trader joes) is sorely needed in this area, especially with all of the population growth in the area.

Thank you



Flower Mound Family Funeral Home

Our Funeral Home is Proud to be Family Owned and Operated

3550 Firewheel Dr • Flower Mound, TX 75028

Thursday April 5th, 2018

Dear Mr. Russell

RE: Founder's Landing (ZPD17-0010)

I own a business here in Flower Mound and have known the Hilliard's all my life. I am writing you in **full support of the zoning case** before you! With Lakeside and other developments in and around this area I urge you to support the zoning case in front of you as Estate Residential will never happen in my lifetime. This tract of land is ripe for development with Aberdeen connecting to the southern portion of this tract and a major median break just north, these 17 acres are positioned well for commercial development. Please vote YES for this application.

Yours;

Cecil Dalton
Owner

April 5, 2018

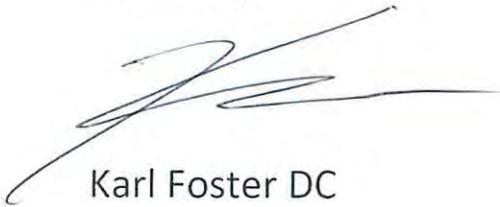
Town of Flower Mound
Planning and Zoning Commission:

To Whom it may concern:

As a business owner and homeowner here in Flower Mound, I support the application in front of the Commissioners known as Founder's Landing. The 17 acres is located on FM 2499 one of the busiest roads in Flower Mound and this stretch carries the most traffic. There are large commercial developments both to the north and south of this tract. I would like you to support this application as Commercial Development which makes more sense than Residential given its location.

Thank you for your consideration on this matter.

Sincerely,



Karl Foster DC

April 5, 2018

Mr. Chuck Russell
Town Planner
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

RE: Zoning Planned Development – Founder’s Landing (ZPD17-0010)
Letter of Intent
G&A Job No. 15187

Mr. Russel,

My name is Jano Pittner and I am a long-time resident and business owner in the Town of Flower Mound. I am one of the principal owners of the building behind Kroger located at 2750 Churchill Drive, Flower Mound, the building occupied by LOCAL PINT, LOW-T-CENTER, SYLVAN LEARNING, and FIDELITY TITLE.

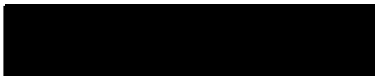
I am writing you today in general support of the proposed retail development at Founder’s Landing. I’ve always found it odd that piece of land has not been developed prior to now. With primary frontage to 2499 and an existing retention pond, gas well and associated setback, it’s just not realistic for that property to be used for estate residential. The best use in my opinion would in fact be retail, restaurant, and office. Such a development would hide the existing gas well as well as meet the need for more retail, restaurant and office in a growing Flower Mound. Having gone through the process of rezoning myself, I am hopeful the town will approve the amended use.

Please feel free to contact me about this or any other matter.

Sincerely,



Jano Pittner
3200 Brittany Drive
Flower Mound, TX 75022



Planning & Zoning Commission

Regarding: Founder's Landing

Dear Commissioner and Commission Member's;

Please approve the application in front of you tonight as I believe it's in the best interest of the Town. I own a business and home here in Flower Mound I want I want to see the Commercial Real Estate Tax Base expand and take some burden off or reduce or tax burden.

I also drive by this tract of land and can't imagine estate homes on it! It is much better suited for Commercial Development.

Please vote in support for the zoning change for Founders Landing.

Sincerely

A handwritten signature in cursive script, appearing to read "Ron Singleton". The signature is written in black ink and is positioned to the right of the printed name.

Ron Singleton



TOWN COUNCIL AGENDA ITEM NO. 26

REGULAR ITEM

DATE: April 16, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0010 – Founder's Landing) from Agricultural District (A) to Planned Development District No. 157 (PD-157) with Retail District-2 (R-2) uses, and with certain modifications and exceptions to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment. The property is generally located east of Long Prairie Road and north of Aberdeen Drive. (*The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its April 9, 2018, meeting.*)**

BACKGROUND INFORMATION: Attached is the Planning and Zoning Commission (P&Z) report and backup for this item. Additional correspondence not included in the P&Z agenda packet has been attached as Attachment 3.

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance
3. Additional Correspondence

LEGAL REVIEW: Ashley Dierker, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve a request for rezoning (ZPD17-0010 – Founder's Landing) from Agricultural District (A) to Planned Development District No. 157 (PD-157) with Retail District-2 (R-2) uses, and with certain modifications and exceptions to the Code of Ordinances, and adopt an ordinance providing for said amendment.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 9

DATE: April 9, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0010 - Founder's Landing) from Agricultural District (A) to Planned Development District No. 157 (PD-157) with Retail District-2 (R-2) uses, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Aberdeen Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exceptions and modifications to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

The project has a companion application, Master Plan Amendment (MPA17-0008), for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 17.69 acres of land currently zoned Agricultural District (A) in order to create Planned Development District-157 (PD-157) with Retail District-2 (R-2) uses. The subject site is a portion of an existing parcel (approximately 37.89 acres) that is partially developed with a gas well pad site. Access to the proposed development will be from Long Prairie Road and future Aberdeen Drive.

Surrounding development includes an existing residential neighborhood to the north master-planned for estate residential uses and zoned Agricultural, a gas well pad site and required buffer to the east, and vacant land master-planned for estate residential uses and owned by the Lewisville Independent School District (LISD) to the south.

The accompanying concept plan depicts approximately 36,000-square-foot grocery store occupying the central portion of the site with mainly office buildings to the north and retail and restaurant uses to the south of this grocery store. The northern portion of the site includes 11 buildings with approximately 43,650 square feet of office space and 13,450 square feet of retail space. Central green linear open space with walkways provide connectivity between these buildings. As required by the development standards for this PD, amenities such as shade structures, enhanced paving, and artwork are depicted on the landscape plan. The southern portion of the site is

comprised of four buildings totaling 44,021 square feet of retail and restaurant uses. Public amenities within the southern section of the site include water feature, enhanced landscape and hardscape features, and outdoor seating areas.

The parking requirement for the entire development, including the grocery store, is 792 spaces. The plan depicts 741 spaces, indicating that the development is seven percent under parked, but still within the 20% deviation as allowed by the Town's parking regulations. The northern section contains 257 parking spaces to serve the 11 office and retail buildings; the central section contains 186 spaces to serve the grocery store; and the southern section contains 298 spaces to serve the four retail/restaurant uses. The Town's code requires a parking study for any non-residential developments consisting of 250 or more parking spaces. The applicant has provided a parking study that is attached as Attachment A(3).

The conceptual landscape plan provides for required landscape buffers along both Long Prairie Road and future Aberdeen Drive frontages, street yard landscaping, and parking lot trees. In accordance with the compatibility buffer and setback requirements, a 25-foot compatibility buffer, six-foot masonry wall, and 60-foot building setback is required along the northern, eastern and the southern boundaries. The plan depicts required buffer and setbacks along the northern boundary and required setback along the eastern and southern boundaries. The applicant is, however, requesting an exception to the compatibility buffer requirements along the eastern and southern boundaries.

III. Exceptions and Modifications

A. Exception to Section 82-302 Compatibility Buffer

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan.

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.

The proposed development shares entire eastern boundary with a gas well pad site and entire southern boundary with LISD property, both zoned for Agricultural uses and master planned for estate residential uses. The applicant is requesting a waiver to:

1. A six-foot masonry wall and a 25-foot landscape buffer along the eastern and southern property lines.
2. A 60 foot setback along the eastern property line for Buildings J and K only. However, a minimum 50 foot setback shall be provided from the eastern PD boundary to Building J; a minimum 15 foot setback shall be provided from the eastern PD boundary to Building K as depicted on the concept plan "Exhibit C."

B. Modification to setbacks

The minimum rear yard setback for Retail District-2 (R-2) is 15 feet for all uses. The applicant is requesting a modification to rear setback requirement only for property lines that are internal to the PD property.

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning amendment requests. At the time this report was written, staff had received one correspondence each in support of and in opposition to this request.

V. ATTACHMENTS

A. Background Information

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

B. Application Details

1. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards

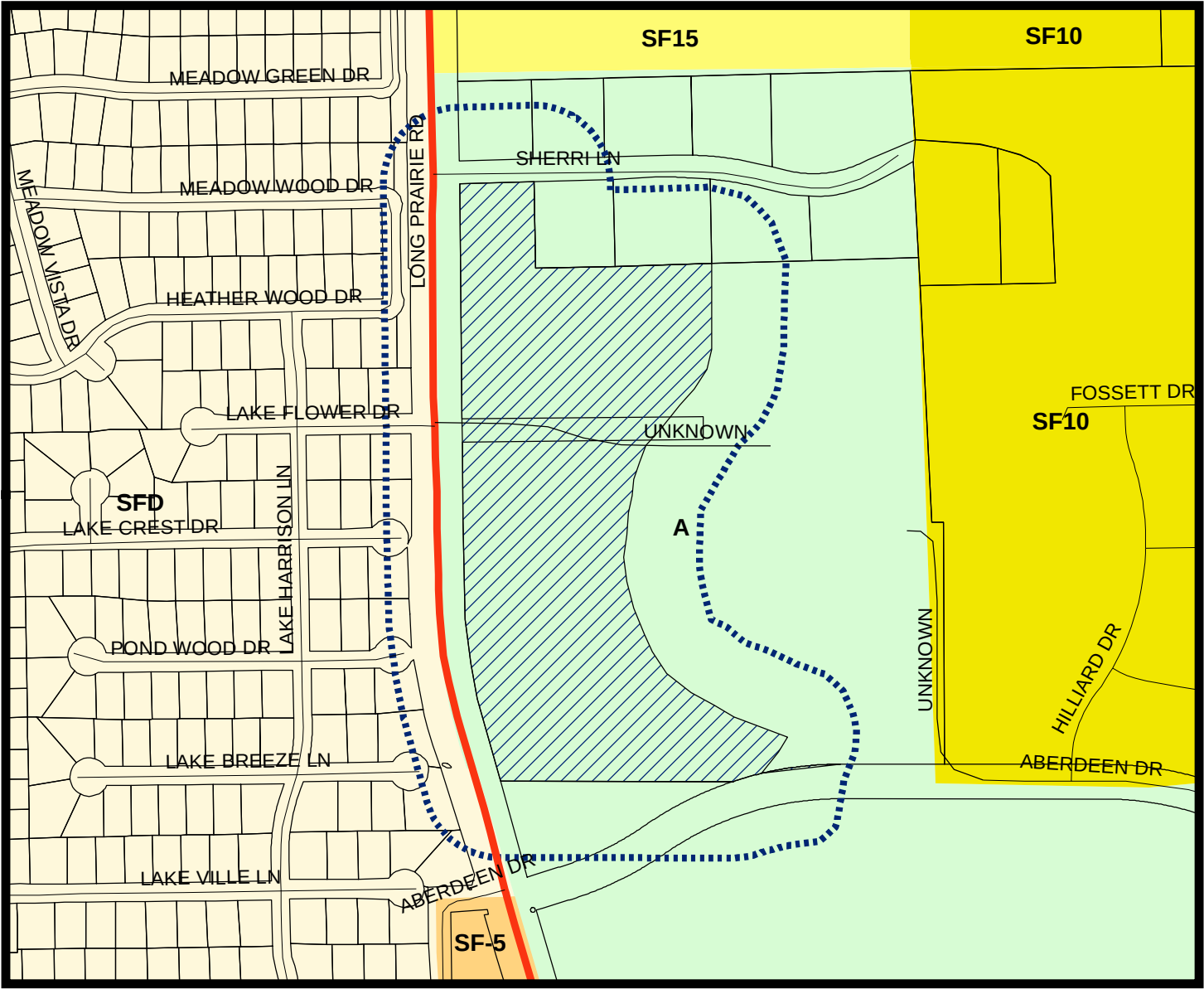
C. Correspondence

1. Correspondence in Support
2. Correspondence in Opposition



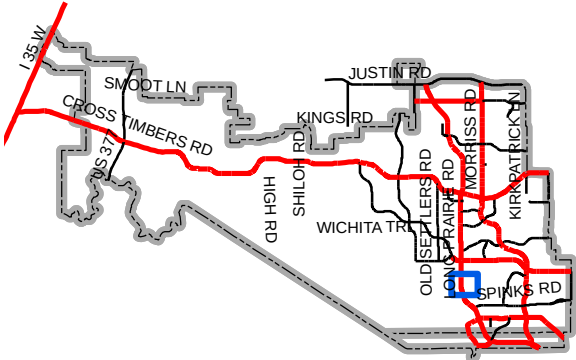
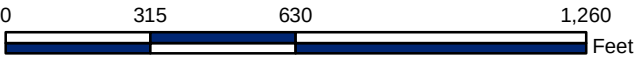
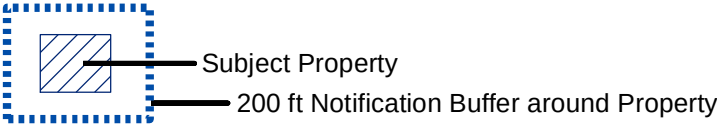
Vicinity Map

Reference Project: MPA17-0008 & ZPD17-0010



LEGEND

- Agriculture
- Single Family 5
- Single Family 10
- Single Family 15
- Single Family Density



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

April 4, 2018

Mr. Chuck Russell
Town Planner
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

**RE: Master Plan Amendment and Zoning Planned Development – Founder’s Landing
(MPA MPA17-0008 & ZPD17-0010)
Letter of Intent
G&A Job No. 15187**

Mr. Russell:

Please accept this letter, on behalf of the Hilliard Family Trust, as an explanation of the proposed request for approximately 17 acres of land located along the east side of Long Prairie Road (FM 2499), south of Sherri Lane and north of Aberdeen. The property has been owned by the Hilliard family for over 80 years. It has been used for agricultural purposes and in the middle of the field is an old runway known as Hilliard runway. Also on the property is a gas well drilling site that was developed in 2011. There are two existing wells and associated equipment. The pad site is accessed primarily from FM 2499 with a secondary access point from Aberdeen. To the east of this property, a new single family community by Toll Brothers is under construction. An existing retention pond is located in the northeast corner of the property.

The Town’s Land Use Plan designates this property to be Estate Residential. A companion Master Plan Amendment to change this land use designation on a portion of the property has been submitted concurrently with the Zoning PD Request.

The purpose of this application is to change the existing zoning to a Planned Development (PD). Founders Landing will include a 36,000 square-foot grocery store, 57,500 square feet of retail and restaurant space and 43,650 square feet of office space. In the southern portion of the tract, the retail and restaurant space has a main drive with enhanced pavement coming off of FM 2499 that terminates into a plaza-type amenity area. This amenity area will include string lighting, enhanced landscaping, outdoor seating/dining areas, a water element or art work, planters, and a bike rack. Two retail buildings are proposed north of the grocery store as well.

Founder's Landing

April 4, 2018

Page 2 of 2

These buildings capture the visibility from FM 2499 and the office buildings are located behind them and are centered around an open space amenity area.

We are providing the required Compatibility Buffer and Setback along a portion of the northern property adjacent to existing residential properties. However, we are seeking an exception to the Compatibility Buffer and the masonry wall requirement along the east property line that parallels the 500' setback, and the south property line adjacent to the property owned by LISD. Both of these areas are zoned Agriculture (AG). The LISD property will more than likely be developed into a nonresidential use at some point in the future. We have taken the requirement into consideration and we believe that the 500' setback is already a significant buffer.

All the buildings are connected to an internal pedestrian circulation system that connects the 8-foot public trail along FM 2499 to the eastern trail along the rear of the development. This will provide a continuous pedestrian route for users to easily get to one area to another on foot. Overall, there is over 3,000 linear feet of pedestrian pathways.

For parking, 144 parking spaces are required for the grocery store, 502 parking spaces are required for the retail and restaurant space, and 146 spaces are required for the office space. We are provided 257 total parking areas in the northern section, 186 spaces in the middle section for the grocery store, and 298 for the southern section. A parking study has been submitted to the Town that details the anticipated parking demand and the adequate number of spaces that will serve this type of development.

We are looking forward to working with the staff on this project. Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,



Randi L. Rivera, AICP

Founders Landing

Parking Study

Prepared by: Robert J. Dollak, Jr., P.E. # 86898

Summary:

Founders Landing is a 17.7-acre development generally located east of FM 2499 (Long Prairie Road), south of Sherri Lane and north of Aberdeen Drive. The site is planned to include retail, restaurant, office and supermarket uses. The Concept Plan is included in Exhibit "C" of this study.

Base Code Parking Requirements:

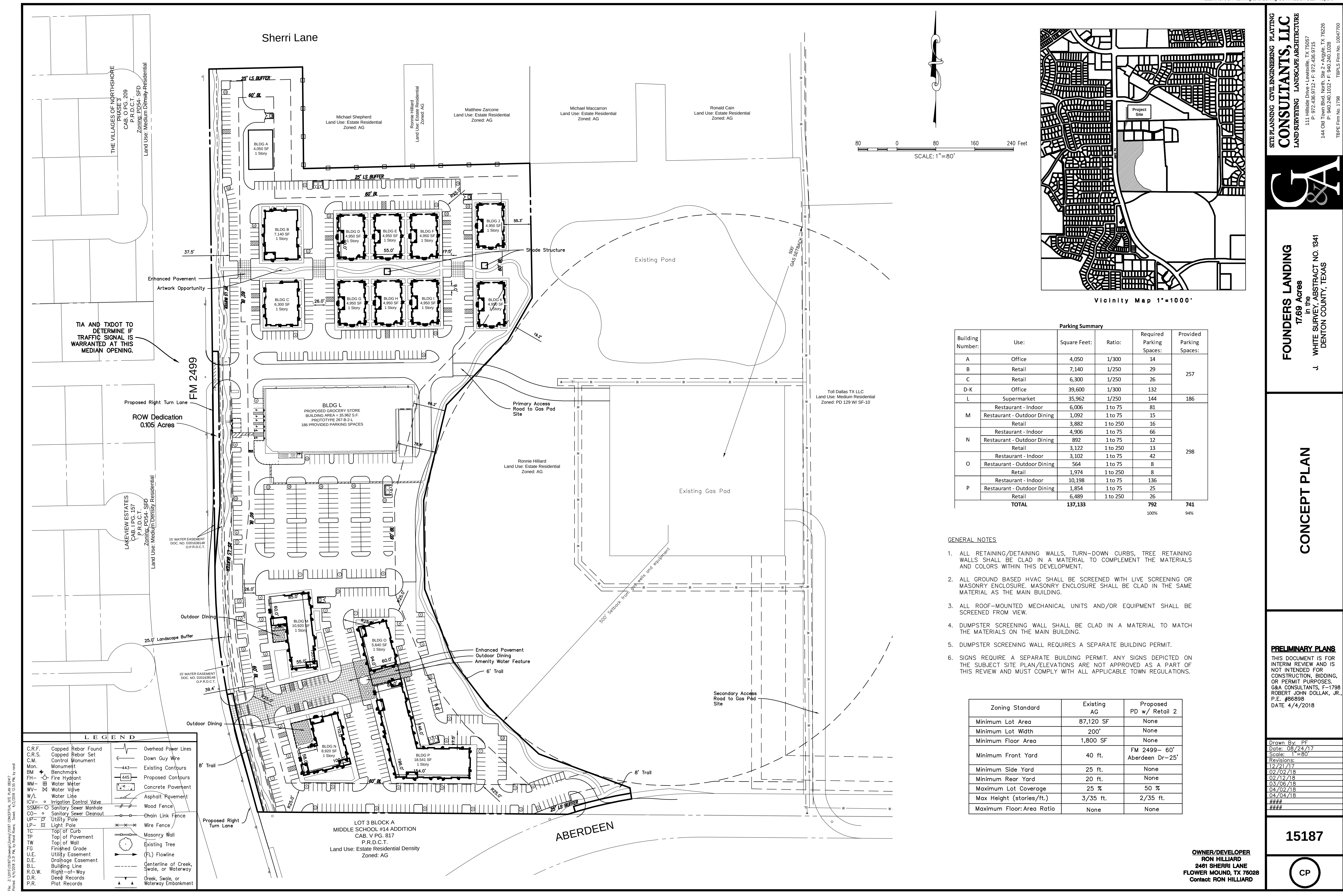
The table below represents the base parking required by the Town of Flower Mound Zoning Ordinance, Section 82-79 for the proposed development. In addition, the table also includes the allowed reductions from the base parking requirements.

Lot #	Building #	Use	Quantity (SF)	Town Code Parking Rate	# of Spaces Required	20% Reduction	# of Spaces Provided
1	A	Office	4,050	1/300	14	12	257
1	B	Retail	7,140	1/250	29	23	
1	C	Retail	6,300	1/250	26	21	
1	D-K	Office	39,600	1/300	132	106	
2	L	Super Market	35,962	1/250	144	115	186
3	M	Restaurant	6,006	1/75	81	64	298
		Patio	1,092	1/75	15	12	
		Retail	3,882	1/250	16	12	
3	N	Restaurant	4,906	1/75	66	52	
		Patio	892	1/75	12	9	
		Retail	3,122	1/250	13	10	
3	O	Restaurant	3,102	1/75	42	33	
		Patio	564	1/75	8	6	
		Retail	1,974	1/250	8	6	
3	P	Restaurant	10,198	1/75	136	108	
		Patio	1,854	1/75	25	20	
		Retail	6,489	1/250	26	20	
		Totals	137,133		792	629	741 (94%)

As illustrated in the table above, the Town of Flower Mound requires 792 total parking spaces for this site. Per Town standards, a large development requires a 20% reduction of total parking spaces. Taking this reduction, lowers the minimum required number of required parking spaces to 629 parking spaces.

Conclusion:

The proposed Concept Plan currently provides 741 total parking spaces spread-out over the three different lots. Based on the different uses proposed, and allowing for employee parking, 741 parking spaces is appropriate for this development.



Parking Summary					
Building Number:	Use:	Square Feet:	Ratio:	Required Parking Spaces:	Provided Parking Spaces:
A	Office	4,050	1/300	14	257
B	Retail	7,140	1/250	29	
C	Retail	6,300	1/250	26	
D-K	Office	39,600	1/300	132	186
L	Supermarket	35,962	1/250	144	
M	Restaurant - Indoor	6,006	1 to 75	81	
	Restaurant - Outdoor Dining	1,092	1 to 75	15	298
	Retail	3,882	1 to 250	16	
N	Restaurant - Indoor	4,906	1 to 75	66	
	Restaurant - Outdoor Dining	892	1 to 75	12	
	Retail	3,122	1 to 250	13	
O	Restaurant - Indoor	3,102	1 to 75	42	
	Restaurant - Outdoor Dining	564	1 to 75	8	
	Retail	1,974	1 to 250	8	
P	Restaurant - Indoor	10,198	1 to 75	136	
	Restaurant - Outdoor Dining	1,854	1 to 75	25	
TOTAL		137,133		792	741
				100%	94%

- GENERAL NOTES**
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

Zoning Standard	Existing AG	Proposed PD w/ Retail 2
Minimum Lot Area	87,120 SF	None
Minimum Lot Width	200'	None
Minimum Floor Area	1,800 SF	None
Minimum Front Yard	40 ft.	FM 2499- 60' Aberdeen Dr-25'
Minimum Side Yard	25 ft.	None
Minimum Rear Yard	20 ft.	None
Maximum Lot Coverage	25 %	50 %
Max Height (stories/ft.)	3/35 ft.	2/35 ft.
Maximum Floor:Area Ratio	None	None

OWNER/DEVELOPER
RON HILLIARD
2461 SHERRI LANE
FLOWER MOUND, TX 76028
Contact: RON HILLIARD

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700



FOUNDERS LANDING
17.69 Acres
in the
WHITE SURVEY, ABSTRACT NO. 1341
DENTON COUNTY, TEXAS
J.

CONCEPT PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. G&A CONSULTANTS, F-1798 ROBERT JOHN DOLLAH, JR., P.E. #86898 DATE 4/4/2018

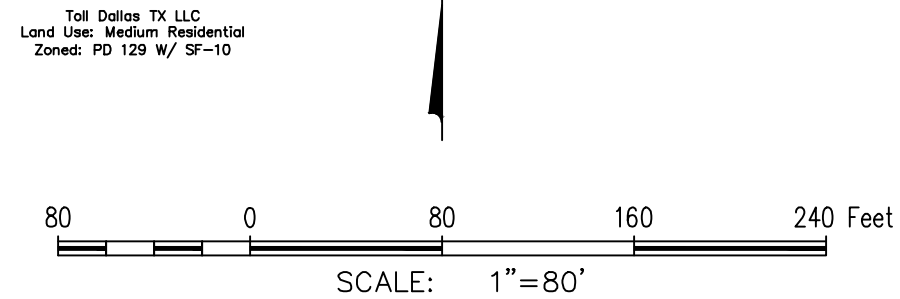
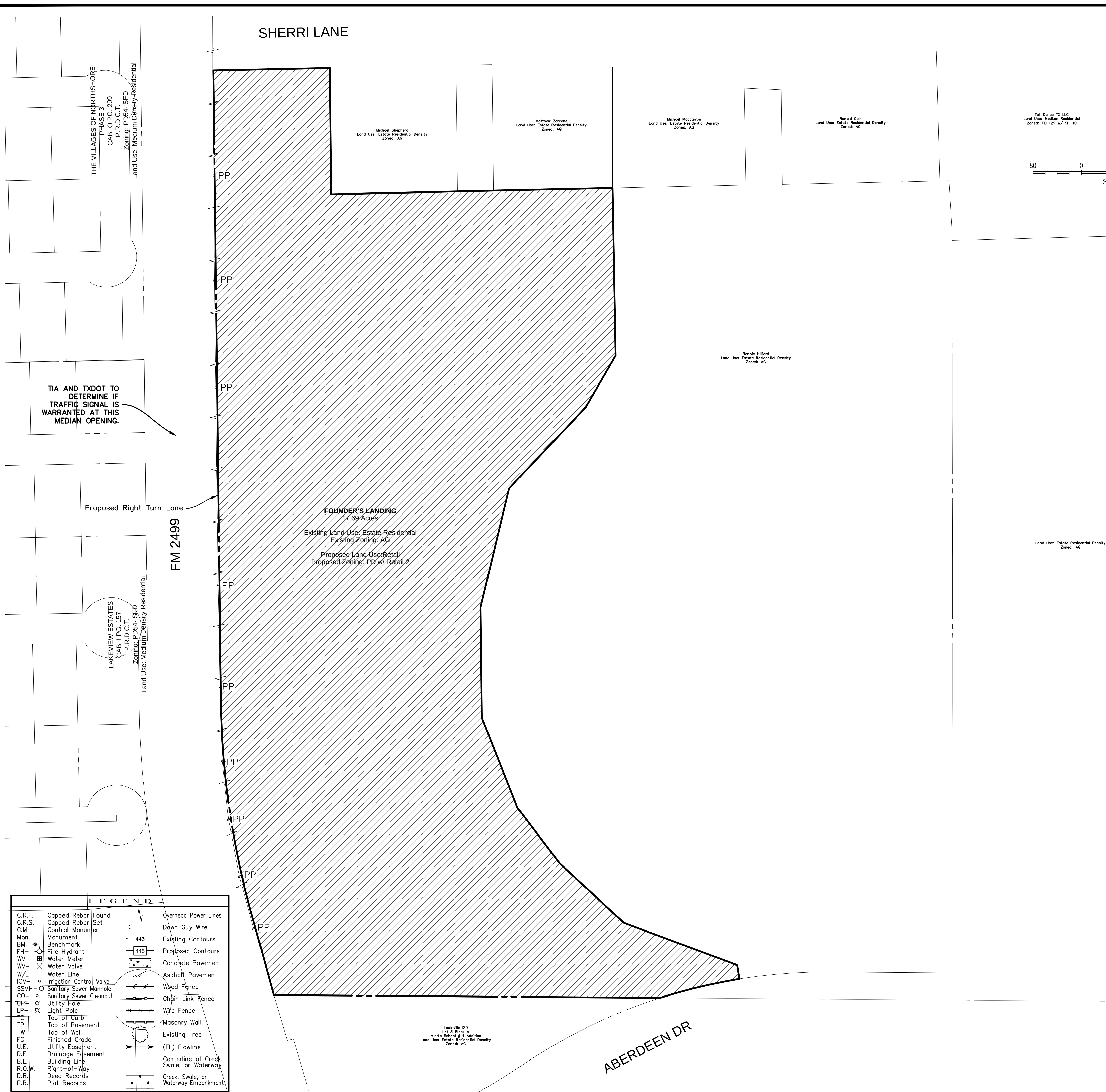
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Revisions:
12/21/17
02/02/18
02/12/18
03/06/18
04/02/18
04/04/18
####

15187

CP

FOUNDER'S LANDING

File: J:\2018\15187\15187 Master Plan\15187 Master Plan.dwg, Date: 08/24/17, Time: 4:29 PM, by: gphillips



Zoning Standard	Existing AG	Proposed PD w/ Retail 2
Minimum Lot Area	87,120 SF	None
Minimum Lot Width	200'	None
Minimum Floor Area	1,800 SF	None
Minimum Front Yard	40 ft.	FM 2499- 60' Aberdeen Dr-25'
Minimum Side Yard	25 ft.	None
Minimum Rear Yard	20 ft.	None
Maximum Lot Coverage	25 %	50 %
Max Height (stories/ft.)	3/35 ft.	2/35 ft.
Maximum Floor:Area Ratio	None	None

MASTER PLAN FEATURES	
Land Use Plan	Estate Density
Urban Design Plan	None
Parks and Trail	Multi Line Trail on FM 2499 and Aberdeen Dr
Thoroughfare Plan	FM 2499 - Major Arterial (120' ROW)
	Aberdeen Dr - Urban Minor Arterial Divided (90' ROW)
Water Plan	Long Prairie District - Existing waterline along FM 2499
	Extend existing 12" waterline along Aberdeen
Wastewater Plan	Long Prairie District - existing sewer line along south property line

OWNER/DEVELOPER
RON HILLIARD
2461 SHERRI LANE
FLOWER MOUND, TX 76028
Contact: RON HILLIARD

SITE PLANNING CIVIL ENGINEERING PLATTING
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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPCE Firm No. 1798 TBPCE Firm No. 10047700

FOUNDER'S LANDING
17.69 Acres
in the
J. WHITE SURVEY, ABSTRACT NO. 1341
DENTON COUNTY, TEXAS

**MASTER PLAN AMENDMENT
&
ZONING EXHIBIT**

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR., P.E. #86898
DATE 3/28/2018

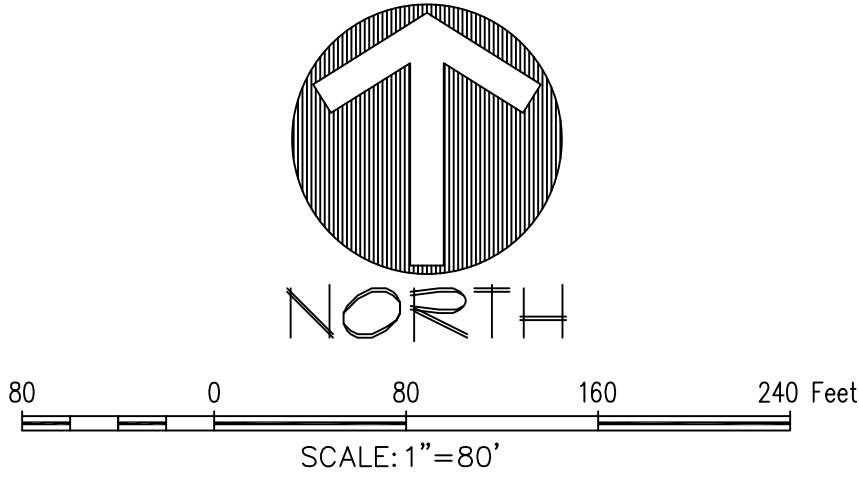
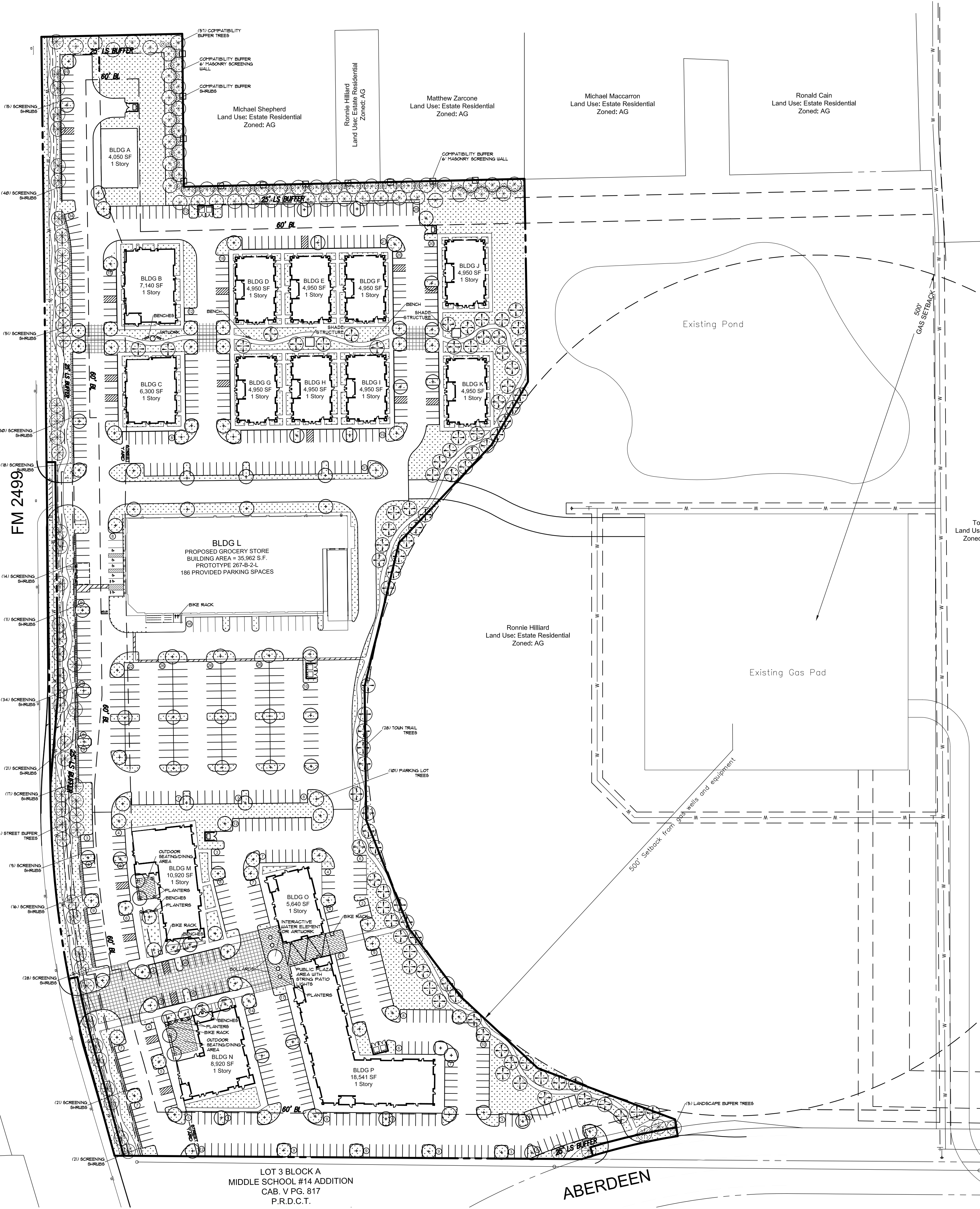
Drawn By: PF
Date: 08/24/17
Scale: 1"=80'
Revisions:
12/19/2017
03/06/2018
03/28/2018

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15187

MPA
& ZE

FOUNDER'S LANDING



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Long Prairie Road		25 ft.	25 ft.
Aberdeen Road		25 ft.	25 ft.
COMPATIBILITY BUFFER LANDSCAPING			
STANDARD		REQUIRED	PROVIDED
Sherri Lane		25 ft. landscape buffer	25 ft. landscape buffer
	1 tree for every 400 s.f.	21,045 s.f. / 400=53 trees	57 trees (3" cal.)
Gas Well Pad Site		6' ht. screen	screening shrubs (6' ht.)
	Average of 25' buffer 1 tree for every 400 s.f.	31,800 s.f. / 400=80 trees	80 trees (3" cal.)
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 L.F.	Long Prairie - 1538 L.F.	52 trees (3" cal.)	54 trees (3" cal.)
1 per 30 L.F.	Aberdeen - 136 L.F.	5 trees (3" cal.)	5 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	161,069 s.f. of street yard	61 trees (3" cal.)	83 trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	742 parking spaces	5,565 s.f.	9,891+ s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	742 parking spaces	75 trees (3" cal.)	114 trees (3" cal.)
**All parking spaces to be located within 50 ft. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)

OWNER/DEVELOPER
RON HILLIARD
2461 SHERRI LANE
FLOWER MOUND, TX 75028
Contact: RON HILLIARD

15187

CP

FOUNDERS LANDING

17.69 Acres

in the

J. WHITE SURVEY, ABSTRACT NO. 1341

DENTON COUNTY, TEXAS

FOUNDERS LANDING

CONSULTANTS, LLC

LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Louisville, TX 75057

P: 972.436.9712 • F: 972.436.9715

144 Old Town Bld. North, Ste 2 • Argyle, TX 76226

P: 940.240.1012 • F: 940.240.1028

TBPE Firm No. 1798

TBPE Firm No. 0047700

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW

AND IS NOT INTENDED FOR CONSTRUCTION,

BIDDING, OR PERMITTING PURPOSES.

RON STEWART LANDSCAPE ARCHITECTS, P.C.

DATED 4/2/2018

Drawn By: MH

Date: 06/24/2017

Scale: 1"=80'

Revisions:

12/20/17

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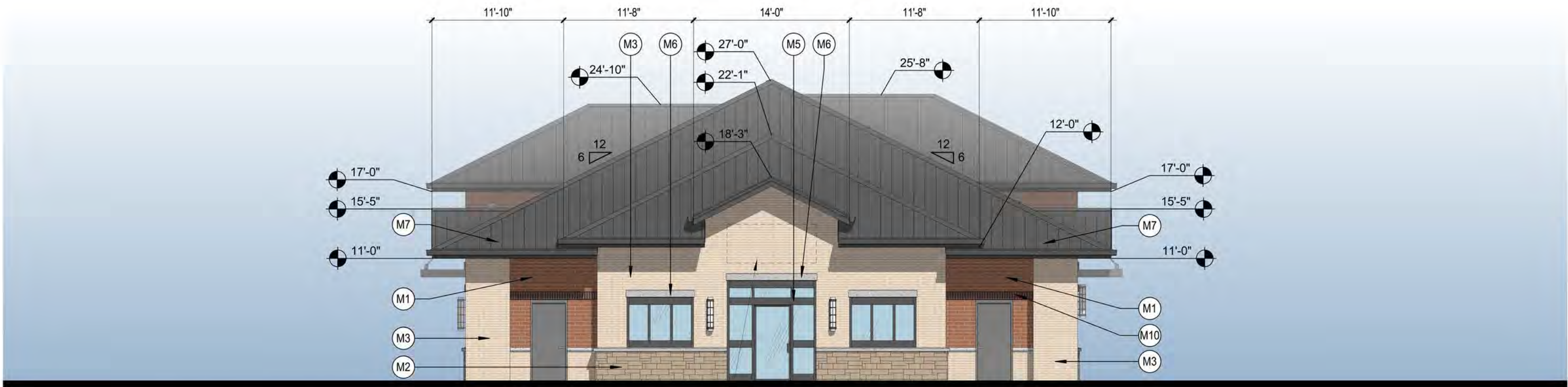
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1 WEST ELEVATION (LONG ELEVATION, DOUBLE ENTRY OPTION)
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (SHORT ELEVATION, SINGLE ENTRY OPTION)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (LONG ELEVATION, SINGLE ENTRY OPTION)
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (SHORT ELEVATION, DOUBLE ENTRY OPTION)
SCALE: 1/8" = 1'-0"

NOTES:

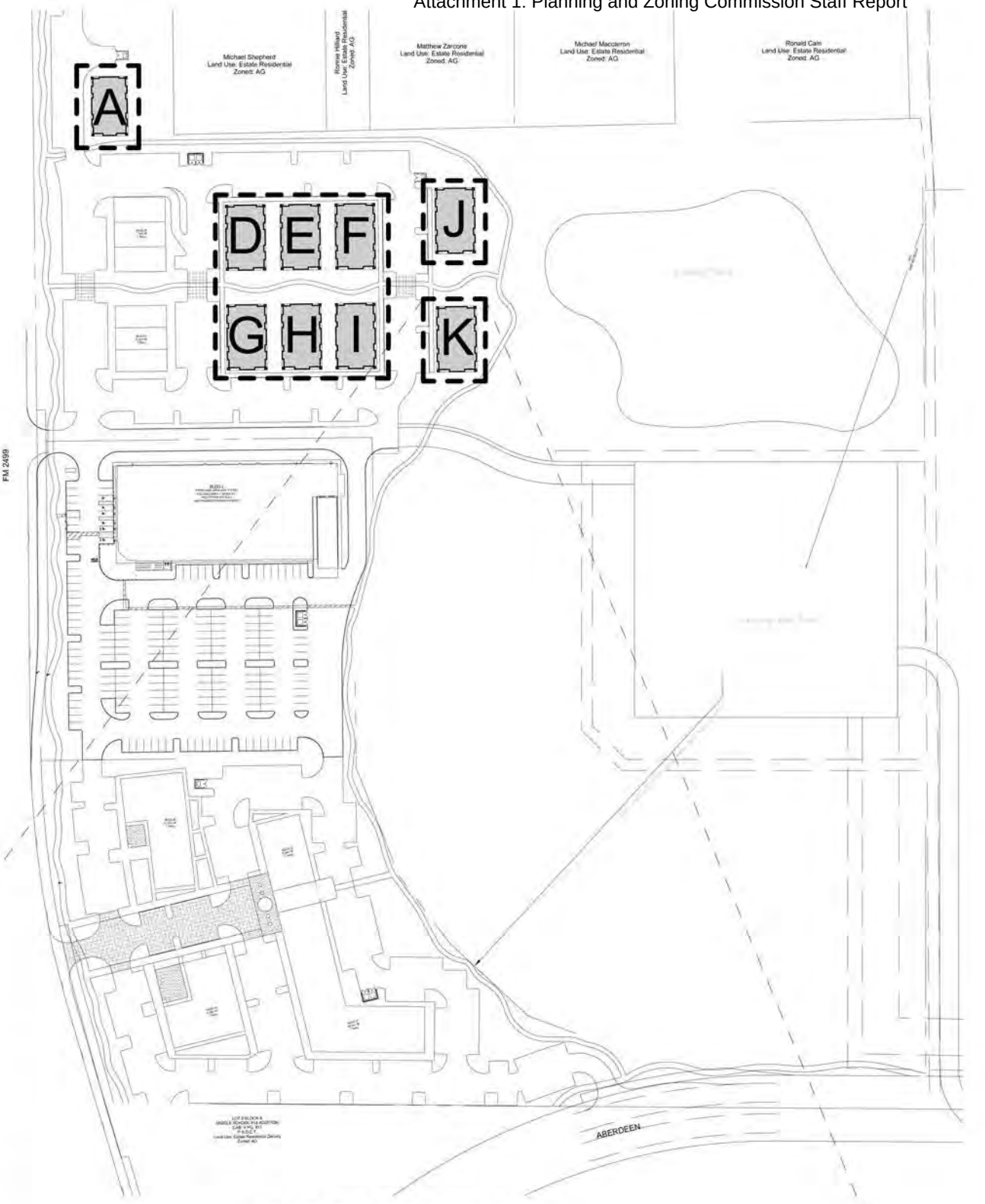
1. ANY ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
3. ROOFS MUST BE BETWEEN 6:12 - 9:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.

KEY NOTES:

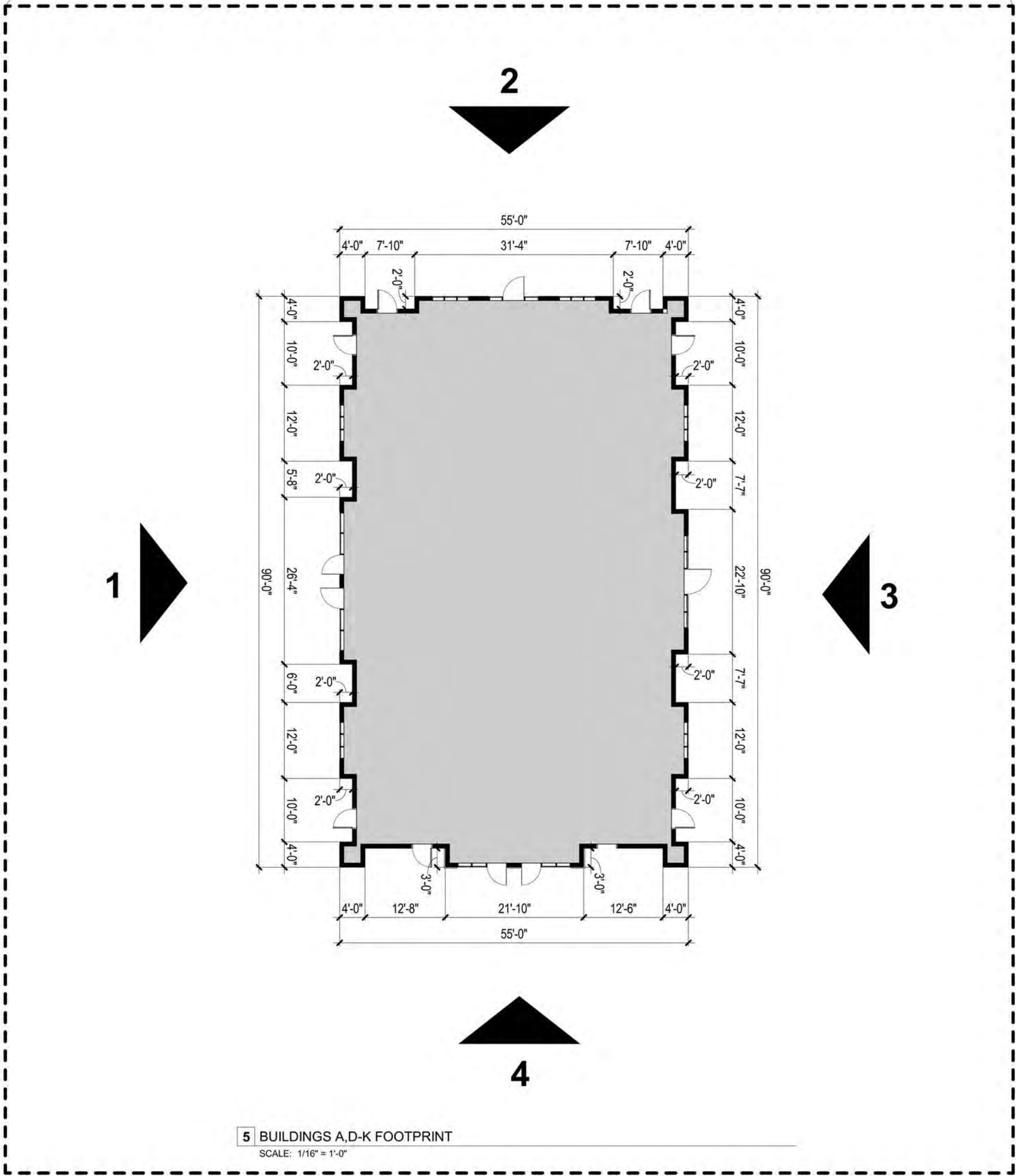
- M1 HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY ACME
- M2 CULTURED STONE, ALPINE LEDGESTONE "CHARDONNAY" BY BORAL
- M3 HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY ACME
- M5 ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE
- M6 PRECAST TRIM, UNPAINTED
- M7 STANDING SEAM METAL ROOF, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
- M8 ARCHITECTURAL METAL ENTRANCE AWNING, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
- M9 DECORATIVE LIGHTING FEATURE
- M10 HAND-LAID BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME

MATERIAL TABULATION CHART

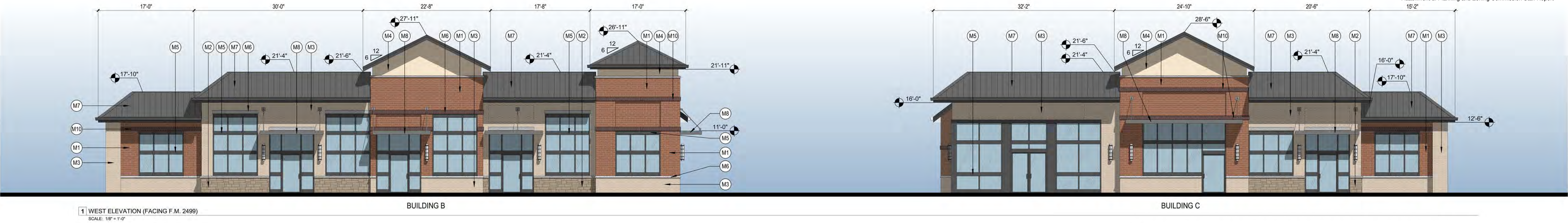
	West	East	North	South
1. Total Facade S.F.	1,203 s.f.	1,182 s.f.	686 s.f.	661 s.f.
2. Facade S.F. (exclusive of doors and windows)	892 s.f.	954 s.f.	508 s.f.	466 s.f.
3. Doors and Windows S.F.	311 s.f.	228 s.f.	178 s.f.	195 s.f.
4. Primary Masonry totals (Min. 80%)	892 s.f. and 100% of 2	954 s.f. and 100% of 2	508 s.f. and 100% of 2	466 s.f. and 100% of 2
Brick s.f.	826 s.f. (92.6% of 100%)	887 s.f. (93% of 100%)	441 s.f. (86.8% of 100%)	448 s.f. (96.1% of 100%)
Stucco s.f.	0 s.f. (0% of 100%)	0 s.f. (0% of 100%)	0 s.f. (0% of 100%)	0 s.f. (0% of 100%)
Cultured Stone s.f.	66 s.f. (7.4% of 100%)	67 s.f. (7% of 100%)	67 s.f. (13.2% of 100%)	18 s.f. (3.9% of 100%)
5. Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
EIFS s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
Peak Building Height = 27'-0"	Mean Building Height = 22'-0"			



SITE KEY PLAN
BUILDINGS A,D-K



5 BUILDINGS A,D-K FOOTPRINT
SCALE: 1/16" = 1'-0"



KEY NOTES:

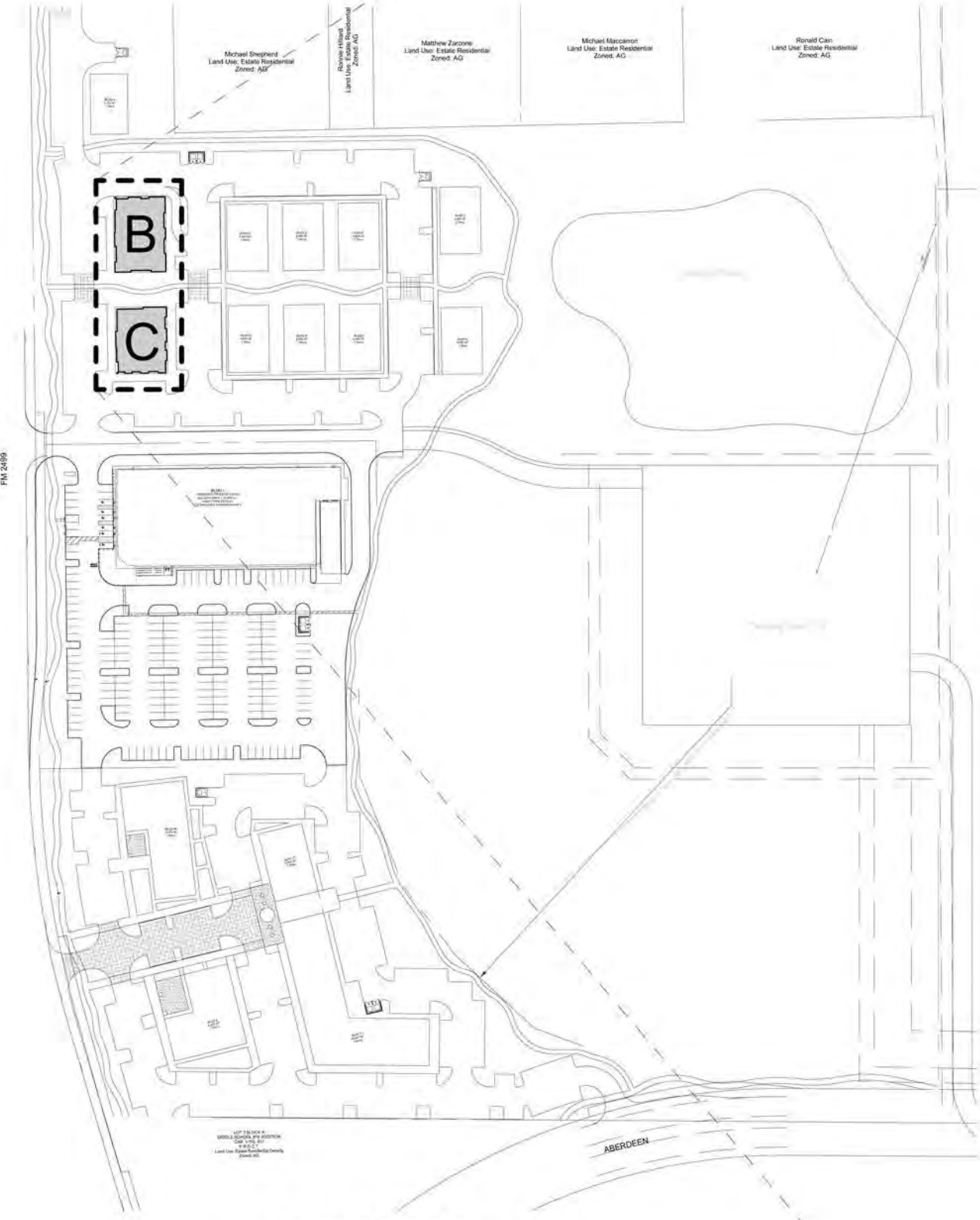
M1	HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY ACME
M2	CULTURED STONE, ALPINE LEDGESTONE "CHARDONNAY" BY BORAL
M3	HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY ACME
M4	PLASTER STUCCO, STO POWERWALL SYSTEM, COLOR TO MATCH SW#7004 "SNOWBOUND"
M5	ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE
M6	PRECAST TRIM, UNPAINTED
M7	STANDING SEAM METAL ROOF, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
M8	ARCHITECTURAL METAL ENTRANCE AWNING, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
M10	HAND-LAID BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME

MATERIAL TABULATION CHART

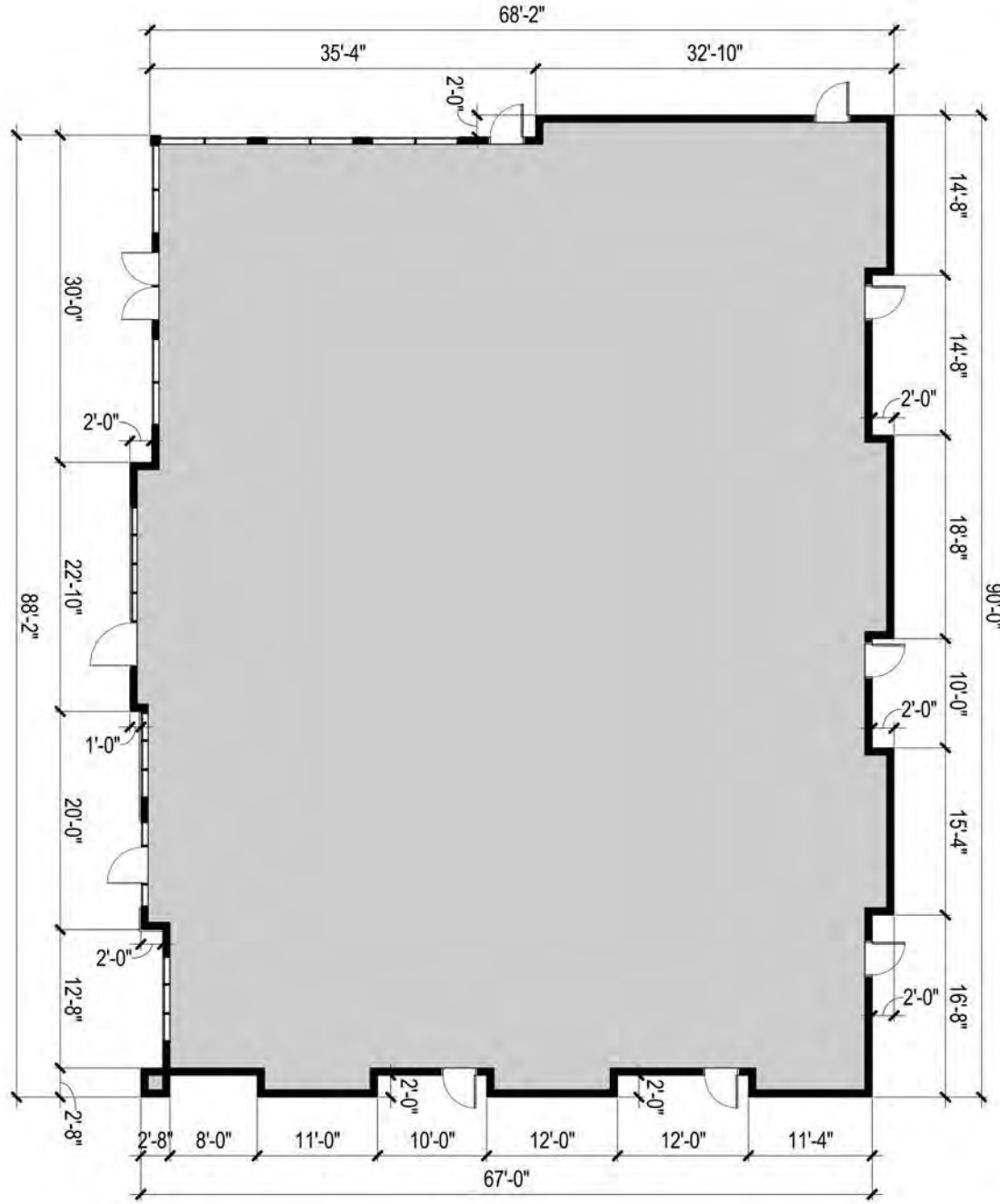
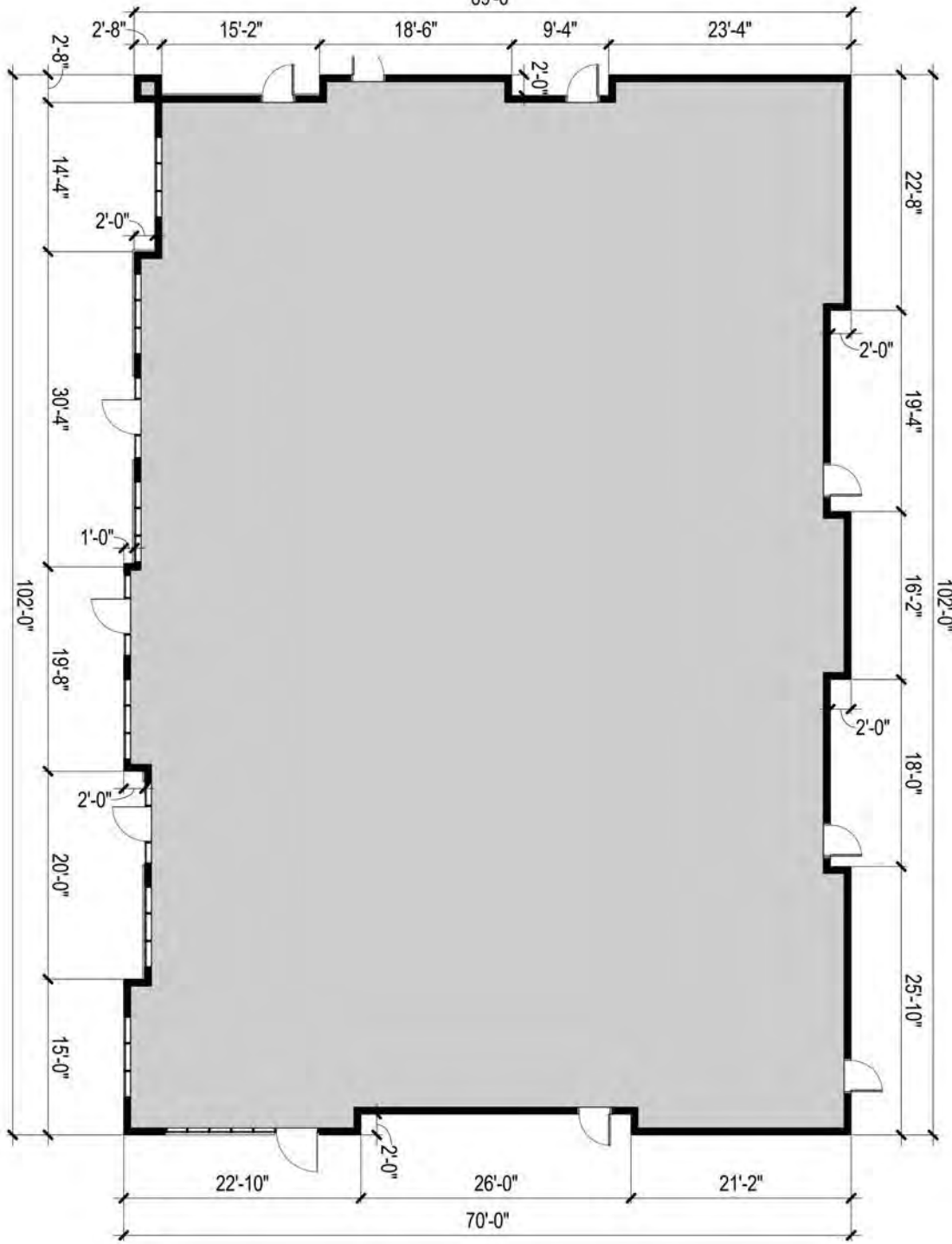
	West - Building B		West - Building C	
1. Total Facade S.F.	1,877 s.f.		1,584 s.f.	
2. Facade S.F. (exclusive of doors and windows)	1,109 s.f.		898 s.f.	
3. Doors and Windows S.F.	768 s.f.		686 s.f.	
4. Primary Masonry totals (Min. 80%)	1,109 s.f. and 100% of 2		898 s.f. and 100% of 2	
Brick s.f.	923 s.f. (83.2% of 100%)		774 s.f. (86.2% of 100%)	
Stucco s.f.	94 s.f. (8.5% of 100%)		91 s.f. (10.1% of 100%)	
Cultured Stone s.f.	92 s.f. (8.3% of 100%)		33 s.f. (3.7% of 100%)	
5. Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2		0 s.f. and 0% of 2	
EIFS s.f.	0 s.f.		0 s.f.	
	Peak Building Ht = 27'-11"	Mean Building Ht = 21'-6"	Peak Building Ht = 28'-6"	Mean Building Ht = 21'-6"

NOTES:

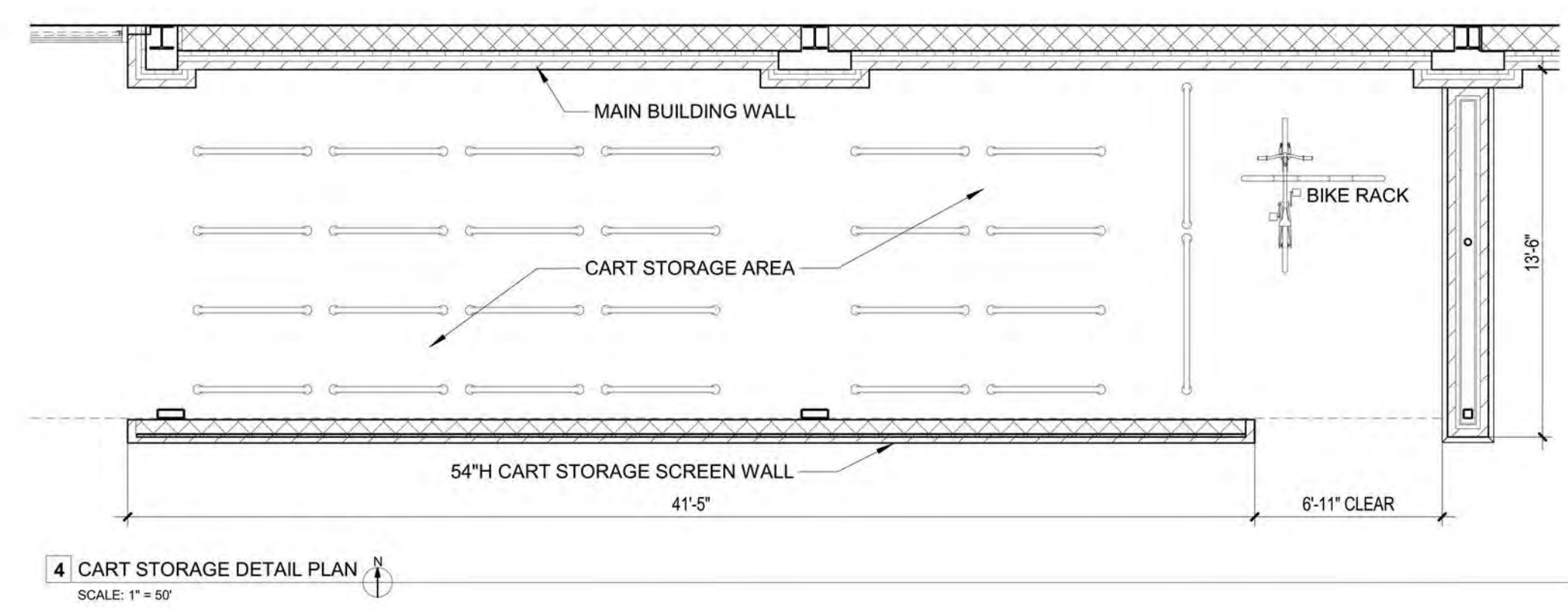
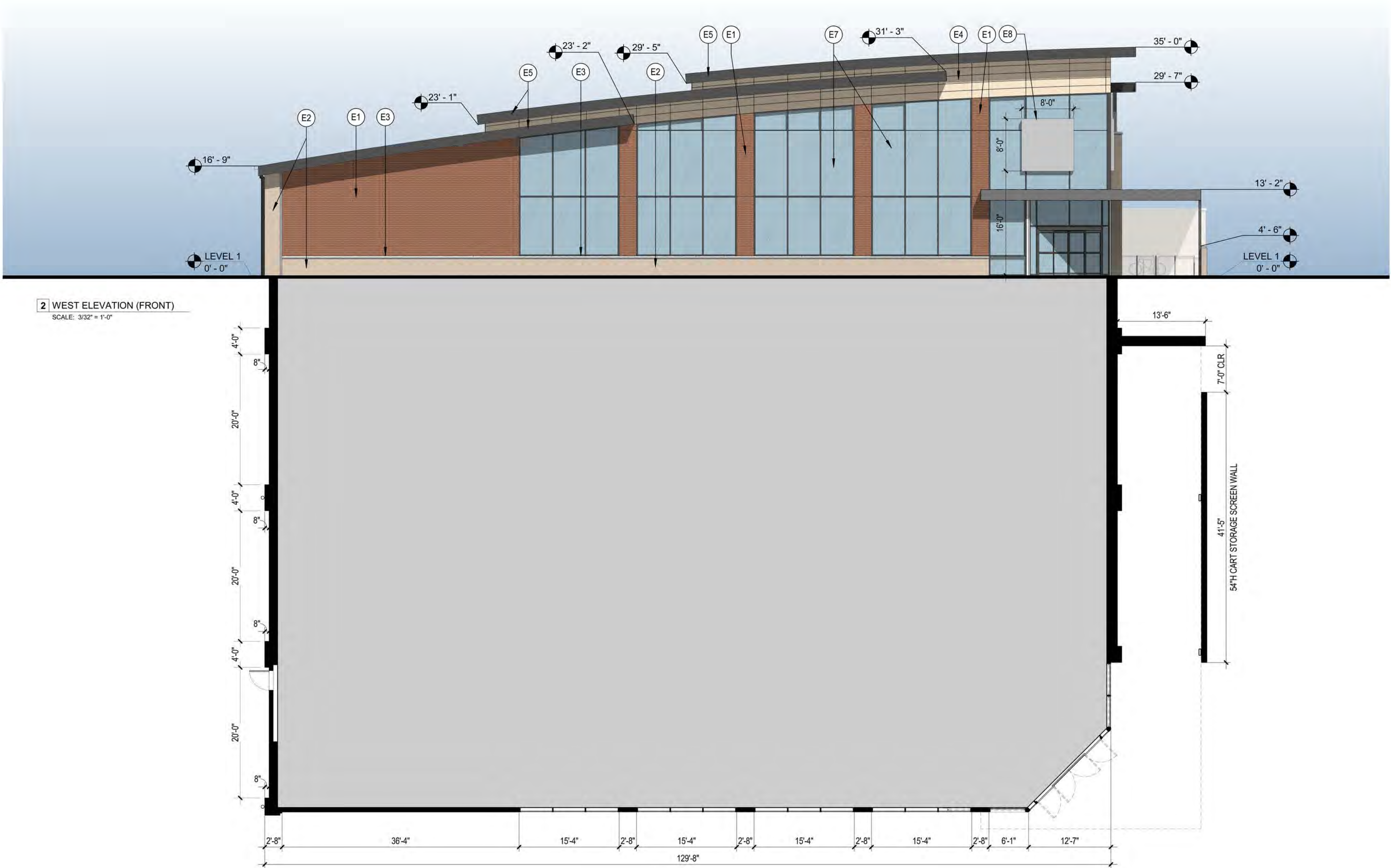
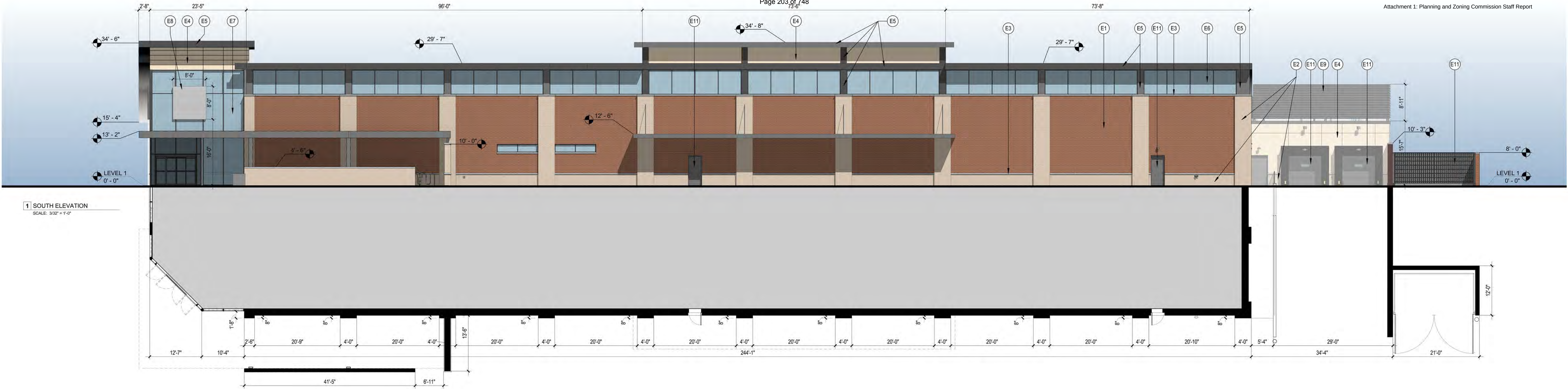
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SITE KEY PLAN
BUILDINGS B-C



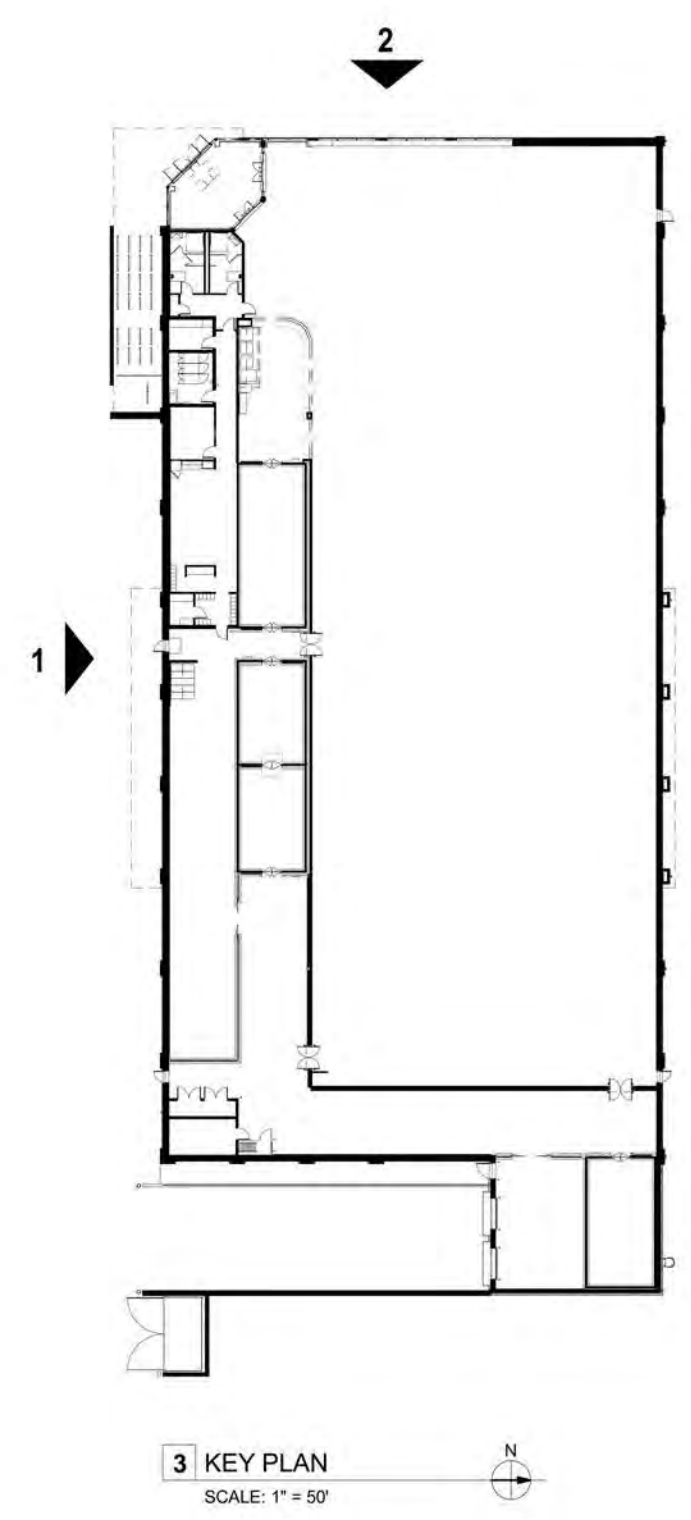
BUILDINGS B & C FOOTPRINT
SCALE: 1/16" = 1'-0"

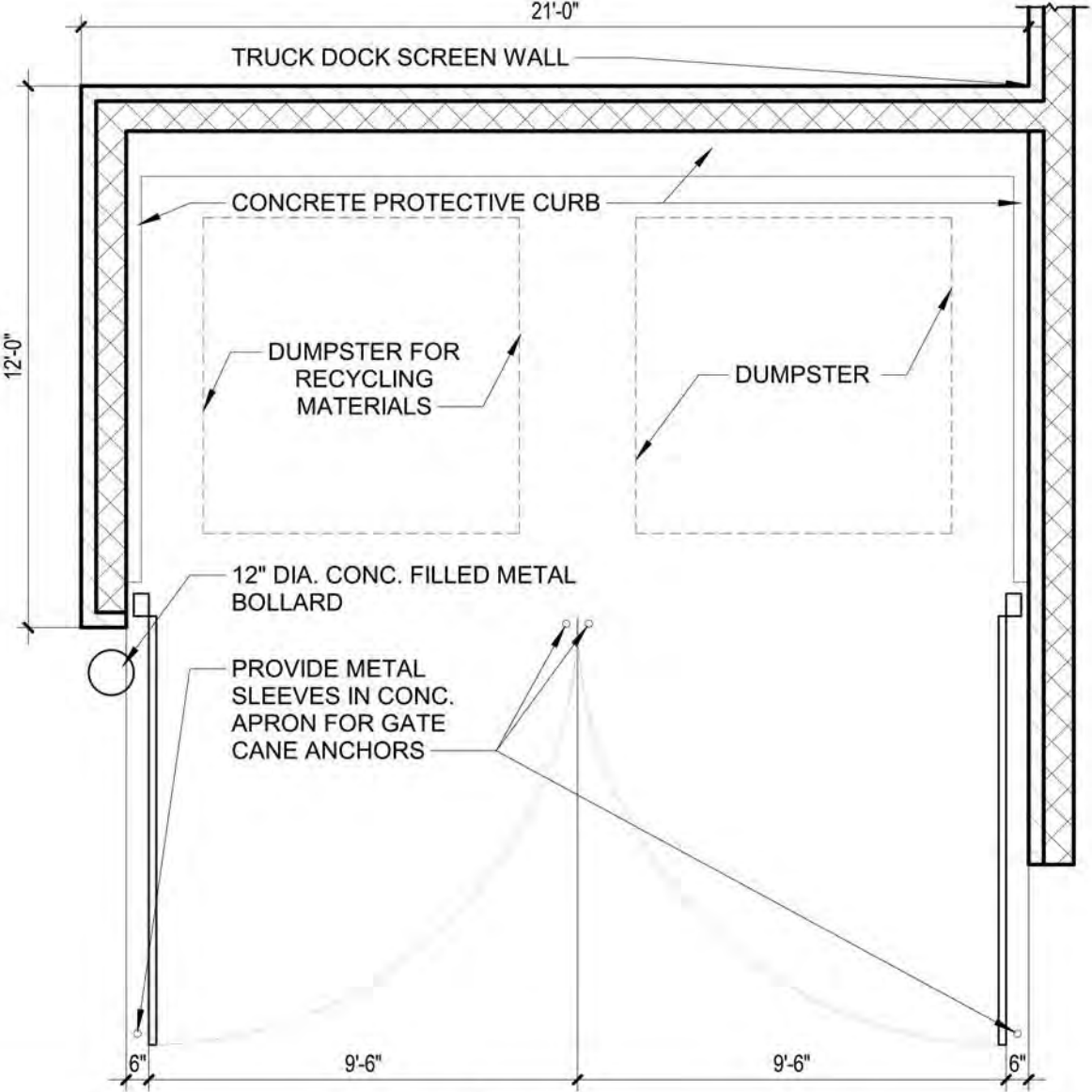
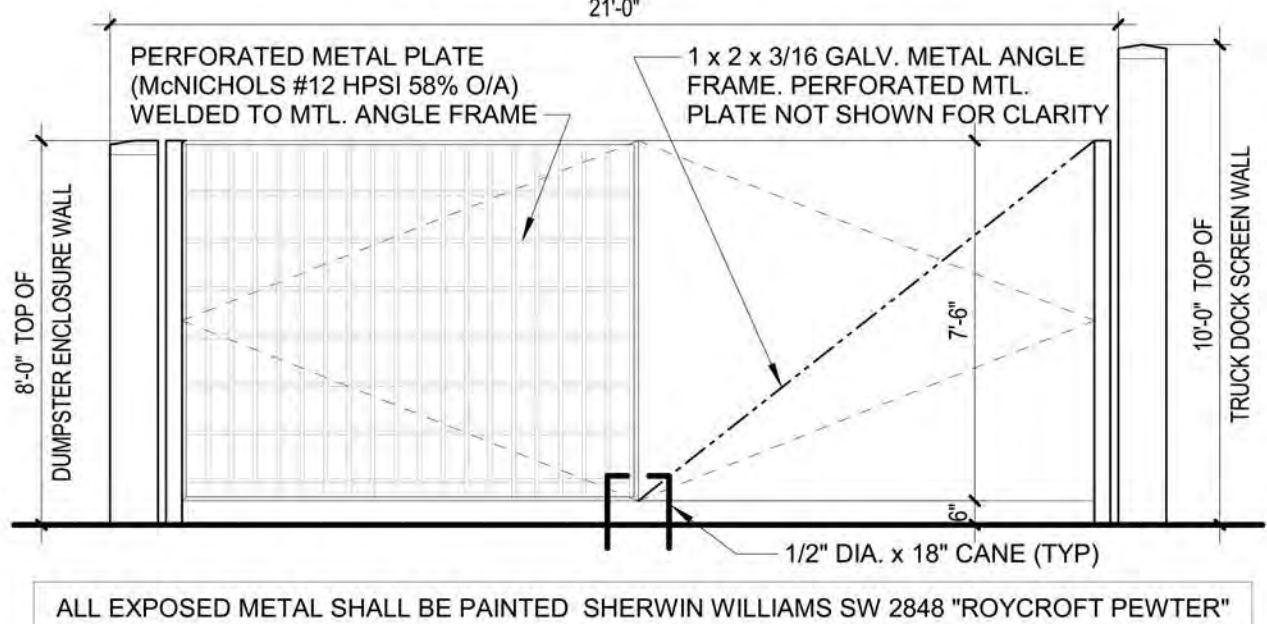
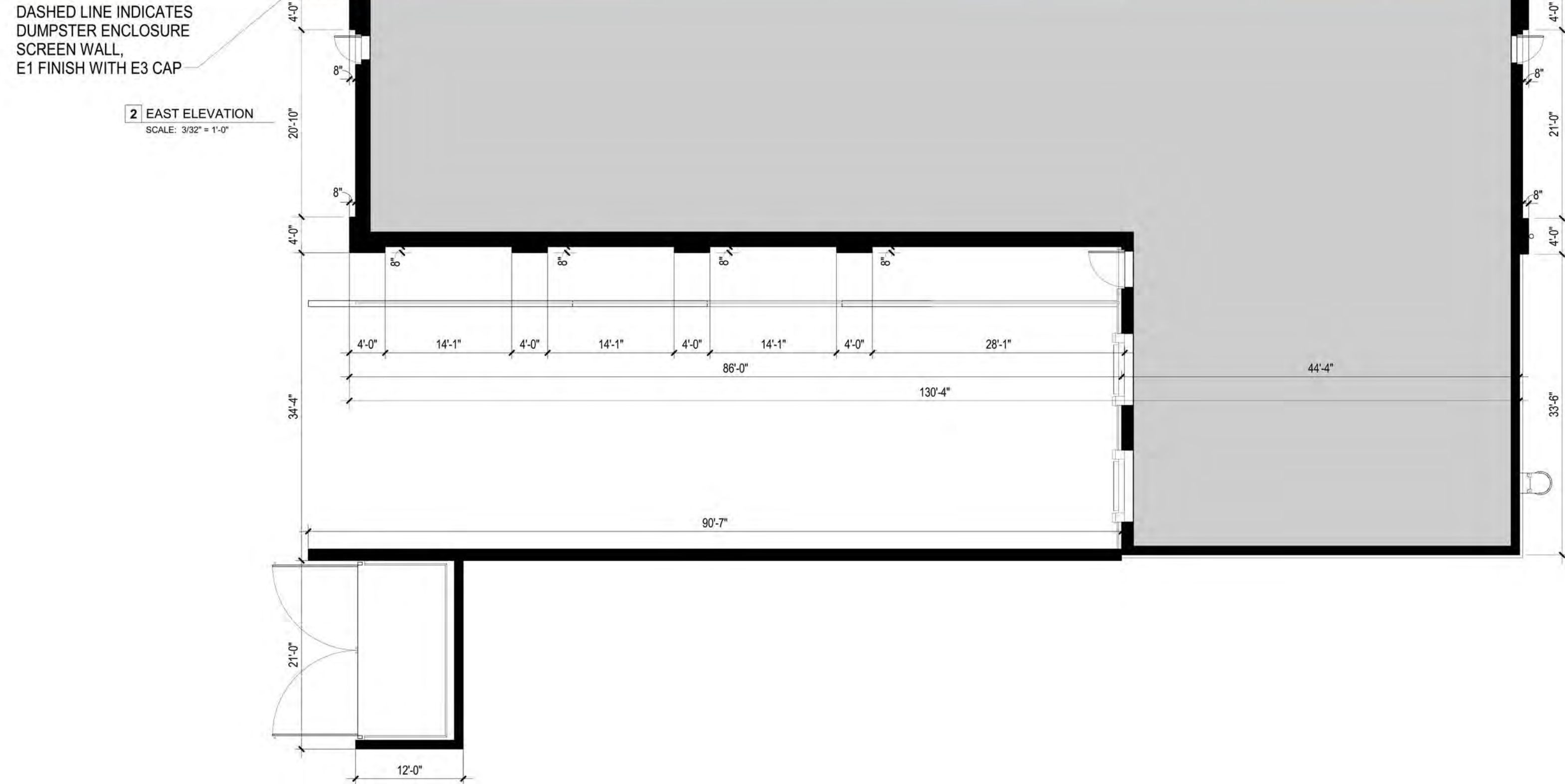
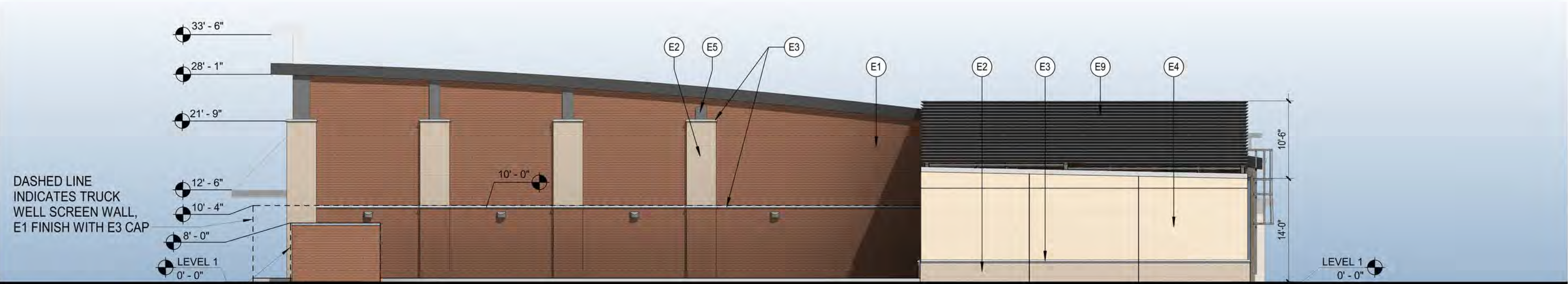
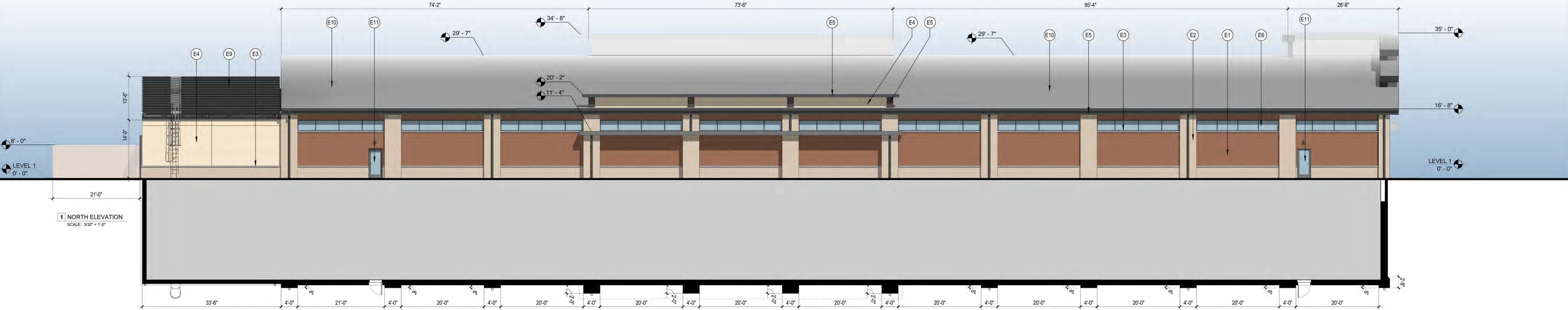


KEY NOTES:					
E1	ACME BRICK, UTILITY SIZE, RUNNING BOND PATTERN, TYPE A "RED SUNSET"				
E2	ACME BRICK, NORMAN SIZE, RUNNING BOND PATTERN, TYPE B "DOVE GRAY"				
E3	PRE-CAST CONCRETE SILL, UNPAINTED				
E4	PLASTER STUCCO, STO POWERWALL SYSTEM, COLOR TO MATCH SW#7004 "SNOWBOUND"				
E5	ARCHITECTURAL METAL VENEER, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"				
E6	ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE				
E7	ALUMINUM CURTAIN WALL SYSTEM, KAWNEER 1600UT				
E8	LOGO SIGNAGE				
E9	METAL LOUVER ROOF EQUIPMENT SCREEN, INDUSTRIAL LOUVERS, INC. MODEL 450XPI, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"				
E10	LIGHT GRAY TPO (60 MILS), FULLY ADHERED ROOFING MEMBRANE, COLOR "ENERGY GRAY #322"				
E11	DOOR AND HARDWARE TO MATCH SW#2848 "ROYCROFT PEWTER"				

MATERIAL TABULATION CHART					
		West	East	North	South
1.	Total Facade S.F.	3,662 s.f.	3,045 s.f.	8,904 s.f.	5,129 s.f.
2.	Facade S.F. (exclusive of doors and windows)	1,849 s.f.	3,045 s.f.	6,567 s.f.	4,290 s.f.
3.	Doors and Windows S.F.	1,813 s.f.	0 s.f.	2,337 s.f.	839 s.f.
4.	Primary Masonry totals (Min. 80%)	1,564 s.f. and 84.6% of 2	2,473 s.f. and 99% of 2	5,279 s.f. and 88% of 2	4,225 s.f. and 98.5% of 2
	Brick s.f.	1,223 s.f. (81.6% of 84.6%)	2,473 s.f. (81% of 99%)	5,279 s.f. (80% of 88%)	3,896 s.f. (92.2% of 98.5%)
	Stucco s.f.	341 s.f. (18.4% of 84.6%)	539 s.f. (18% of 99%)	512 s.f. (8% of 88%)	329 s.f. 7.8% of 98.5%)
5.	Secondary Masonry totals (max 20%)	285 s.f. and 15.4% of 2	33 s.f. and 1% of 2	776 s.f. and 12% of 2	65 s.f. and 1.5% of 2
	Metal Panel	285 s.f.	33 s.f.	776 s.f.	65 s.f.
Peak Building Height = 35'-0"		Mean Building Height = 29'-7"			

NOTES:
1. ANY ELECTRICAL PANELS WILL BE PAINTED / TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN / ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.





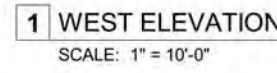
KEY NOTES:

E1	ACME BRICK, UTILITY SIZE, RUNNING BOND PATTERN, TYPE A "RED SUNSET"
E2	ACME BRICK, NORMAN SIZE, RUNNING BOND PATTERN, TYPE B "DOVE GRAY"
E3	PRE-CAST CONCRETE SILL, UNPAINTED
E4	PLASTER STUCCO, STO POWERWALL SYSTEM, COLOR TO MATCH SW#7004 "SNOWBOUND"
E5	ARCHITECTURAL METAL VENEER, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
E6	ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE
E7	ALUMINUM CURTAIN WALL SYSTEM, KAWNEER 1600UT
E8	LOGO SIGNAGE
E9	METAL LOUVER ROOF EQUIPMENT SCREEN, INDUSTRIAL LOUVERS, INC. MODEL 450XPI, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
E10	LIGHT GRAY TPO (60 MILS), FULLY ADHERED ROOFING MEMBRANE, COLOR "ENERGY GRAY #322"
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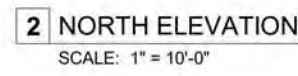
MATERIAL TABULATION CHART

	West	East	North	South
1. Total Facade S.F.	3,662 s.f.	3,045 s.f.	8,904 s.f.	5,129 s.f.
2. Facade S.F. (exclusive of doors and windows)	1,849 s.f.	3,045 s.f.	6,567 s.f.	4,290 s.f.
3. Doors and Windows S.F.	1,813 s.f.	0 s.f.	2,337 s.f.	839 s.f.
4. Primary Masonry totals (Min. 80%)	1,564 s.f. and 84.6% of 2	2,473 s.f. and 99% of 2	5,279 s.f. and 88% of 2	4,225 s.f. and 98.5% of 2
Brick s.f.	1,223 s.f. (81.6% of 84.6%)	2,473 s.f. (81% of 99%)	5,279 s.f. (80% of 88%)	3,896 s.f. (92.2% of 98.5%)
Stucco s.f.	341 s.f. (18.4% of 84.6%)	539 s.f. (18% of 99%)	512 s.f. (8% of 88%)	329 s.f. 7.8% of 98.5%)
5. Secondary Masonry totals (max 20%)	285 s.f. and 15.4% of 2	33 s.f. and 1% of 2	776 s.f. and 12% of 2	65 s.f. and 1.5% of 2
Metal Panel	285 s.f.	33 s.f.	776 s.f.	65 s.f.
Peak Building Height = 35'-0"	Mean Building Height = 29'-7"			

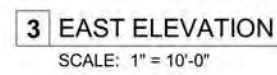
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1 WEST ELEVATION
SCALE: 1" = 10'-0"



2 NORTH ELEVATION
SCALE: 1" = 10'-0"



3 EAST ELEVATION
SCALE: 1" = 10'-0"

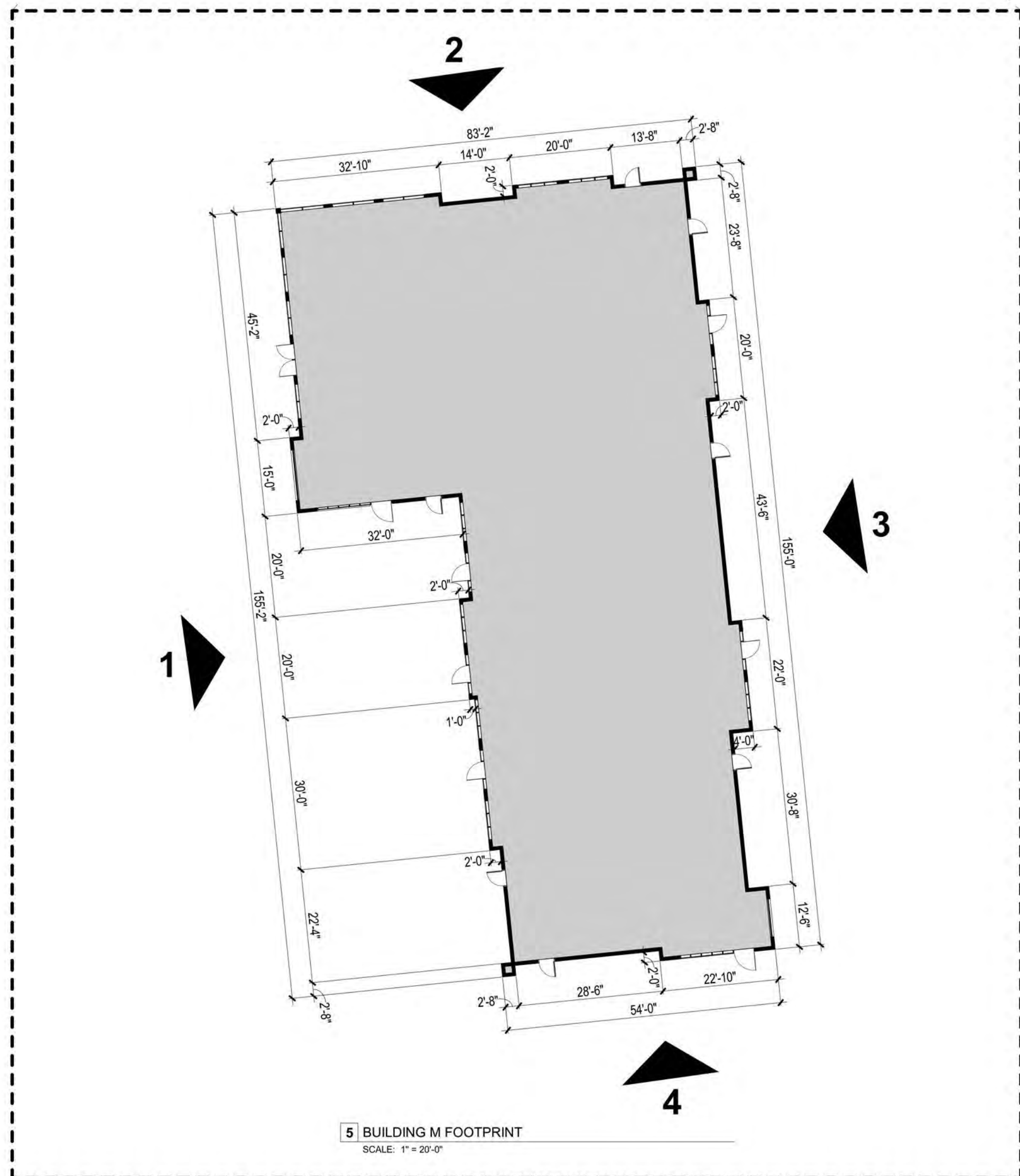


4 SOUTH ELEVATION
SCALE: 1" = 10'-0"

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2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
3. ROOFS MUST BE BETWEEN 6:12 - 9:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.

M1	HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY ACME
M2	CULTURED STONE, ALPINE LEDGESTONE "CHARDONNAY" BY BORAL
M3	HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY ACME
M4	PLASTER STUCCO, STO POWERWALL SYSTEM, COLOR TO MATCH SW#7004 "SNOWBOUND"
M5	ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE
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M10	HAND-LAID BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME

		West	East	North	South
1.	Total Facade S.F.	3,159 s.f.	2,430 s.f.	1,595 s.f.	1,852 s.f.
2.	Facade S.F. (exclusive of doors and windows)	1,954 s.f.	2,009 s.f.	1,019 s.f.	1,528 s.f.
3.	Doors and Windows S.F.	1,205 s.f.	421 s.f.	576 s.f.	324 s.f.
4.	Primary Masonry totals (Min. 80%)	1,954 s.f. and 100% of 2	2,009 s.f. and 100% of 2	1,019 s.f. and 100% of 2	1,528 s.f. and 100% of 2
	Brick s.f.	1,755 s.f. (89.8% of 100%)	1,868 s.f. (93% of 100%)	937 s.f. (92% of 100%)	1,434 s.f. (93.8% of 100%)
	Stucco s.f.	108 s.f. (5.5% of 100%)	102 s.f. (5.1% of 100%)	82 s.f. (8% of 100%)	94 s.f. (6.2% of 100%)
	Cultured Stone s.f.	91 s.f. (4.7% of 100%)	39 s.f. (1.9% of 100%)	0 s.f. (0% of 100%)	0 s.f. (0% of 100%)
5.	Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
	EIFS s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
Peak Building Height = 34'-4"		Mean Building Height = 22'-0"			

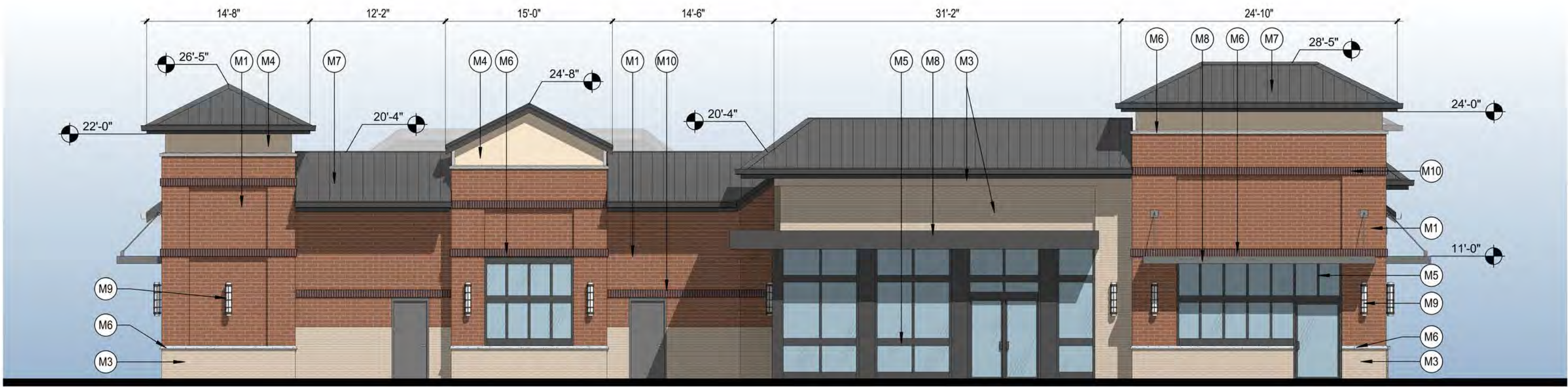


FOUNDER'S LANDING
FM 2499 & SHERRI LANE
TOWN OF FLOWER MOUND, TX

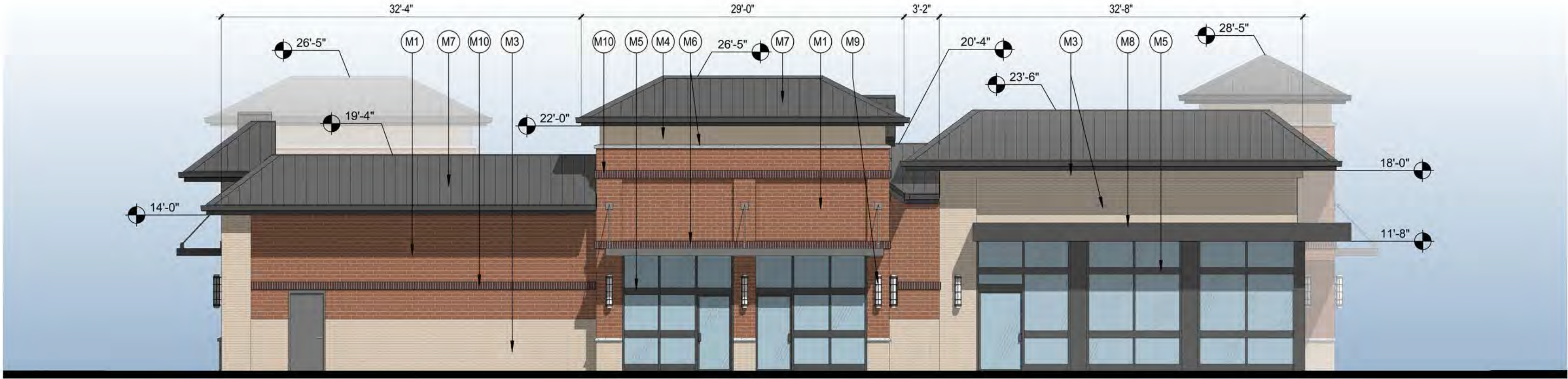
DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, materials or final design detailing.

Issued: 03-26-2018

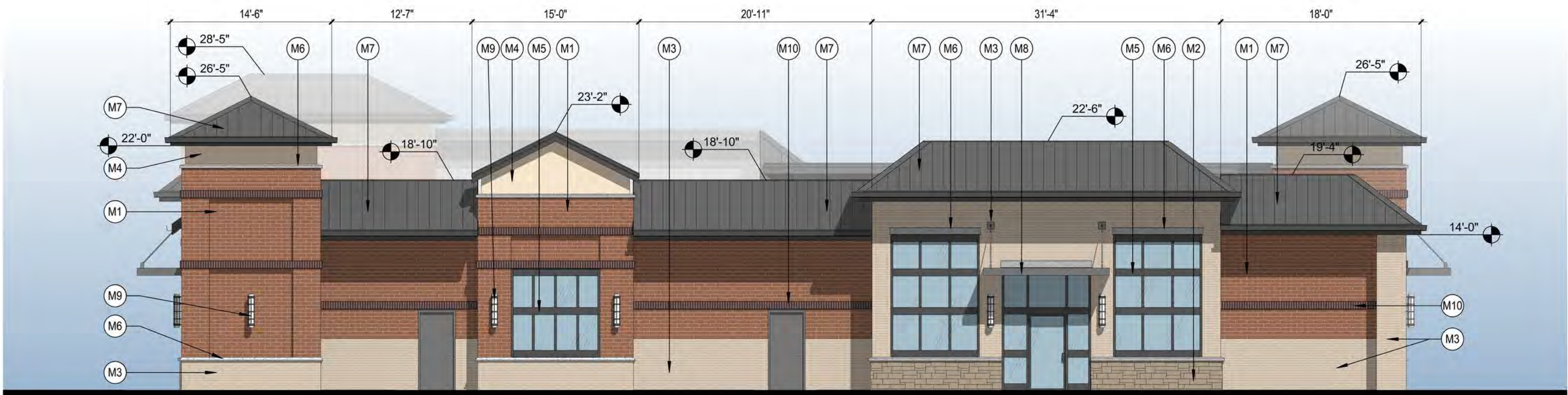




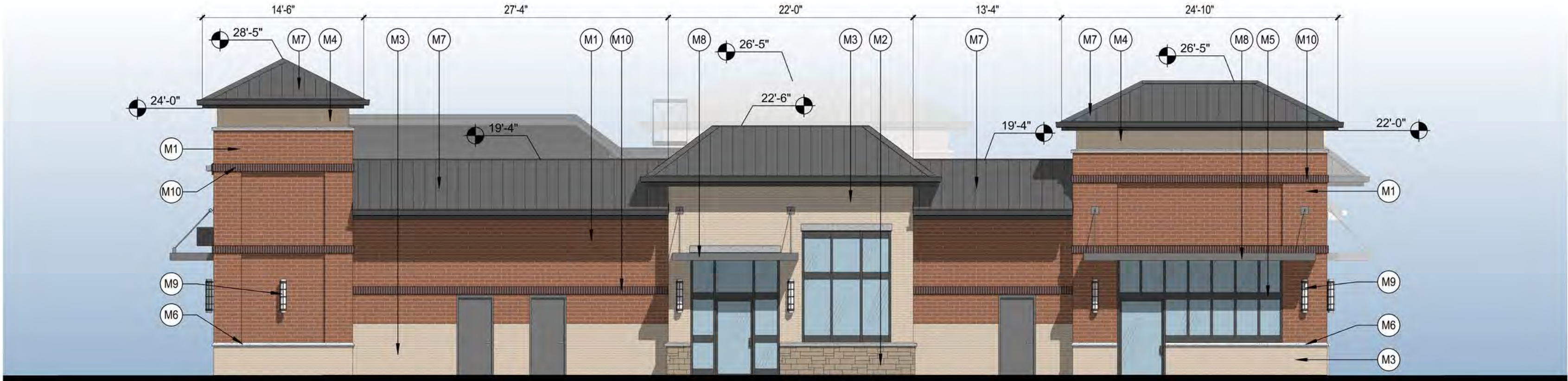
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

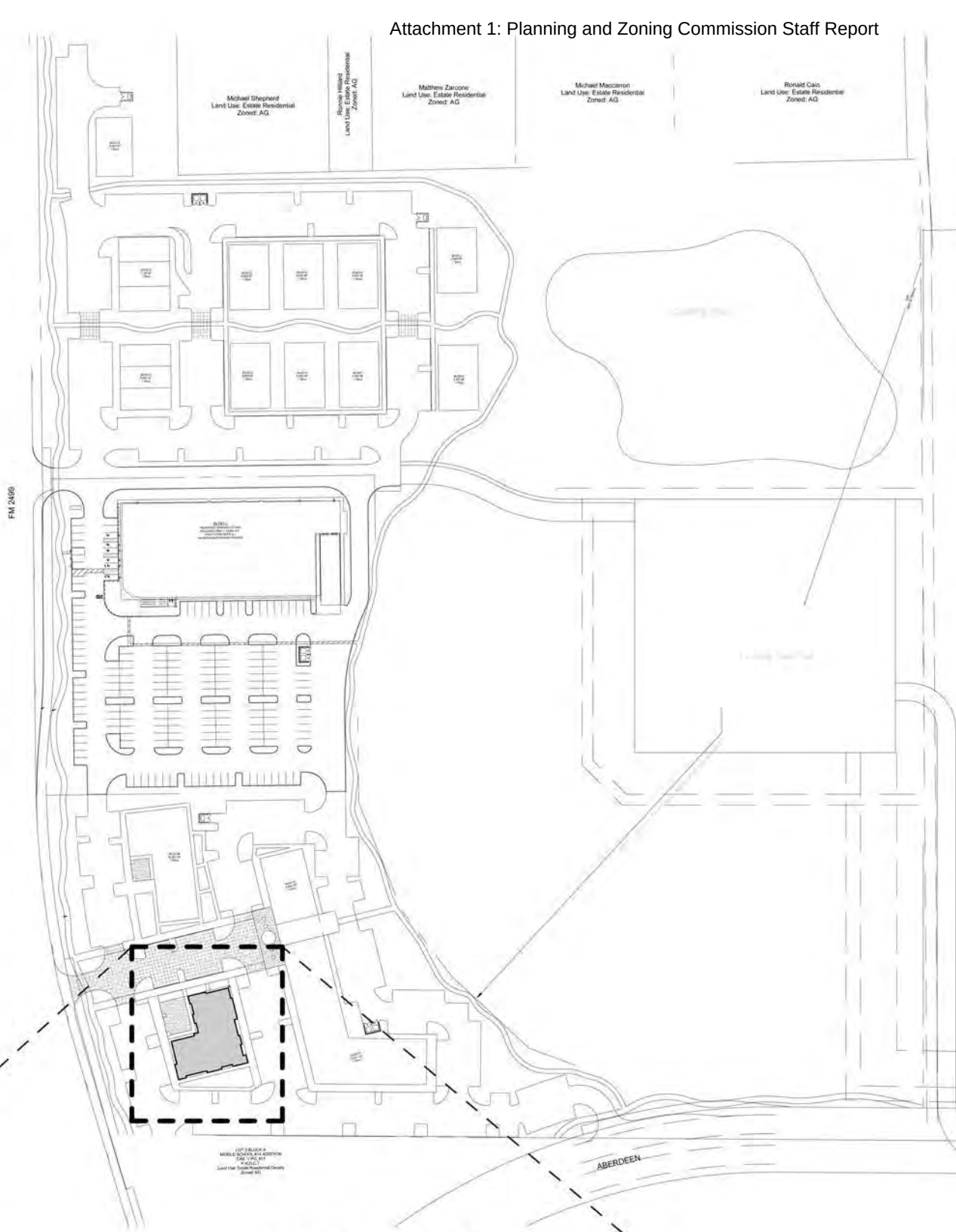
1. ANY ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
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3. ROOFS MUST BE BETWEEN 6:12 - 9:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.

KEY NOTES:

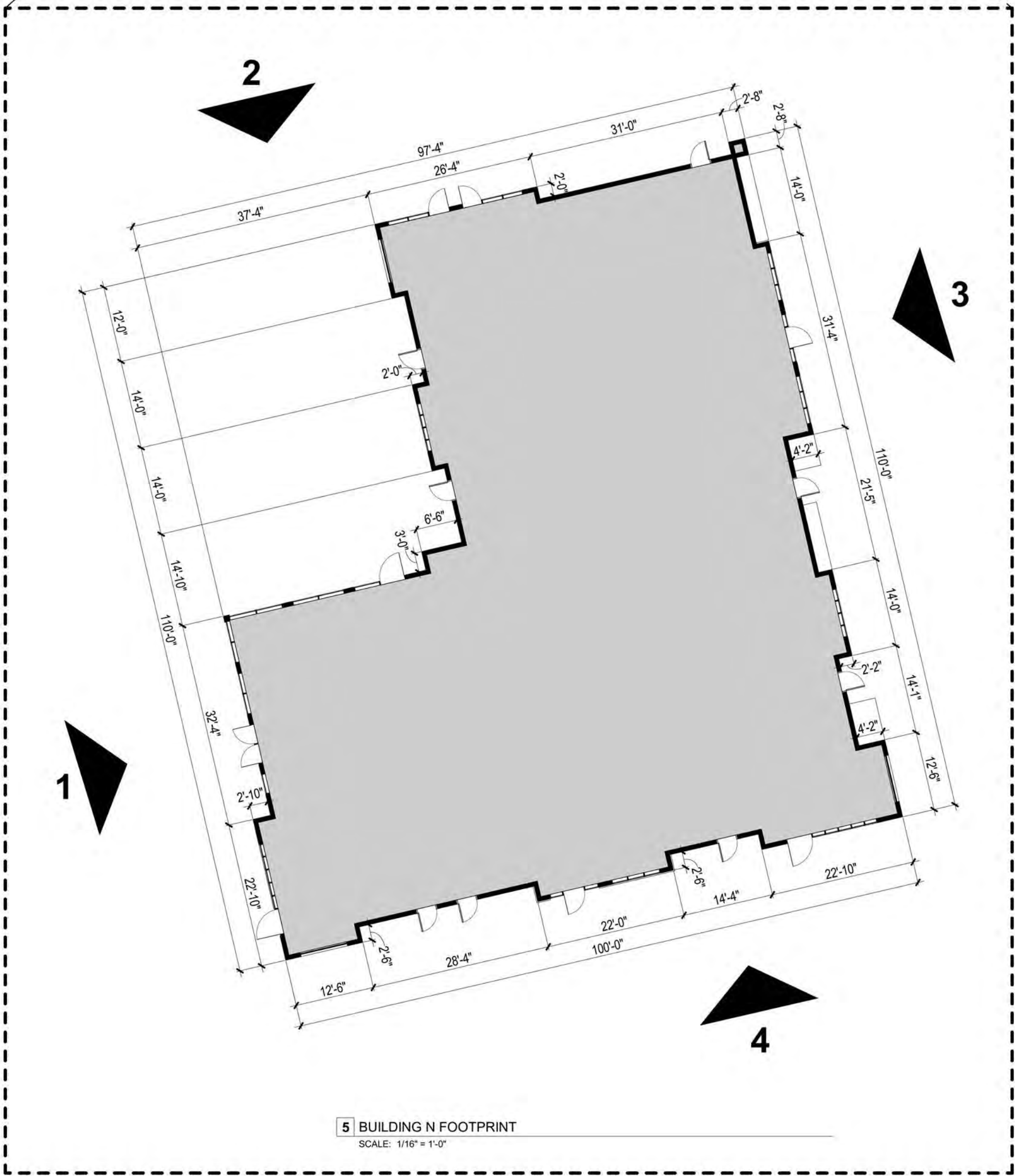
- M1 HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY ACME
- M2 CULTURED STONE, ALPINE LEDGESTONE "CHARDONNAY" BY BORAL
- M3 HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY ACME
- M4 PLASTER STUCCO, STO POWERWALL SYSTEM, COLOR TO MATCH SW#7004 "SNOWBOUND"
- M5 ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE
- M6 PRECAST TRIM, UNPAINTED
- M7 STANDING SEAM METAL ROOF, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
- M8 ARCHITECTURAL METAL ENTRANCE AWNING, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
- M9 DECORATIVE LIGHTING FEATURE
- M10 HAND-LAID BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME

MATERIAL TABULATION CHART

	West	East	North	South
1. Total Facade S.F.	2,134 s.f.	1,808 s.f.	1,722 s.f.	1,772 s.f.
2. Facade S.F. (exclusive of doors and windows)	1,502 s.f.	1,429 s.f.	1,084 s.f.	1,394 s.f.
3. Doors and Windows S.F.	632 s.f.	379 s.f.	638 s.f.	378 s.f.
4. Primary Masonry totals (Min. 80%)	1,502 s.f. and 100% of 2	1,429 s.f. and 100% of 2	1,084 s.f. and 100% of 2	1,394 s.f. and 100% of 2
Brick s.f.	1,459 s.f. (97.1% of 100%)	1,304 s.f. (91.3% of 100%)	1,041 s.f. (96% of 100%)	1,298 s.f. (93.1% of 100%)
Stucco s.f.	43 s.f. (2.9% of 100%)	61 s.f. (4.3% of 100%)	43 s.f. (4% of 100%)	57 s.f. (4.1% of 100%)
Cultured Stone s.f.	0 s.f. (0% of 100%)	64 s.f. (4.4% of 100%)	0 s.f. (0% of 100%)	39 s.f. (2.8% of 100%)
5. Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
EIFS s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
Peak Building Height = 28'-5"	Mean Building Height = 21'-0"			



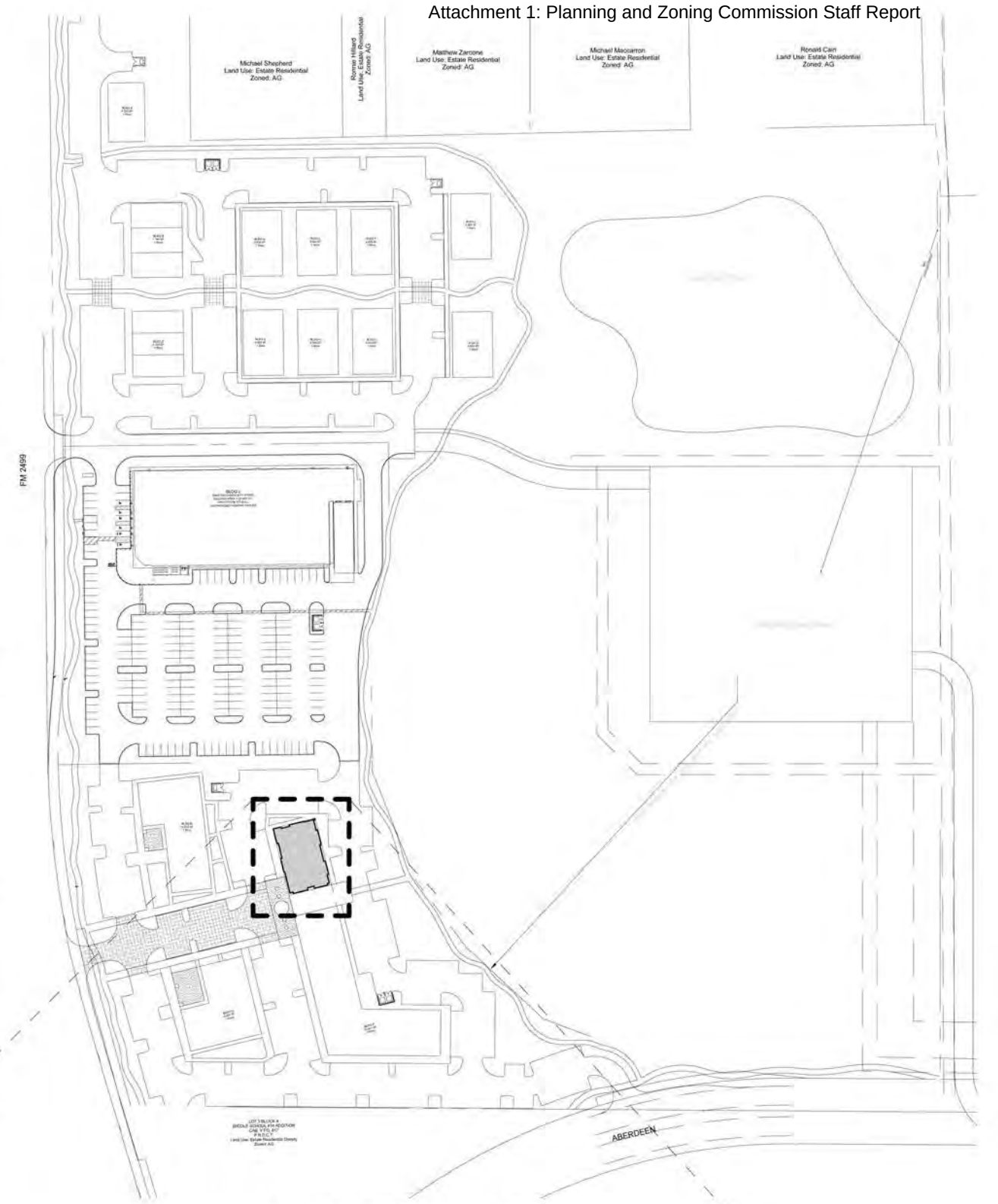
SITE KEY PLAN
BUILDING N



5 BUILDING N FOOTPRINT
SCALE: 1/16" = 1'-0"



M1	HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY ACME
M2	CULTURED STONE, ALPINE LEDGESTONE "CHARDONNAY" BY BORAL
M3	HAND-LAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY ACME
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M6	PRECAST TRIM, UNPAINTED
M7	STANDING SEAM METAL ROOF, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
M8	ARCHITECTURAL METAL ENTRANCE AWNING, COLOR TO MATCH SW#2848 "ROYCROFT PEWTER"
M9	DECORATIVE LIGHTING FEATURE
M10	HAND-LAID BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME



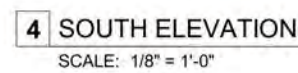
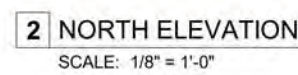
SITE KEY PLAN

BUILDING O

MATERIAL TABULATION CHART

		West	East	North	South
1.	Total Facade S.F.	1,968 s.f.	1,540 s.f.	1,060 s.f.	1,198 s.f.
2.	Facade S.F. (exclusive of doors and windows)	1,221 s.f.	1,178 s.f.	866 s.f.	847 s.f.
3.	Doors and Windows S.F.	747 s.f.	362 s.f.	194 s.f.	351 s.f.
4.	Primary Masonry totals (Min. 80%)	1,221 s.f. and 100% of 2	1,178 s.f. and 100% of 2	866 s.f. and 100% of 2	847 s.f. and 100% of 2
	Brick s.f.	1,011 s.f. (82.8% of 100%)	1,029 s.f. (87.4% of 100%)	807 s.f. (93.2% of 100%)	721 s.f. (85.1% of 100%)
	Stucco s.f.	118 s.f. (9.7% of 100%)	89 s.f. (7.6% of 100%)	20 s.f. (2.3% of 100%)	76 s.f. (9% of 100%)
	Cultured Stone s.f.	92 s.f. (7.5% of 100%)	60 s.f. (5% of 100%)	39 s.f. (4.5% of 100%)	50 s.f. (5.9% of 100%)
5.	Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
	EIFS s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
Peak Building Height = 29'-7"		Mean Building Height = 22'-0"			

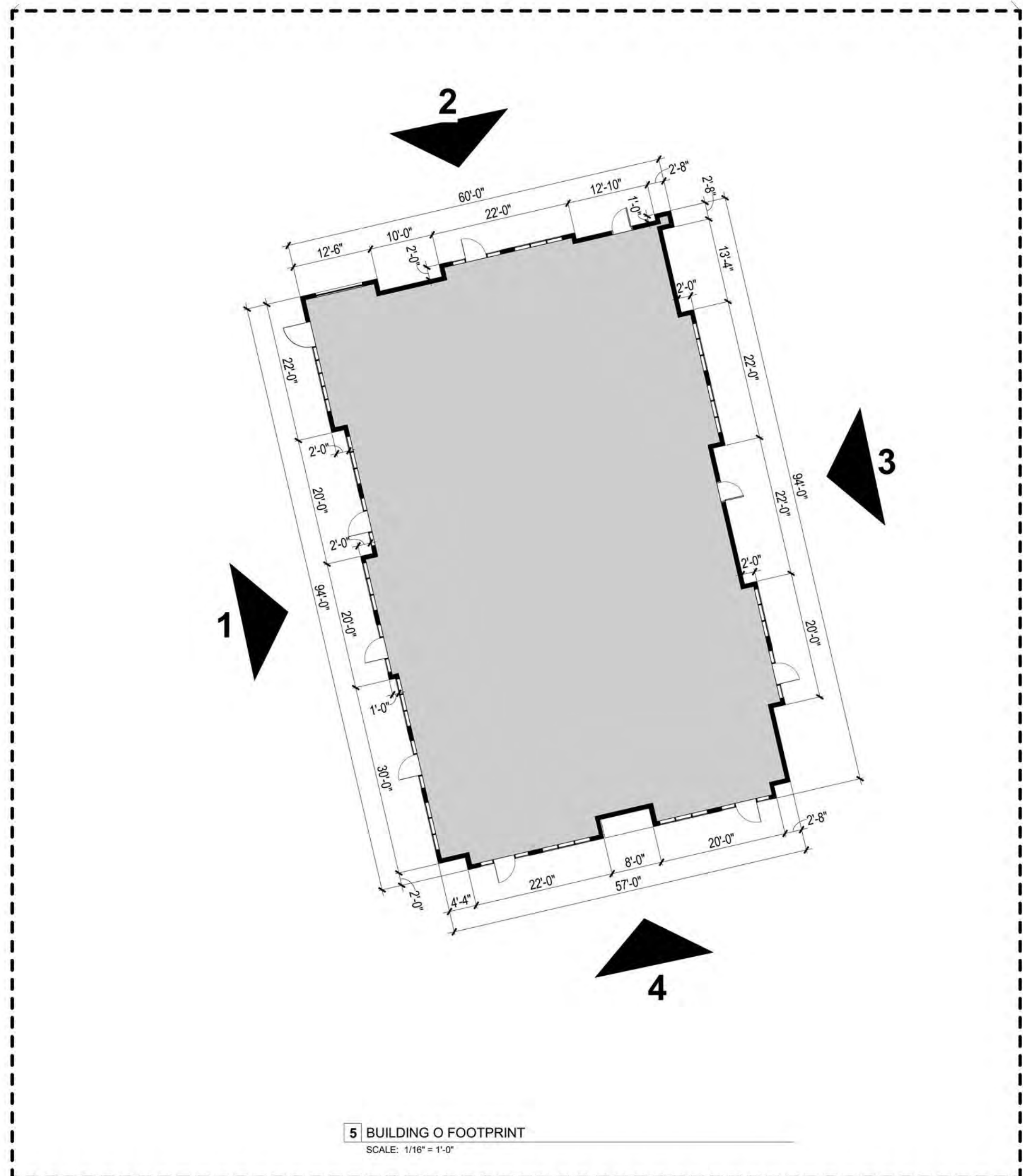
Mean Building Height = 22'-0"



NOTES:

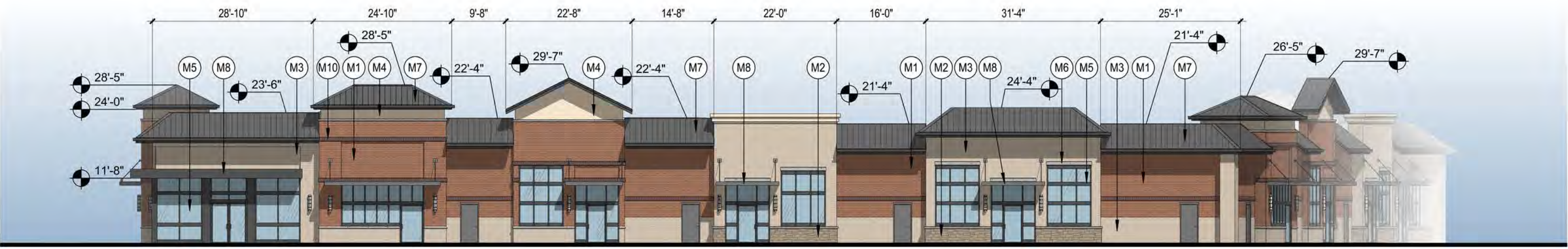
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3. ROOFS MUST BE BETWEEN 6:12 - 9:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.

FACADE PLAN BUILDING O

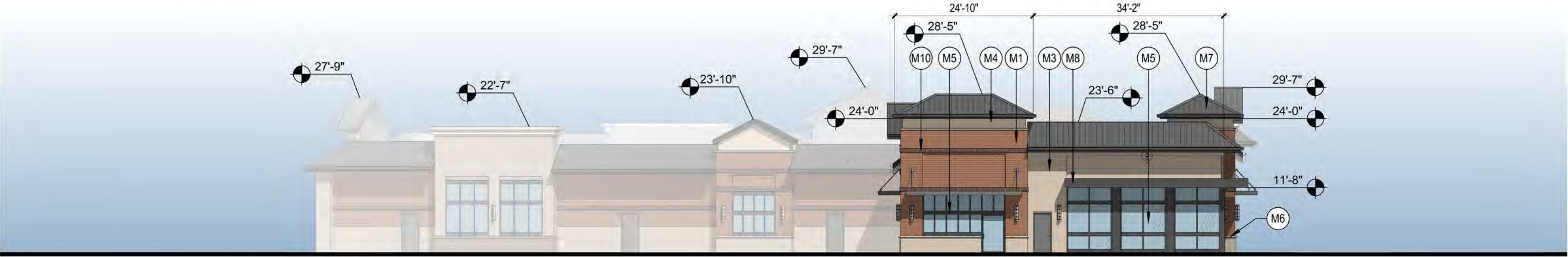


5 BUILDING O FOOTPRINT

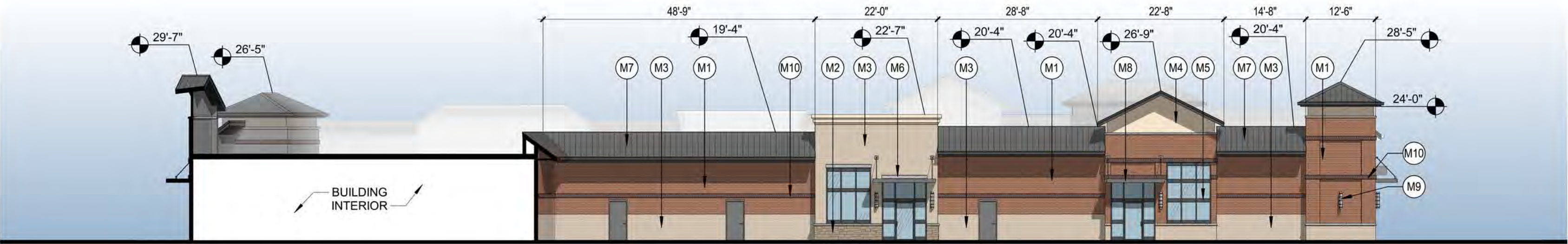
SCALE: 1/16" = 1'-0"



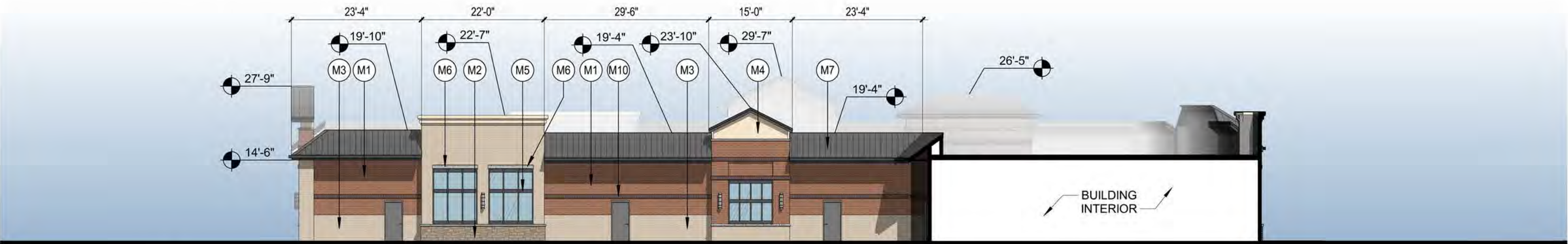
1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



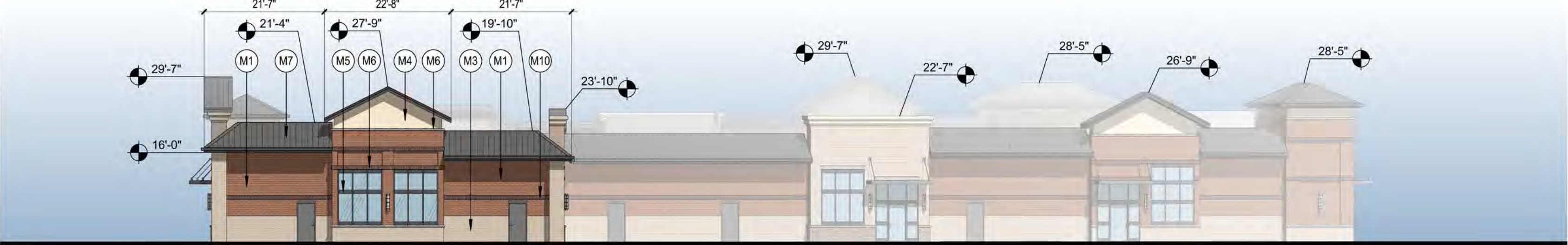
2 NORTH ELEVATION (1 OF 2)
SCALE: 1/16" = 1'-0"



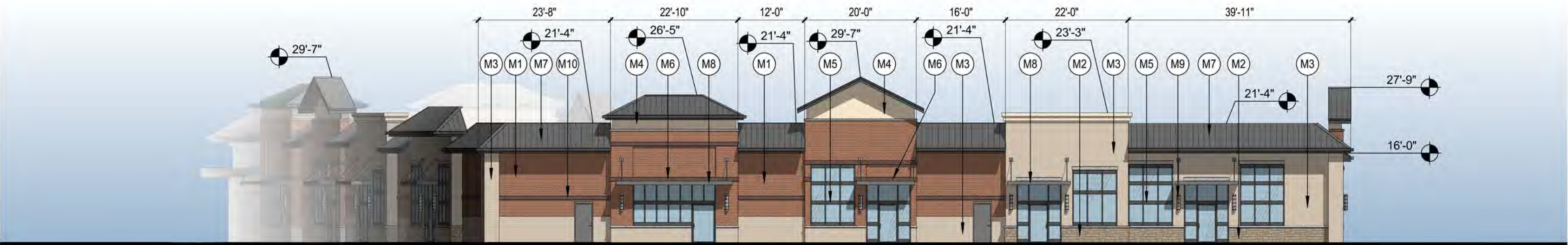
3 EAST ELEVATION (1 OF 2)
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION (2 OF 2)
SCALE: 1/16" = 1'-0"



5 EAST ELEVATION (2 OF 2)
SCALE: 1/16" = 1'-0"



6 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NOTES:

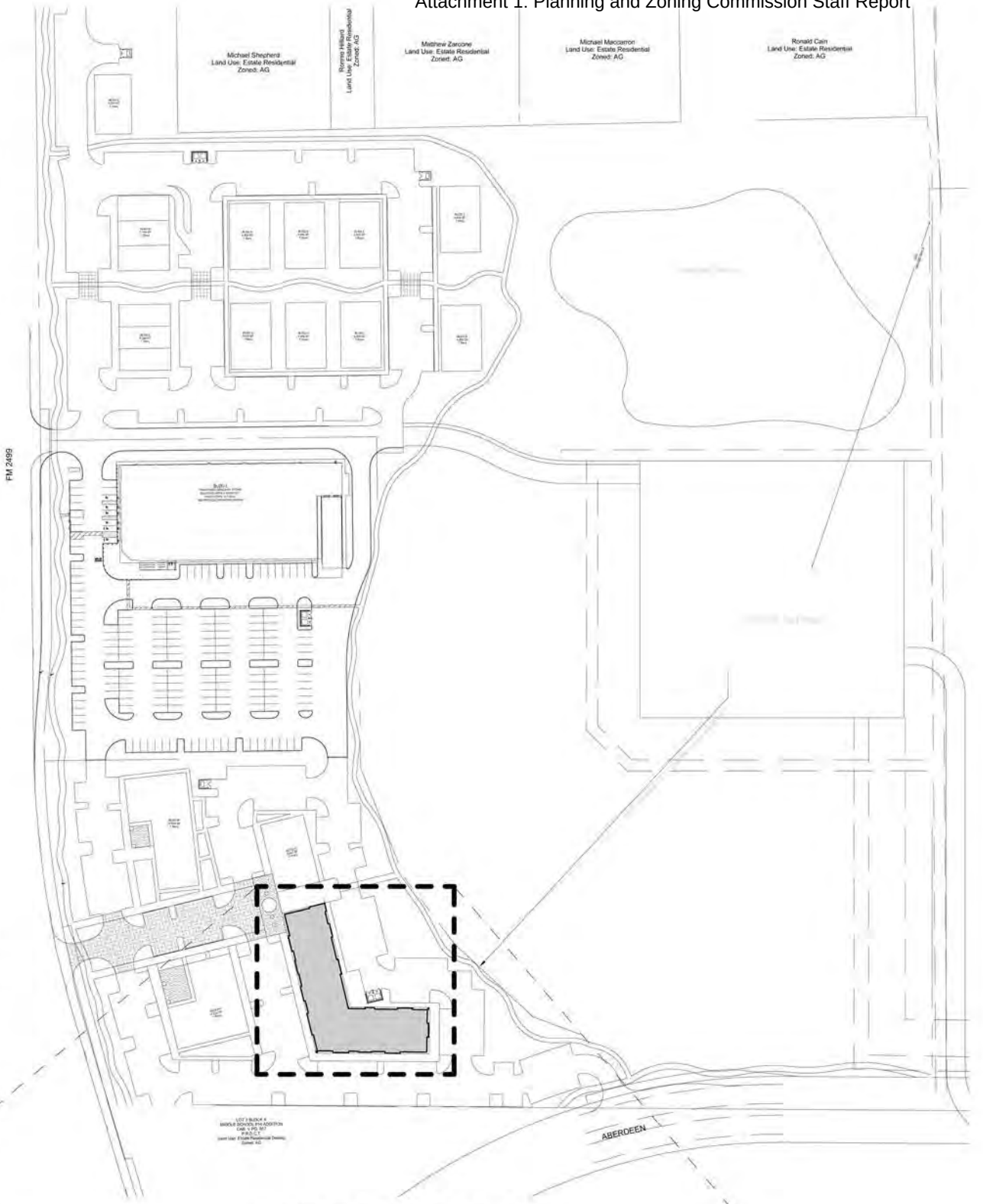
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2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

KEY NOTES:

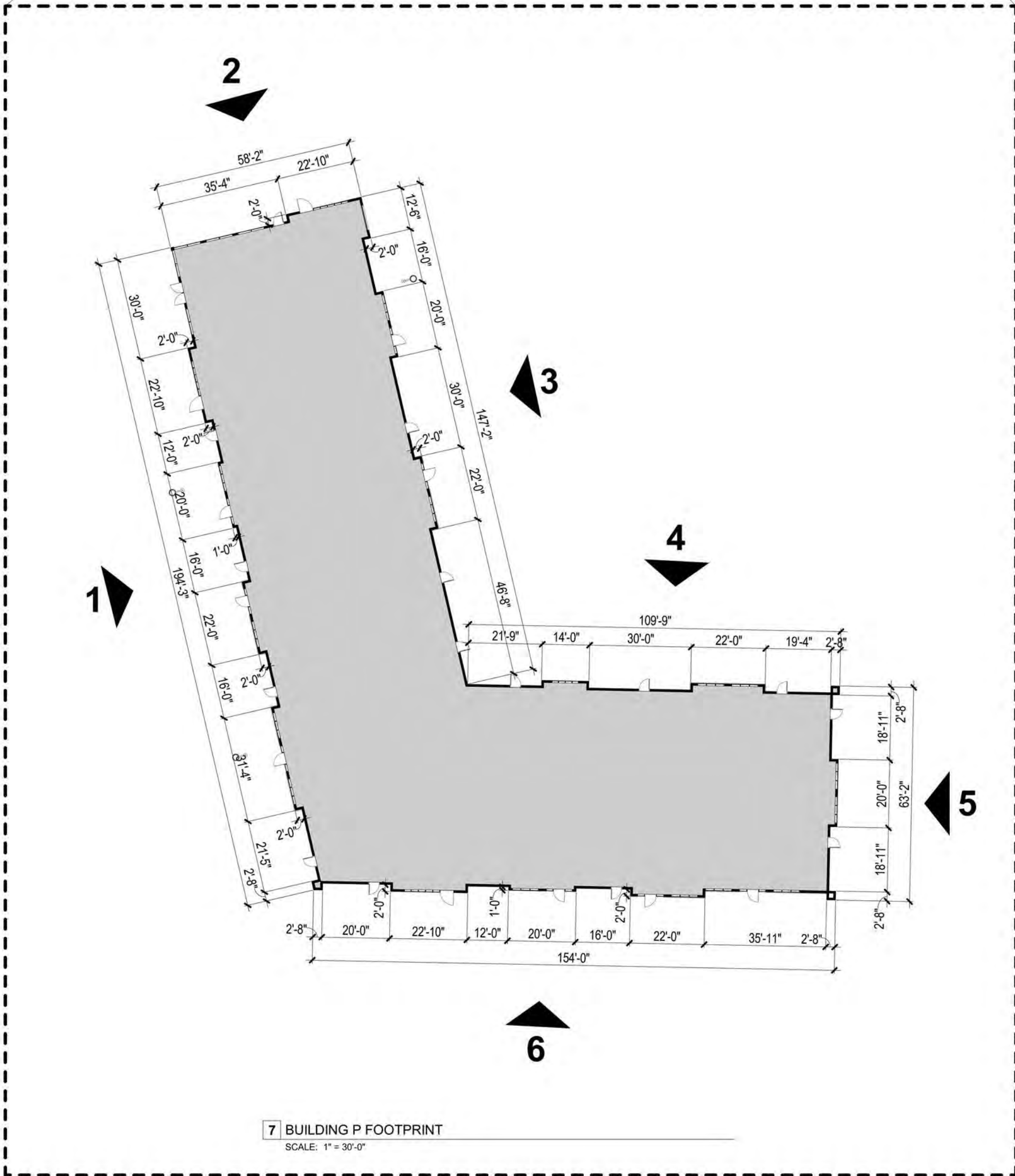
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- M9 DECORATIVE LIGHTING FEATURE
- M10 HAND-LAID BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME

MATERIAL TABULATION CHART

	West	East (Details 3+5)	North (Details 2+4)	South
1. Total Facade S.F.	3,982 s.f.	3,715 s.f.	3,113 s.f.	2,983 s.f.
2. Facade S.F. (exclusive of doors and windows)	2,789 s.f.	3,082 s.f.	2,280 s.f.	2,193 s.f.
3. Doors and Windows S.F.	1,193 s.f.	633 s.f.	833 s.f.	790 s.f.
4. Primary Masonry totals (Min. 80%)	2,696 s.f. and 96.7% of 2	3,042 s.f. and 98.7% of 2	2,180 s.f. and 95.6% of 2	2,153 s.f. and 98.2% of 2
Brick s.f.	2,476 s.f. (91.9% of 96.7%)	2,914 s.f. (95.8% of 98.7%)	2,040 s.f. (93.6% of 95.6%)	1,921 s.f. (89.2% of 98.2%)
Stucco s.f.	119 s.f. (4.4% of 96.7%)	89 s.f. (2.9% of 98.7%)	80 s.f. (3.6% of 95.6%)	119 s.f. (5.5% of 98.2%)
Cultured Stone s.f.	101 s.f. (3.7% of 96.7%)	39 s.f. (1.3% of 98.7%)	60 s.f. (2.8% of 95.6%)	113 s.f. (5.3% of 98.2%)
5. Secondary Masonry totals (max. 20%)	93 s.f. and 3.3% of 2	40 s.f. and 1.3% of 2	100 s.f. and 4.4% of 2	40 s.f. and 1.8% of 2
EIFS s.f.	93 s.f.	40 s.f.	100 s.f.	40 s.f.
Peak Building Height = 29'-7"	Mean Building Height = 22'-0"			



SITE KEY PLAN
BUILDING P



7 BUILDING P FOOTPRINT
SCALE: 1" = 30'-0"

Exhibit “B”
Development Standards

Planned Development District - 157 (PD-157)
Founder’s Landing

The development on the property comprising approximately 17.7 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES.

1. The uses listed as Permitted Uses in the Retail District-2 (R-2) in the Town’s Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated as Retail District-2 (R-2) on Exhibit “C”.
 - a. Auto parts and accessory sales (indoors);
 - b. Bait and sporting goods sales;
 - c. Cleaning/laundry shop with pickup station;
 - d. Cleaning shop or laundry pickup station;
 - e. Fire station;
 - f. Laboratory, medical and dental;
 - g. Laboratory, scientific and research;
 - h. Laundry, self-service;
 - i. Mortuary or funeral home;
 - j. Public building, shop or yard;
 - k. Railroad track;
 - l. Repair services, limited;
 - m. Sewage pump station;
 - n. Telephone equipment station;
 - o. Theater

B. SPECIFIC USES.

1. The uses listed as Specific Uses in the Retail District-2 (R-2) except as otherwise listed herein may be permitted in the areas designated as Retail District-2 (R-2) on Exhibit “C”.
 - a. Animal control facility
 - b. Auto repair garage
 - c. Car wash, full-service
 - d. Car wash, self-service
 - e. Car wash, automatic
 - f. Cemetery or mausoleum
 - g. Cleaning/laundry shop with on-site plant
 - h. Communication tower, commercial, subject to 98-977
 - i. Convenience store with gasoline sales
 - j. Electrical line/substation, high voltage, subject to section 98-979
 - k. Hospital

- l. Kennel, subject to 98-986
 - m. Kennel (in enclosed building only)
 - n. Lithographic or print shop
 - o. Motor vehicle fuel service station
 - p. Parking structure, commercial
 - q. Private franchise utility (not listed)
 - r. Recreation center
 - s. Retail, single tenant (50,000 square feet but less than 75,000 square feet)
 - t. Swimming pool, public
 - u. Transmission pipeline, subject to section 98-997
 - v. Veterinary hospital (inside pens)
 - w. Veterinary hospital (inside pens), subject to section 98-998
 - x. Water well, storage or pump station
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Retail District-2 (R2) in the Town's Zoning Ordinance may be permitted only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. The dimensional regulations listed in the Retail District-2 (R2) in the Town's Zoning Ordinance shall be required except as otherwise listed herein:
- 1. Minimum rear yard. There shall not be a minimum rear setback for property lines that are internal to the PD property. However, the Town's compatibility standards shall apply if the property line is located along the perimeter of the PD property except as detailed under Section G(2) of this development standards.
- E. AMENITIES.
- 1. The following amenities shall be required in the southern retail area (the area south of the grocery store location as shown on the approved Conceptual Site Plan):
 - a. Minimum of three bike racks that will accommodate a minimum of four bikes each located near building entrances;
 - b. Minimum of four seating items that may include a combination of any of the following: benches, seat walls, chairs, or large stones.
 - c. Minimum of 2,000 square feet of outdoor dining. If outdoor dining areas are covered, materials used shall match the building façade.
 - d. Minimum of four planters per building, having a minimum size of 30 gallons per planter, and minimum of four larger planters, having a minimum size of 90 gallons per planter, in the vicinity of the water feature/art work required between Buildings O and P.
 - e. Water feature or art work as the focal of the plaza between Buildings O and P;
 - f. Enhanced pavement, consisting of patterned colored concrete, brick pavers, or combination thereof, in the plaza between Buildings O and P as well as on the main drive aisle between Buildings M, N, O, and P.
 - g. Minimum six-foot trail along eastern property boundary connecting the northern, southern and the central areas of this PD.

2. The following amenities shall be required in the northern commercial area (the area north of the grocery store location as shown on the approved Conceptual Site Plan:
 - a. A linear green between the office buildings;
 - b. A trail connection within the linear green to connect to the perimeter trail network. The minimum width of said trail shall be six feet.
 - c. Enhanced pavement at pedestrian crossings, consisting of patterned colored concrete, brick pavers, or combination thereof.
 - d. Minimum of two shade structures with seating area shall be provided with the linear green space. The shade structures shall measure minimum 144 square feet per structure.
 - e. Water feature or art work shall be provided between Buildings B and C.
 - f. Minimum of four seating items (excluding the seating located within the shade structure) that may include a combination of any of the following: benches, seat walls, chairs, or large stones

F. ARCHITECTURAL STANDARDS.

The following architectural standards shall apply to buildings within the PD property:

1. There shall be a unified design theme consistent with the attached Conceptual Elevations, Exhibit "E".
2. Buildings shall use a combination of brick, stone, and stucco to complement the design theme.
3. Buildings shall comply with the Town's Urban Design Plan.
4. Pitched roofs shall consist of standing seam metal.

G. EXCEPTIONS.

Upon approval by the Town Council, the following exceptions to the Town's Ordinances shall apply to this Planned Development:

1. Compatibility Buffer - Section 82-302. The compatibility buffer and the masonry wall requirements shall not apply along the eastern and southern property lines.
2. Compatibility Setback – Sec 82-303. The 60-foot compatibility setback requirement shall not apply to Buildings J and K as shown on attached concept plan "Exhibit C." However, a minimum 50-foot setback measured from the eastern PD boundary shall be required for Building J and a minimum 15-foot setback measured from the eastern PD boundary shall be required for Building K.

H. MISCELLANEOUS

1. Drive-thru facility within 100 feet of the north property line shall require approval of a Specific Use Permit.
2. Buildings A to K (located north of the grocery store) shall be limited to one story buildings, with a maximum height of 25 feet.
3. Deviations to the approved concept plan may be permitted and approved by the Town's Planning Director provided that the proposed changes do not cause any of the following to occur:
 - a. Change in the permitted uses.

- b. An increase in land area within the planned development.
 - c. Proposing a business with 24 hours of operation.
 - d. An increase in the external effects on adjacent residential subdivision to the north in terms of increase in building height or number of stories, decrease in landscaping and screening.
 - e. An increase of more than 20 percent or 5,000 square feet, whichever is less, in ground coverage by structures
 - f. A proposed deviation that causes any of the above to occur shall require a zoning amendment with a recommendation from the Planning and Zoning Commission and final action from the Town Council.
4. Upon approval by the Town Council, the following standards shall apply to the access route(s) and associated operations for the existing gas well pad site through the Planned Development property:
- a. Gas Well Pad Site Access. The existing permit for the gas well pad site on the property located east of the proposed project includes approved pad site access locations and a transportation route for the ongoing pad site operations and truck traffic associated with any drilling and production operations on the pad site. Current primary access for the pad site is accessed from FM 2499 and secondary emergency only access is located south of the pad site connecting to Aberdeen Dr. Truck or vehicle traffic associated with the removal of wastewater from the pad site and other operations shall comply with the approved transportation route and primary access route for the pad site as required in the Town's Oil and Gas Ordinance (Ch. 34, Article VII). If at any time the developer, property owner, and/or gas well pad site operator proposes to utilize a new transportation route or different vehicle access points for any vehicle traffic associated with the gas well pad site operations, a revised transportation route must be submitted for review and approval and any proposed route that utilizes a Town-controlled roadway is subject to approval by the Town and a Road Maintenance Agreement. At no time shall any vehicle traffic associated with the gas well pad site operations utilize Aberdeen Drive in an eastbound direction.
 - b. The existing gas well pad site also requires a 500 foot buffer measured from surface equipment on the pad site to any new construction on the property.

From: JR Martin [mailto:]
Sent: Wednesday, April 4, 2018 10:18 AM
To: planning <planning@flower-mound.com>
Subject: Founders Landing (Hilliard) 1500 Long Prairie Road, MPA-17-0008

Honorable Planning and Zoning Members:

In the above captioned hearing to be held April 9, 2018 I would like to voice my request.

It would be so wonderful for this request of change, to be approved for many reasons.

The first of which is the original Platting was done, I believe in the 60's or 70's.

Now, in the 2018 many factors have changed and the original Platt no longer fits the need of the city.

Flower Mound has become a bustling city. Traffic in front of this property exceeds over 70,000 cars a day. It's only reasonable to believe that changing the zoning to commercial is the thing to do. The traffic, and the fact that both the north and south side of this property is already zoned commercial.

Thank you for reading my letter and taking my request into consideration.

Jimmy Martin

From: TORRALBA, YANKO [mailto:]
Sent: Wednesday, April 4, 2018 10:59 AM
To: planning <planning@flower-mound.com>
Cc: 'Gloria.Torralba
Subject: Master Plan Amendment (MPA 17-0006) FOUNDER'S LADING ZONING PLANNED DEVELOPMENT (ZPD17-0010) FOUNDER'S LANDING PD-157
Importance: High

Poornima Srinarasi,

I will not be able to participate in the public hearing scheduled for Monday, April 9, 2019 at 6:30 PM. As stated in your communication, I have the ability to provide my view on the request to change current zoning from Estate Residential to Retail.

I oppose the request to change to Retail.

Thank you for reaching out to us.

Regards,

Yanko Torralba

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 17.69 ACRES OF LAND SITUATED IN THE JOHN WHITE SURVEY, ABSTRACT NO. 1341, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 157 (PD-157) WITH RETAIL DISTRICT-2 (R-2) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 17.69 acres of land situated in the John White Survey, Abstract No. 1341, has filed an application for a Zoning Planned Development amendment to change the zoning from Agricultural District (A) to Planned Development District No. 157 (PD-157) with Retail District-2 (R-2) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on April 9, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 16, 2018, with respect to the proposed planned development district as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

ORDINANCE NO. _____**Page 2**

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

Approximately 17.69 acres of land situated in the John White Survey, Abstract No. 1341, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 157 (PD-157) with Retail District-2 (R-2) uses.

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations of the proposed Planned Development District No. 157 (PD-157), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations for this Planned Development District No. 157 (PD-157).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 157 (PD-157), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in "B," "C," "D," and "E," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

ORDINANCE NO. _____

Page 3**SECTION 7**

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE ____ DAY OF _____, 2018.

APPROVED:

Thomas E. Hayden, **MAYOR****ATTEST:**

Theresa Scott, **TOWN SECRETARY**

Exhibit “B”
Development Standards

Planned Development District - 157 (PD-157)
Founder’s Landing

The development on the property comprising approximately 17.69 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES.

1. The uses listed as Permitted Uses in the Retail District-2 (R-2) in the Town’s Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated as Retail District-2 (R-2) on Exhibit “C”.
 - a. Auto parts and accessory sales (indoors);
 - b. Bait and sporting goods sales;
 - c. Cleaning/laundry shop with pickup station;
 - d. Cleaning shop or laundry pickup station;
 - e. Fire station;
 - f. Laboratory, medical and dental;
 - g. Laboratory, scientific and research;
 - h. Laundry, self-service;
 - i. Mortuary or funeral home;
 - j. Public building, shop or yard;
 - k. Railroad track;
 - l. Repair services, limited;
 - m. Sewage pump station;
 - n. Telephone equipment station;
 - o. Theater

B. SPECIFIC USES.

1. The uses listed as Specific Uses in the Retail District-2 (R-2) except as otherwise listed herein may be permitted in the areas designated as Retail District-2 (R-2) on Exhibit “C”.
 - a. Animal control facility
 - b. Auto repair garage
 - c. Car wash, full-service
 - d. Car wash, self-service
 - e. Car wash, automatic
 - f. Cemetery or mausoleum
 - g. Cleaning/laundry shop with on-site plant
 - h. Communication tower, commercial, subject to 98-977
 - i. Convenience store with gasoline sales
 - j. Electrical line/substation, high voltage, subject to section 98-979
 - k. Hospital

- l. Kennel, subject to 98-986
 - m. Kennel (in enclosed building only)
 - n. Lithographic or print shop
 - o. Motor vehicle fuel service station
 - p. Parking structure, commercial
 - q. Private franchise utility (not listed)
 - r. Recreation center
 - s. Retail, single tenant (50,000 square feet but less than 75,000 square feet)
 - t. Swimming pool, public
 - u. Transmission pipeline, subject to section 98-997
 - v. Veterinary hospital (inside pens)
 - w. Veterinary hospital (inside pens), subject to section 98-998
 - x. Water well, storage or pump station
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Retail District-2 (R2) in the Town's Zoning Ordinance may be permitted only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. The dimensional regulations listed in the Retail District-2 (R2) in the Town's Zoning Ordinance shall be required except as otherwise listed herein:
- 1. Minimum rear yard. There shall not be a minimum rear setback for property lines that are internal to the PD property. However, the Town's compatibility standards shall apply if the property line is located along the perimeter of the PD property except as detailed under Section G(2) of this development standards.
- E. AMENITIES.
- 1. The following amenities shall be required in the southern retail area (the area south of the grocery store location as shown on the approved Conceptual Site Plan):
 - a. Minimum of three bike racks that will accommodate a minimum of four bikes each located near building entrances;
 - b. Minimum of four seating items that may include a combination of any of the following: benches, seat walls, chairs, or large stones.
 - c. Minimum of 2,000 square feet of outdoor dining. If outdoor dining areas are covered, materials used shall match the building façade.
 - d. Minimum of four planters per building, having a minimum size of 30 gallons per planter, and minimum of four larger planters, having a minimum size of 90 gallons per planter, in the vicinity of the water feature/art work required between Buildings O and P.
 - e. Water feature or art work as the focal of the plaza between Buildings O and P;
 - f. Enhanced pavement, consisting of patterned colored concrete, brick pavers, or combination thereof, in the plaza between Buildings O and P as well as on the main drive aisle between Buildings M, N, O, and P.
 - g. Minimum six-foot trail along eastern property boundary connecting the northern, southern and the central areas of this PD.

2. The following amenities shall be required in the northern commercial area (the area north of the grocery store location as shown on the approved Conceptual Site Plan:
 - a. A linear green between the office buildings;
 - b. A trail connection within the linear green to connect to the perimeter trail network. The minimum width of said trail shall be six feet.
 - c. Enhanced pavement at pedestrian crossings, consisting of patterned colored concrete, brick pavers, or combination thereof.
 - d. Minimum of two shade structures with seating area shall be provided with the linear green space. The shade structures shall measure minimum 144 square feet per structure.
 - e. Water feature or art work shall be provided between Buildings B and C.
 - f. Minimum of four seating items (excluding the seating located within the shade structure) that may include a combination of any of the following: benches, seat walls, chairs, or large stones

F. ARCHITECTURAL STANDARDS.

The following architectural standards shall apply to buildings within the PD property:

1. There shall be a unified design theme consistent with the attached Conceptual Elevations, Exhibit "E".
2. Buildings shall use a combination of brick, stone, and stucco to complement the design theme.
3. Buildings shall comply with the Town's Urban Design Plan.
4. Pitched roofs shall consist of standing seam metal.

G. EXCEPTIONS.

The following exceptions to the Town's Ordinances shall apply to this Planned Development:

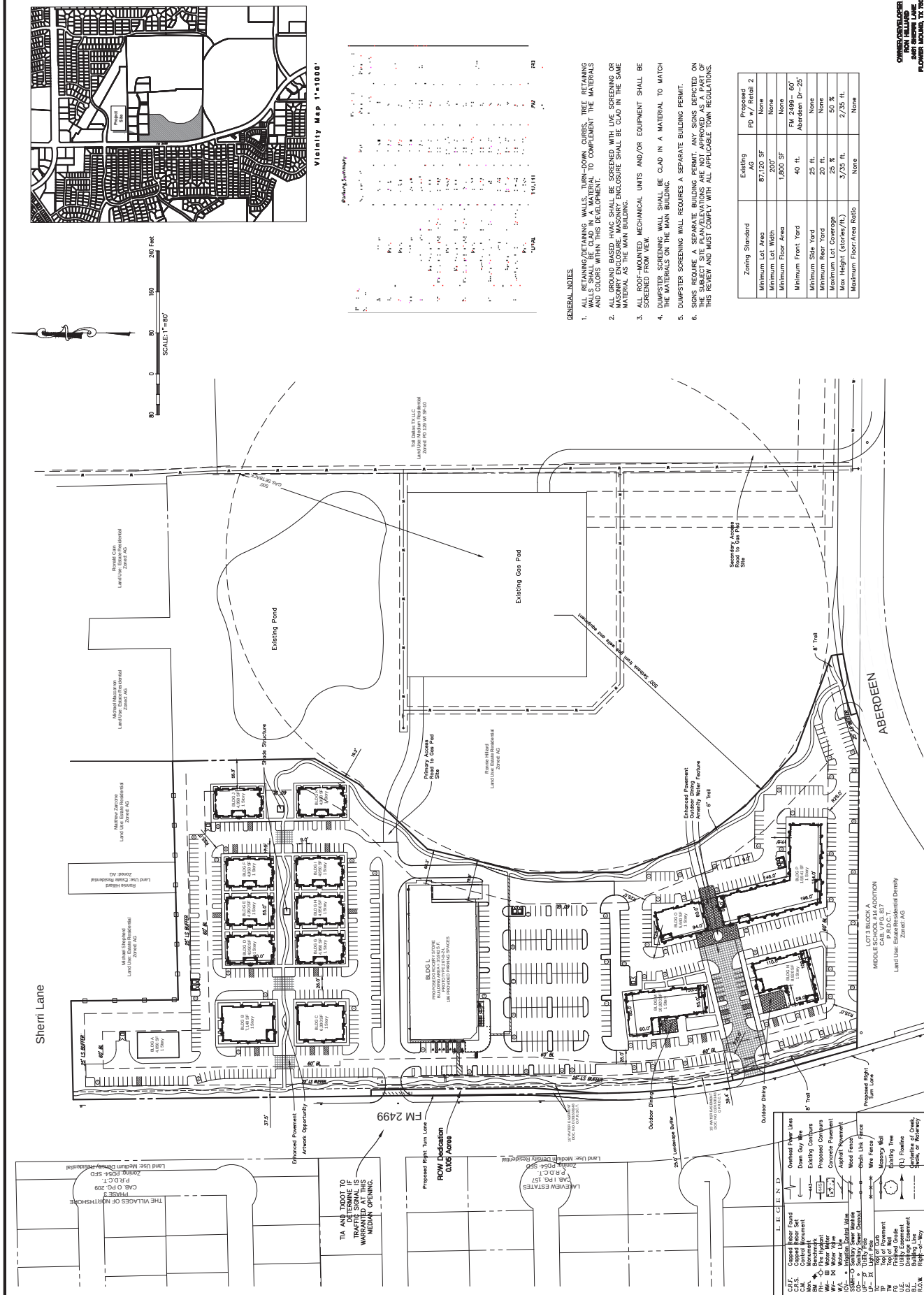
1. Compatibility Buffer - Section 82-302. The compatibility buffer and the masonry wall requirements shall not apply along the eastern and southern property lines.
2. Compatibility Setback – Sec 82-303. The 60-foot compatibility setback requirement shall not apply to Buildings J and K as shown on attached concept plan "Exhibit C." However, a minimum 50-foot setback measured from the eastern PD boundary shall be required for Building J and a minimum 15-foot setback measured from the eastern PD boundary shall be required for Building K.

H. MISCELLANEOUS

1. Drive-thru facility within 100 feet of the north property line shall require approval of a Specific Use Permit.
2. Buildings A to K (located north of the grocery store) shall be limited to one story buildings, with a maximum height of 25 feet.
3. Deviations to the approved concept plan may be permitted and approved by the Town's Planning Director provided that the proposed changes do not cause any of the following to occur:
 - a. Change in the permitted uses.

- b. An increase in land area within the planned development.
 - c. Proposing a business with 24 hours of operation.
 - d. An increase in the external effects on adjacent residential subdivision to the north in terms of increase in building height or number of stories, decrease in landscaping and screening.
 - e. An increase of more than 20 percent or 5,000 square feet, whichever is less, in ground coverage by structures
 - f. A proposed deviation that causes any of the above to occur shall require a zoning amendment with a recommendation from the Planning and Zoning Commission and final action from the Town Council.
4. The following standards shall apply to the access route(s) and associated operations for the existing gas well pad site through the Planned Development property:
- a. Gas Well Pad Site Access. The existing permit for the gas well pad site on the property located east of the proposed project includes approved pad site access locations and a transportation route for the ongoing pad site operations and truck traffic associated with any drilling and production operations on the pad site. Current primary access for the pad site is accessed from FM 2499 and secondary emergency only access is located south of the pad site connecting to Aberdeen Dr. Truck or vehicle traffic associated with the removal of wastewater from the pad site and other operations shall comply with the approved transportation route and primary access route for the pad site as required in the Town's Oil and Gas Ordinance (Ch. 34, Article VII). If at any time the developer, property owner, and/or gas well pad site operator proposes to utilize a new transportation route or different vehicle access points for any vehicle traffic associated with the gas well pad site operations, a revised transportation route must be submitted for review and approval and any proposed route that utilizes a Town-controlled roadway is subject to approval by the Town and a Road Maintenance Agreement. At no time shall any vehicle traffic associated with the gas well pad site operations utilize Aberdeen Drive in an eastbound direction.
 - b. The existing gas well pad site also requires a 500 foot buffer measured from surface equipment on the pad site to any new construction on the property.

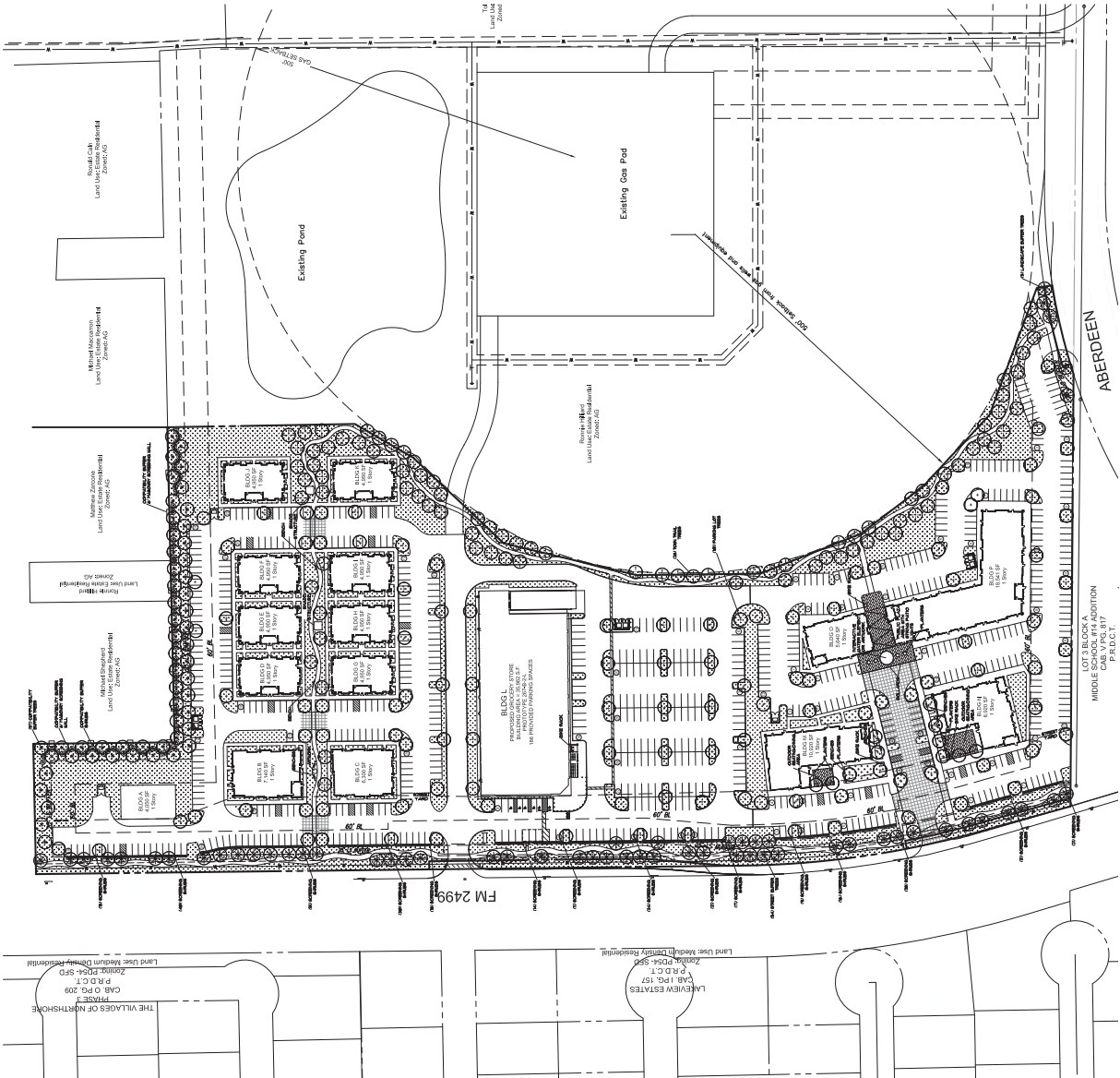
e

[illegible]

Proposed PD #/ Retail 2	Existing AG	Zoning Standard
None	87,120 SF	Minimum Lot Area
None	200'	Minimum Lot Width
None	1,800 SF	Minimum Floor Area
FM 2498- 60' Abandon Dr-25'	40 ft.	Minimum Front Yard
None	25 ft.	Minimum Side Yard
None	20 ft.	Minimum Rear Yard
None	25 %	Maximum Lot Coverage
50 %	3/25 ft.	Max Height (stories/ft.)
2/25 ft.		Maximum Floor Area Ratio

- GENERAL NOTES**
1. ALL RETAINING PARTITIONS, WALLS, TIE-DOWN CABLES, TIE PARTITIONS AND WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 2. ALL GROUND BASED AVAIL SHALL BE SCREENED WITH LIVE SCREENING OR LANDSCAPING.
 3. ALL MASONRY ENCLOSED MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 5. DUMPER SCREENING SHALL BE CLAD IN A MATERIAL TO MATCH THE BUILDING'S EXTERIOR WALL FINISHING.
 6. DUMPSTER SCREENING SHALL BE CLAD IN A MATERIAL TO MATCH THE BUILDING'S EXTERIOR WALL FINISHING.
 7. DUMPER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 8. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THIS REVIEW MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

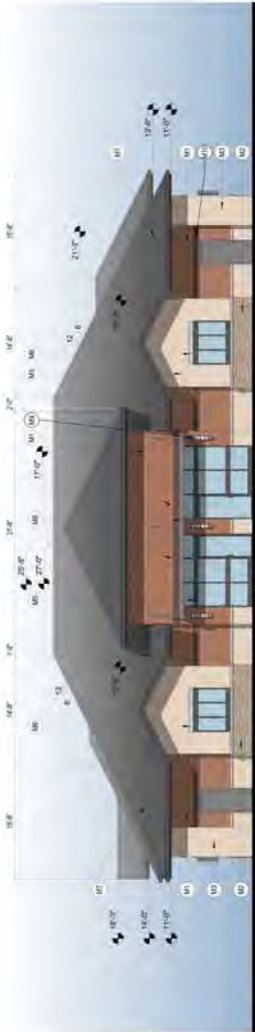
OWNER/DEVELOPER
RON HILLARD
2461 SHERRI LANE
FLOWER MOUND, TX 76066
Contact: RON HILLARD





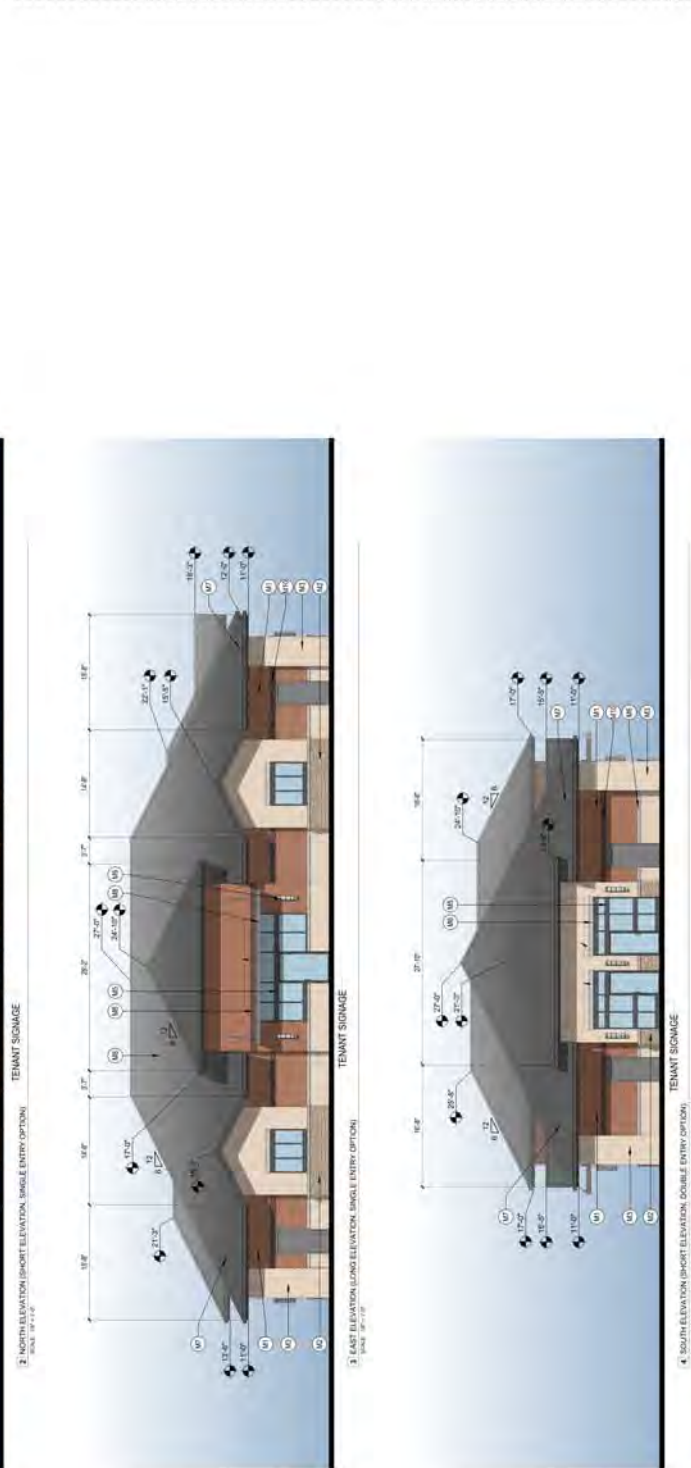
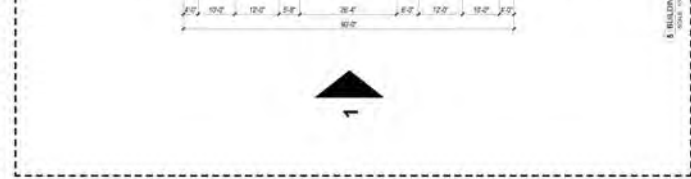
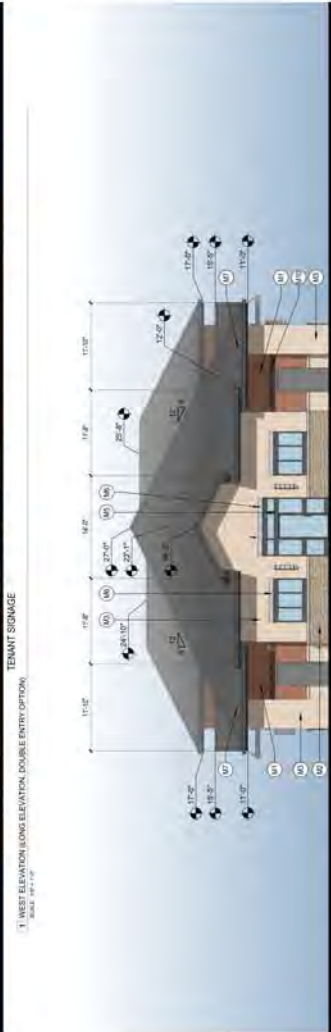
Issued: 03-26-2018

- KEY NOTES:**
- M1 HAND-LOD BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY ACME
 - M2 CULTURED STONE, ALPINE LEDGESTONE "CHADONNAVY" BY BORAL
 - M3 HAND-LOD BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY ACME
 - M4 ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TR548 451T WITH THERMAL PERFORMANCE
 - M5 PRECAST TRIM, UNPAINTED
 - M6 STANDING SEAM METAL ROOF, BERTRIDGE PREPAINTED GALVALUME, COLOR TO MATCH SHINGLES "ROYALCRAFT PEWTER"
 - M7 STANDING SEAM METAL ROOF, BERTRIDGE PREPAINTED GALVALUME, COLOR TO MATCH SHINGLES "ROYALCRAFT PEWTER"
 - M8 DECORATIVE LIGHTING FEATURE
 - M9 HAND-LOD BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME



MATERIAL TABULATION CHART

	West	East	North	South
1. Total Facade S.F.	1,203 s.f.	1,182 s.f.	688 s.f.	691 s.f.
2. Facade S.F. (inclusive of doors and windows)	882 s.f.	854 s.f.	508 s.f.	469 s.f.
3. Doors and Windows S.F.	311 s.f.	228 s.f.	179 s.f.	199 s.f.
4. Primary Masonry Materials				
Brick s.f.	856 s.f. (92.8% of 100%)	807 s.f. (80% of 100%)	508 s.f. and 100% of 2	469 s.f. (96.1% of 100%)
Cultured Stone s.f.	0 s.f. (0% of 100%)	0 s.f. (0% of 100%)	0 s.f. (0% of 100%)	0 s.f. (0% of 100%)
Coloured Stone s.f.	66 s.f. (7.4% of 100%)	67 s.f. (7% of 100%)	67 s.f. (13.2% of 100%)	18 s.f. (3.9% of 100%)
Secondary Masonry Materials (max. 20%)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
EFS s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
Peak Building Height = 27'-0"	Mean Building Height = 22'-0"			



FOUNDER'S LANDING
FM 2499 & SHERRI LANE
TOWN OF FLOWER MOUND, TX

NOTES:

- 1. ELECTRICAL PANELS WILL BE SHOWN TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
- 2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANS/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- 3. ROOFS MUST BE BETWEEN 6:12 - 8:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.

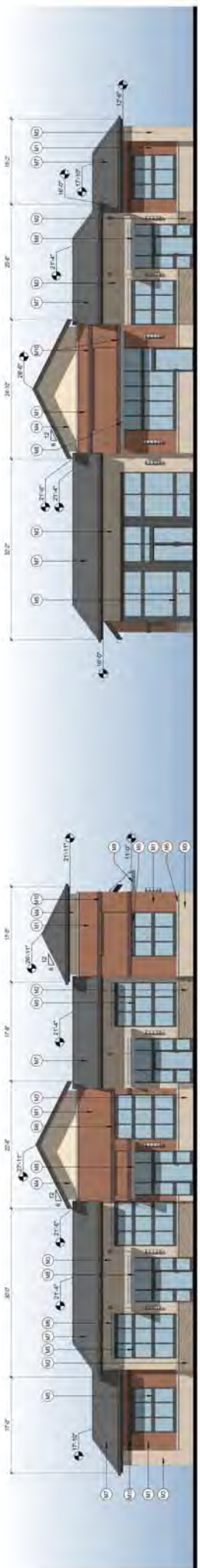
DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, textures, contrast, bird style, construction variations required by building codes or inspectors, materials or final design detailing.

FACADE PLAN BUILDINGS A, D THRU K

1. WEST ELEVATION (LONG ELEVATION, DOUBLE ENTRY OPTION)
SCALE: 1/8\"/>



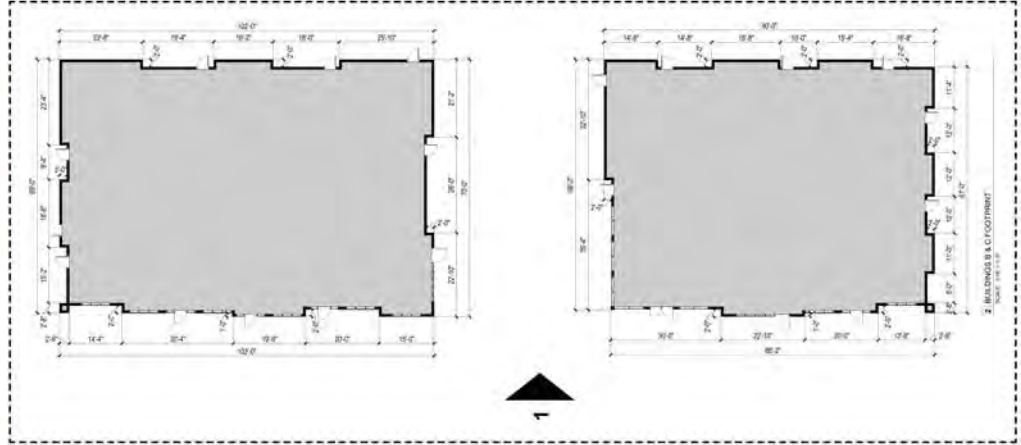
Issued: 03-26-2018



BUILDING C

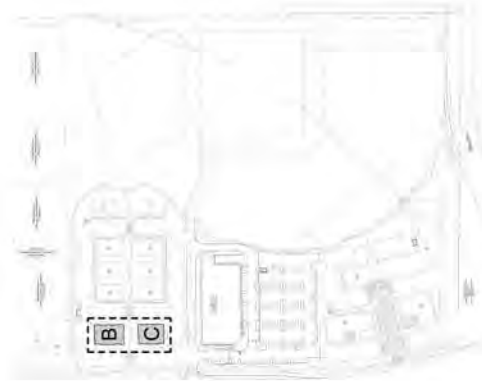
BUILDING B

T. WEST ELEVATION (PAGE 6 OF 6)



1

2. BUILDINGS B & C FOOTPRINT



SITE KEY PLAN
BUILDINGS B & C

KEY NOTES:

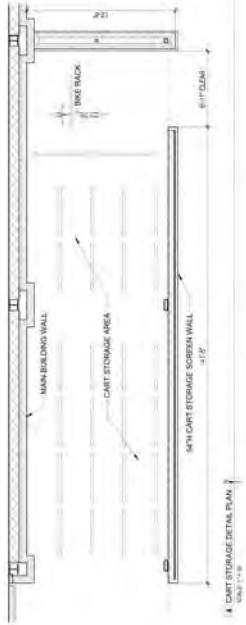
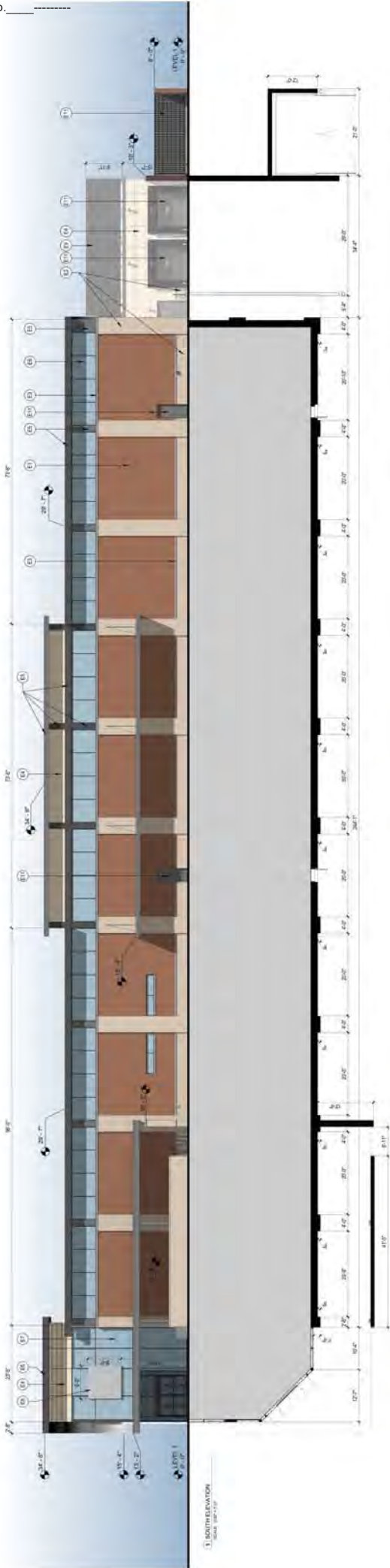
M1	HAND-PAINTED BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY AZME
M2	CULTURED STONE, ALPINE LEDGESTONE "CHARDONNAY" BY BORN
M3	HAND-PAINTED BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "TOY" GRAY" BY AZME
M4	PLASTER STUCCO, STO POWERMALL SYSTEM, COLOR TO MATCH SWP704 "SNOWBOUND"
M5	ALUMINUM STORMFRONT WINDOW SYSTEM, KAWNEER T85FAB 451T WITH THERMAL PERFORMANCE
M6	PRECAST CONCRETE, FINISHED WITH "SANDWASH" FINISH, COLOR TO MATCH SWP704 "SNOWBOUND"
M7	STEEL, GALVALUME, COLOR TO MATCH SWP704 "SNOWBOUND"
M8	ARCHITECTURAL METAL, ENTRANCE AWNING, COLOR TO MATCH SWP704 "SNOWBOUND"
M9	ARCHITECTURAL METAL, ENTRANCE AWNING, COLOR TO MATCH SWP704 "SNOWBOUND"
M10	HAND-PAINTED BRICK, NORMAN SIZE, SOLIER PATTERN, COLOR "BROWNWOOD MILL" BY AZME

MATERIAL TABULATION CHART

	West - Building B	West - Building C
1. Total Facade S.F.	1,877 s.f.	1,504 s.f.
2. Facade S.F. (exclusive of doors and windows)	1,109 s.f.	898 s.f.
3. Doors and Windows S.F.	768 s.f.	606 s.f.
4. Primary Masonry S.F.	1,109 s.f. and 100% of 2	898 s.f. and 100% of 2
5. Brick s.f.	923 s.f. (83.2% of 100%)	774 s.f. (86.2% of 100%)
6. Stone s.f.	94 s.f. (8.5% of 100%)	91 s.f. (10.1% of 100%)
7. Cultured Stone s.f.	92 s.f. (8.3% of 100%)	33 s.f. (3.7% of 100%)
8. Secondary Masonry S.F.	0 s.f. and 0% of 2	0 s.f. and 0% of 2
9. EPS s.f.	0 s.f.	0 s.f.
Peak Building Ht = 27'-11"	Peak Building Ht = 27'-11"	Peak Building Ht = 27'-11"
Mean Building Ht = 21'-6"	Mean Building Ht = 21'-6"	Mean Building Ht = 21'-6"

NOTES:
1. EXTERIOR PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. SIGNAGE SHALL REQUIRE A SEPARATE PERMIT. ANY SIGNAGE SHALL BE SUBJECT TO THE TOWN'S SIGNAGE REGULATIONS.
3. ROOFS MUST BE BETWEEN 6:12 - 9:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.

FACADE PLAN
BUILDINGS B & C



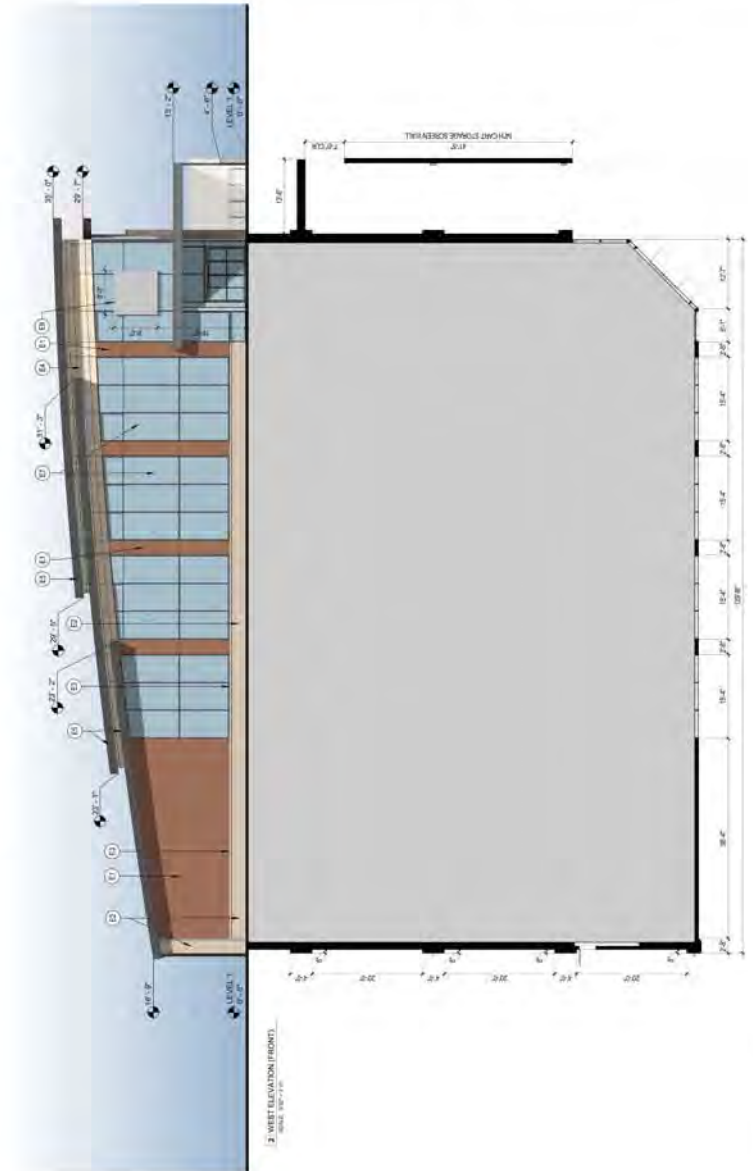
KEY NOTES:

- E1: ACME BRICK, UTILITY SIZE, RUNNING BOND PATTERN, TYPE A RED SUNSET
- E2: ACME BRICK, NORMAN SIZE, RUNNING BOND PATTERN, TYPE B TOILE D'OR
- E3: PRE-CAST CONCRETE SILL, UNPAINTED
- E4: PLASTER STUCCO, STD POWERSALL SYSTEM, COLOR TO MATCH SWIM700A "SNOWBOUND"
- E5: ARCHITECTURAL METAL VENEER, BERRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SWAG24A "ROYCROFT PEWTER"
- E6: ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 451T WITH THERMAL PERFORMANCE
- E7: ALUMINUM CURTAIN WALL SYSTEM, KAWNEER 1800UT
- E8: LOGO SIGNAGE
- E9: INSULATED COVER ROOF EQUIPMENT SCREEN, INDUSTRIAL LOUVERS, INC. MODEL 4500PL, COLOR TO MATCH SWAG24A "ROYCROFT PEWTER"
- E10: LIGHT GRAY TPO (60 MILS), FULLY ADHERED ROOFING MEMBRANE, COLOR "ENERGY GRAY 402Z"
- E11: DOOR AND HARDWARE TO MATCH SWAG24A "ROYCROFT PEWTER"

MATERIAL TABULATION CHART

	West	East	North	South
1. Total Facade S.F.	3,063 s.f.	3,045 s.f.	8,804 s.f.	5,129 s.f.
2. Facade S.F. (exclusive of doors and windows)	1,849 s.f.	3,045 s.f.	6,567 s.f.	4,250 s.f.
3. Doors and Windows S.F.	1,813 s.f.	0 s.f.	2,237 s.f.	839 s.f.
4. Primary Masonry (total (Min. 60%))	1,564 s.f. and 84.6% of 2	2,473 s.f. (81% of 99%)	5,279 s.f. (80% of 88%)	4,225 s.f. and 98.5% of 2
Brick s.f.	1,223 s.f. (81.4% of 84.6%)	2,473 s.f. (81% of 99%)	5,279 s.f. (80% of 88%)	3,898 s.f. (92.2% of 98.5%)
Stucco s.f.	341 s.f. (18.4% of 84.6%)	0 s.f.	0 s.f.	329 s.f. (7.8% of 98.5%)
5. Secondary Masonry (total (max 20%))	265 s.f. and 15.4% of 2	33 s.f. and 1% of 2	776 s.f. and 12% of 2	65 s.f. and 1.5% of 2
Metal Panel	265 s.f.	33 s.f.	776 s.f.	65 s.f.
Peak Building Height = 35'-0"	Mean Building Height = 29'-7"			

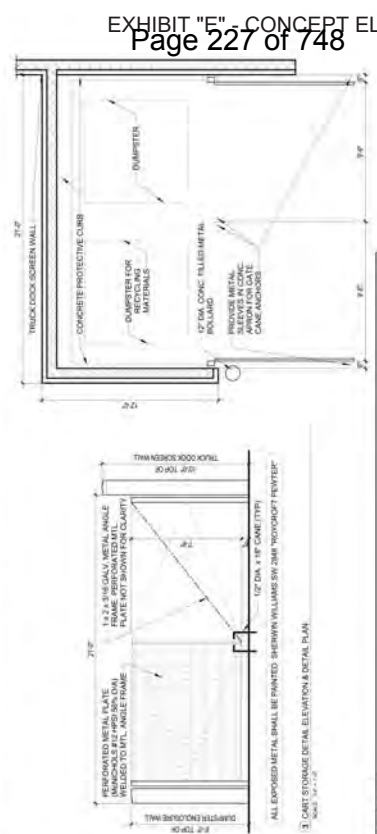
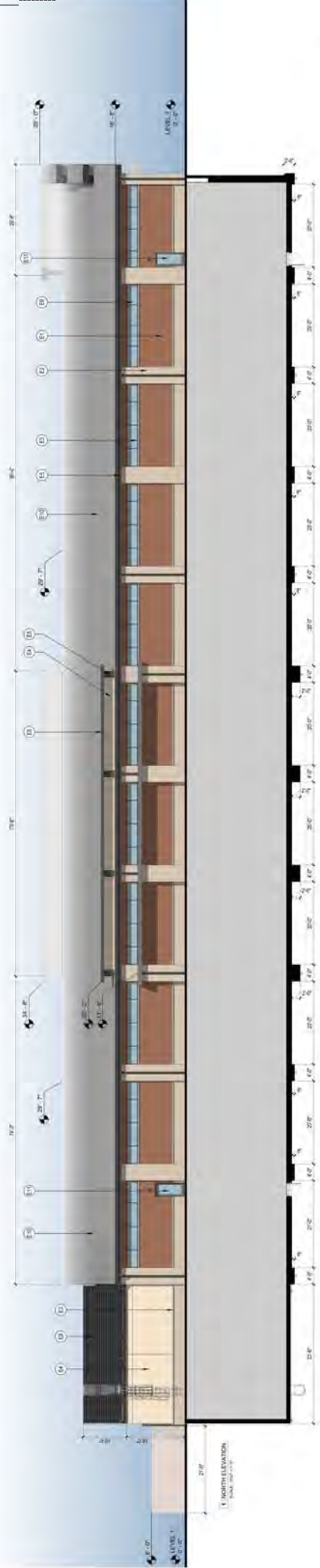
NOTES:
1. ANY ELECTRICAL PANELS WILL BE PAINTED / TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. SIGNAGE SHALL BE COORDINATED WITH THE TOWN OF FLOWER MOUND AND SHALL BE IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND SIGNAGE ORDINANCE.
3. THIS DESIGN IS A CONCEPTUAL REPRESENTATION AND IS NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION WITHOUT THE TOWN OF FLOWER MOUND'S APPROVAL.



FACADE PLAN

FOUNDER'S LANDING
FM 2499 & SHERRI LANE
TOWN OF FLOWER MOUND, TX

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. The building images shown are a representation of the current design intent only. The building images may not reflect parameters in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, line style, construction variations required by building codes or inspectors, materials or final design detailing.



- KEY NOTES:**
- E1 JAUNE BRICK, UTILITY SIZE, RUNNING BOND PATTERN, TYPE A "RED SUNSET"
 - E2 JAUNE BRICK, NORMAN SIZE, RUNNING BOND PATTERN, TYPE B "DOVE GRAY"
 - E3 PRE-CAST CONCRETE SILL, UNPAINTED
 - E4 PLASTER STUCCO, STD POWERWALL SYSTEM, COLOR TO MATCH SWINSON "SNOWBOUND"
 - E5 ARCHITECTURAL METAL VENER, BERRIDGE PREPARED GALVALUME, COLOR TO MATCH SWINSON "NOTECRAFT PEPPER"
 - E6 ALUMINUM CURTAIN WALL SYSTEM, KAMMER 1600IT
 - E7 ALUMINUM CURTAIN WALL SYSTEM, KAMMER 1600IT
 - E8 LOGO SIGNAGE
 - E9 METAL LOUVER ROOF EQUIPMENT SCREEN, INDUSTRIAL LOUVERS, INC. MODEL 4500PL, COLOR TO MATCH SWINSON "NOTECRAFT PEPPER"
 - E10 LIGHT GRAY TPO (60 MILS), FULLY ADHERED ROOFING MEMBRANE, COLOR "ENERGY GRAY R32"
 - E11 DOOR AND HARDWARE TO MATCH SWINSON "NOTECRAFT PEPPER"

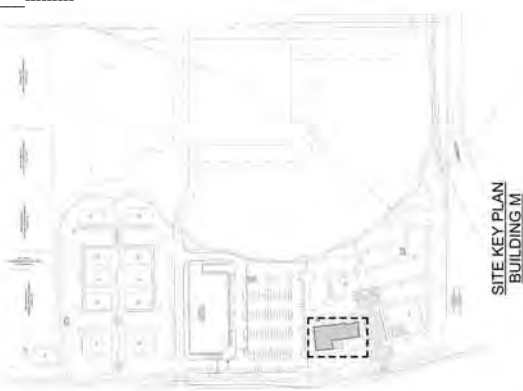
MATERIAL TABULATION CHART					
	West	East	North	South	
1. Total Facade S.F.	3,602 s.f.	3,045 s.f.	8,504 s.f.	5,129 s.f.	
2. Facade S.F. (exclusive of doors and windows)	1,849 s.f.	3,045 s.f.	6,567 s.f.	4,200 s.f.	
3. Doors and Windows S.F.	1,813 s.f.	0 s.f.	2,337 s.f.	1,639 s.f.	
4. Primary Masonry (total Min. 60%)	1,223 s.f. (67.8% of 1,813 s.f.)	2,473 s.f. (81.6% of 3,045 s.f.)	5,279 s.f. (61.0% of 8,504 s.f.)	4,225 s.f. (82.4% of 5,129 s.f.)	
Brick s.f.	341 s.f. (18.4% of 1,813 s.f.)	598 s.f. (19.6% of 3,045 s.f.)	512 s.f. (6.0% of 8,504 s.f.)	329 s.f. (7.8% of 4,200 s.f.)	
Stucco s.f.	265 s.f. (14.6% of 1,813 s.f.)	33 s.f. (1.1% of 3,045 s.f.)	776 s.f. (9.1% of 8,504 s.f.)	65 s.f. (1.5% of 4,200 s.f.)	
5. Secondary Masonry (total max 20%)	265 s.f.	33 s.f.	776 s.f.	65 s.f.	
6. Metal Panel	265 s.f.	33 s.f.	776 s.f.	65 s.f.	
Peak Building Height = 25'-0"					

NOTES:
1. ANY ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. SCREEN WALLS SHALL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
3. ALL MATERIALS SHALL BE APPROVED BY THE TOWN OF FLOWER MOUND AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

FACADE PLAN



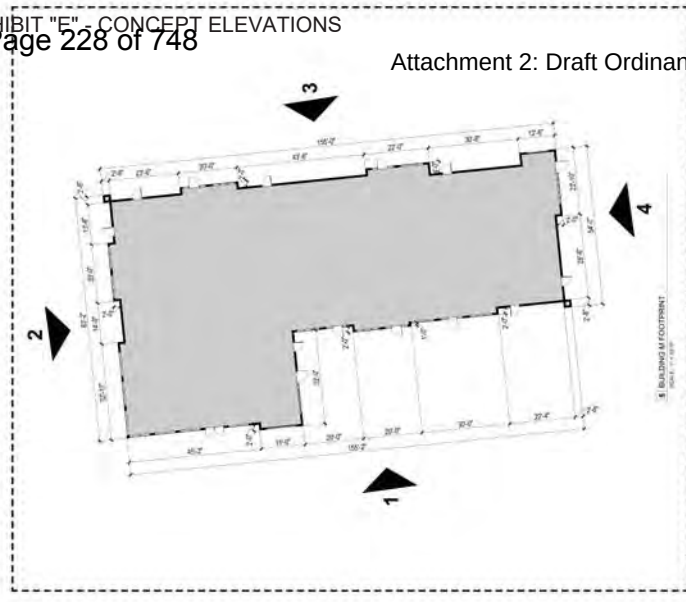
Issued: 03-26-2018



SITE KEY PLAN
BUILDING M

- KEY NOTES:**
- M1 HAZARD BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY AZME
 - M2 CASTED STONE, ALPINE LEDGESTONE "CHAUDRONAY" BY BORA
 - M3 HAZARD BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY AZME
 - M4 PLASTER STUCCO, STD POWDERWALL SYSTEM, COLOR TO MATCH SWATCH "SNOWBOUND"
 - M5 ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIFAB 4511 WITH THERMAL PERFORMANCE
 - M6 PRECAST TRIM, UNPAINTED
 - M7 STANDING SEAM METAL ROOF, BURRIDGE PREWEATHERED GALVALUME, COLOR TO MATCH SWATCH "ROYAL CRIST" BY FEWTER
 - M8 ARCHITECTURAL METAL ENTRANCE FINISH, COLOR TO MATCH SWATCH "ROYAL CRIST" BY FEWTER
 - M9 HAZARD BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD HILL" BY AZME

MATERIAL TABULATION CHART					
	West	East	North	South	
1. Total Facade S.F.	3,159 s.f.	2,430 s.f.	1,995 s.f.	1,822 s.f.	
2. Facade S.F. (exclusive of doors and windows)	1,964 s.f.	2,009 s.f.	1,019 s.f.	1,528 s.f.	
3. Doors and Windows S.F.	1,205 s.f.	421 s.f.	976 s.f.	294 s.f.	
4. Primary Masonry Materials	1,984 s.f. and 100% of 2	2,009 s.f. and 100% of 2	1,019 s.f. and 100% of 2	1,528 s.f. and 100% of 2	
5. Stucco S.F.	1,755 s.f. (88.8% of 100%)	1,668 s.f. (83% of 100%)	907 s.f. (89% of 100%)	1,424 s.f. (83.8% of 100%)	
6. Cultured Stone S.F.	108 s.f. (5.5% of 100%)	102 s.f. (5.1% of 100%)	82 s.f. (8% of 100%)	94 s.f. (8.2% of 100%)	
7. Ceramic/Masonry Tiles	91 s.f. (4.7% of 100%)	39 s.f. (1.9% of 100%)	0 s.f. (0% of 100%)	0 s.f. (0% of 100%)	
8. EIFS S.F.	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	
Peak Building Height = 34'-4"	Mean Building Height = 22'-0"				



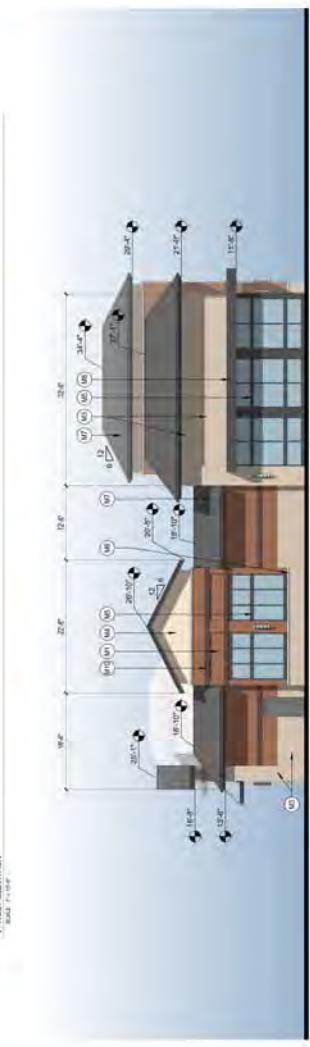
BUILDING M FOOTPRINT
SCALE: 1" = 10'-0"

FACADE PLAN
BUILDING M

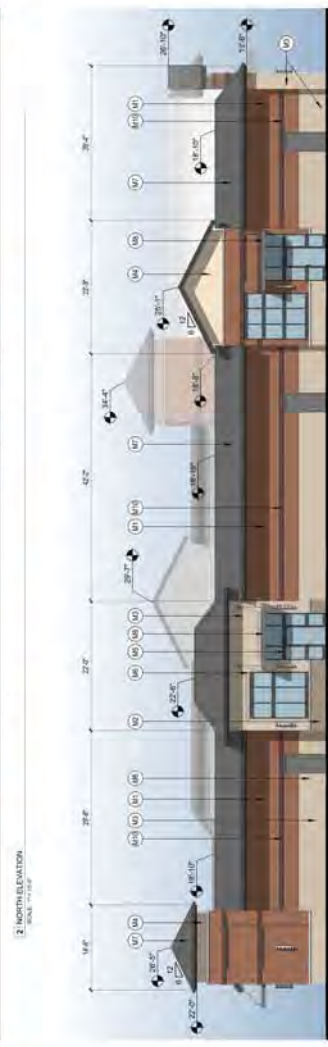
- NOTES:**
- 1. ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
 - 2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - 3. ROOFS MUST BE BETWEEN 6:12 - 8:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.



WEST ELEVATION
SCALE: 1" = 10'-0"



NORTH ELEVATION
SCALE: 1" = 10'-0"



EAST ELEVATION
SCALE: 1" = 10'-0"



SOUTH ELEVATION
SCALE: 1" = 10'-0"

FOUNDER'S LANDING
PM 2459 & SHERRI LANE
TOWN OF FLOWER MOUND, TX

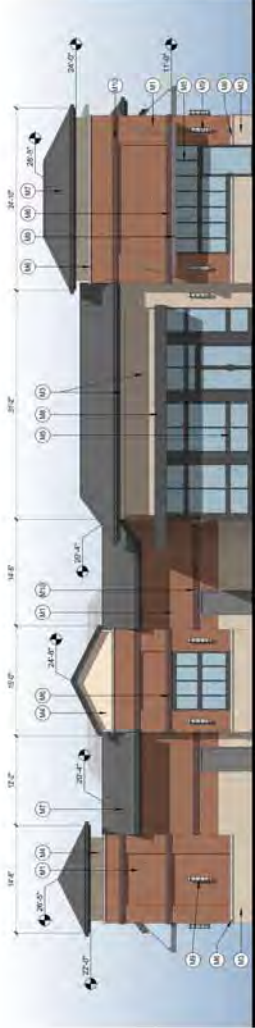
DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, finish, shading, ambient light intensity, materials, texture, contrast, bird style, construction variations required by building codes or inspectors, materials or final design during.



Issued: 03-26-2018

KEY NOTES:	
M1	HANDLAD BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR RED SUNSET BY AZME
M2	CULTURED STONE, ALPINE LEDGESTONE "CHARDONNAY" BY BORA
M3	HANDLAD BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR DOVE GRAY BY AZME
M4	PLASTER STUCCO, STO POWERSALL SYSTEM, COLOR TO MATCH SWYTHY "SNOWBOND"
M5	ALUMINUM STOREFRONT WINDOW SYSTEM, KAWNEER TRIPAB 451 WITH THERMAL PERFORMANCE
M6	PRECAST THIN UNPAINTED
M7	ARCHITECTURAL METAL ENTRANCE AWNING, COLOR TO MATCH SHAGBARK POLY-CROFT FEATHER
M8	ARCHITECTURAL METAL ENTRANCE AWNING, COLOR TO MATCH SHAGBARK POLY-CROFT FEATHER
M9	DECORATIVE LIGHTING FEATURE
M10	HANDLAD BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR BROWNWOOD MILK BY AZME

MATERIAL TABULATION CHART		West	East	North	South
1.	Total Facade S.F. (includes doors and windows)	2,134 s.f.	1,809 s.f.	1,722 s.f.	1,772 s.f.
2.	Facade S.F. (includes doors and windows)	1,502 s.f.	1,429 s.f.	1,084 s.f.	1,304 s.f.
3.	Doors and Windows S.F.	632 s.f.	379 s.f.	838 s.f.	378 s.f.
4.	Primary Masonry S.F. (max. 20%)	1,502 s.f. and 100% of 2	1,429 s.f. and 100% of 2	1,084 s.f. and 100% of 2	1,304 s.f. and 100% of 2
	Brick s.f.	1,459 s.f. (97.1% of 100%)	1,364 s.f. (95.3% of 100%)	1,041 s.f. (96% of 100%)	1,298 s.f. (99.1% of 100%)
	Stucco s.f.	43 s.f. (2.9% of 100%)	65 s.f. (4.7% of 100%)	43 s.f. (4% of 100%)	57 s.f. (4.1% of 100%)
	Cultured Stone s.f.	0 s.f. (0% of 100%)	64 s.f. (4.4% of 100%)	0 s.f. (0% of 100%)	39 s.f. (2.9% of 100%)
5.	Secondary Masonry S.F. (max. 20%)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
	EPS s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
Total Building Height = 28' 0"		Total Building Height = 21' 0"			

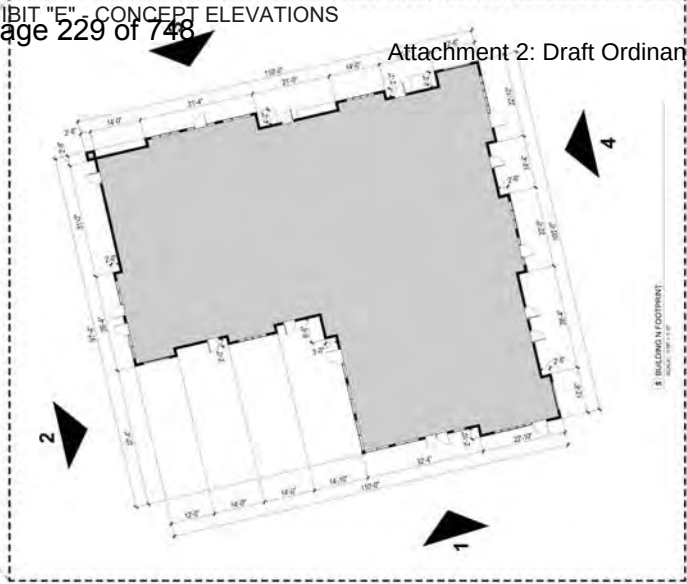
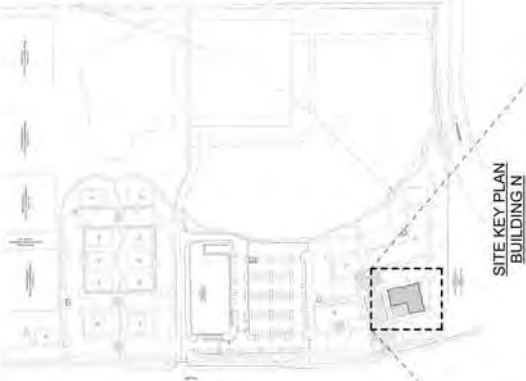


FOUNDER'S LANDING
FM 2499 & SHERRI LANE
TOWN OF FLOWER MOUND, TX

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NOTES:
1. ELECTRICAL PANELS WILL BE SHOWN TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
3. ROOFS MUST BE BETWEEN 6:12 - 8:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.

FACADE PLAN
BUILDING N





Issued: 03-26-2018

- KEY NOTES:**
- M1 HAND-PAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY ACME
 - M2 CULTURED STONE, ALPINE LEDGESTONE "CHARDONNAY" BY ACME
 - M3 HAND-PAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY ACME
 - M4 PLASTER STUCCO, STD POWDERWALL SYSTEM, COLOR TO MATCH SWATCH "SNOWBOUND"
 - M5 ALUMINUM STOREFRONT WINDOW SYSTEM, KAMMER TRIPAS 611 WITH THERMAL PERFORMANCE
 - M6 PRECAST IRON UNPAINTED
 - M7 BRIDGE IRON-PAINTED GALVALUME, COLOR TO MATCH SWATCH "ROYALTY PRINTER"
 - M8 ARCHITECTURAL METAL ENTRANCE AWNING, COLOR TO MATCH SWATCH "ROYALTY PRINTER"
 - M9 DECORATIVE LIGHTING FEATURE
 - M10 HAND-PAID BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME



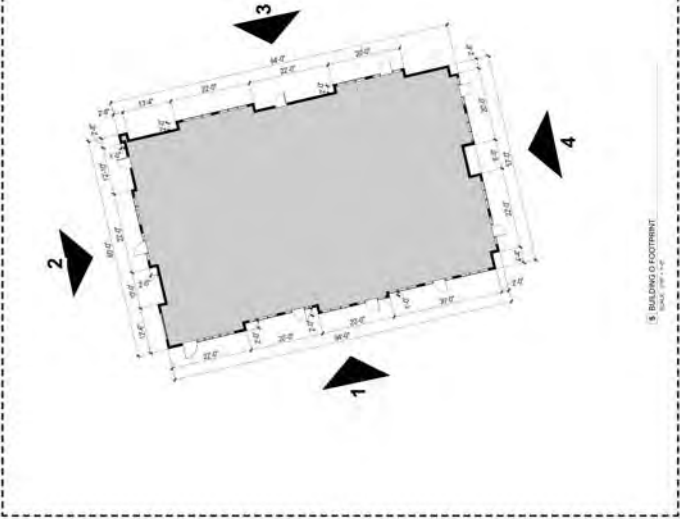
- NOTES:**
- 1. ELECTRICAL PANELS WILL BE PAINTED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
 - 2. SIGNAGE: SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANS/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - 3. ROOFS MUST BE BETWEEN 6:12 - 8:12 SLOPE FOR BUILDINGS LESS THAN 15,000 SQUARE FEET IN AREA.

FOUNDER'S LANDING
FM 2499 & SHERRI LANE
TOWN OF FLOWER MOUND, TX

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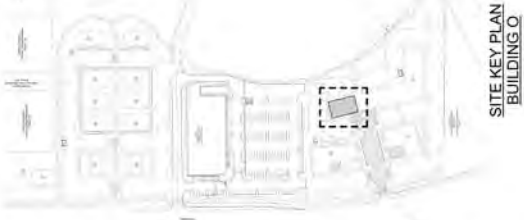
**FACADE PLAN
BUILDING O**

8. BUILDING O FOOTPRINT
Scale: 1/8\"/>

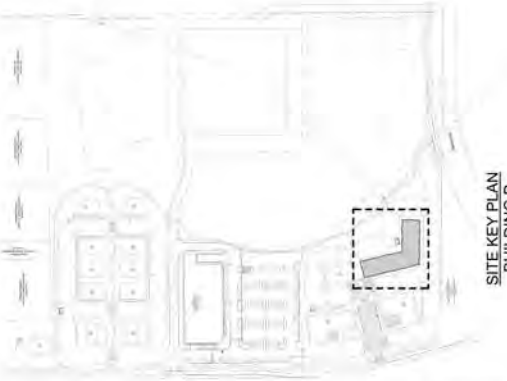


MATERIAL TABULATION CHART

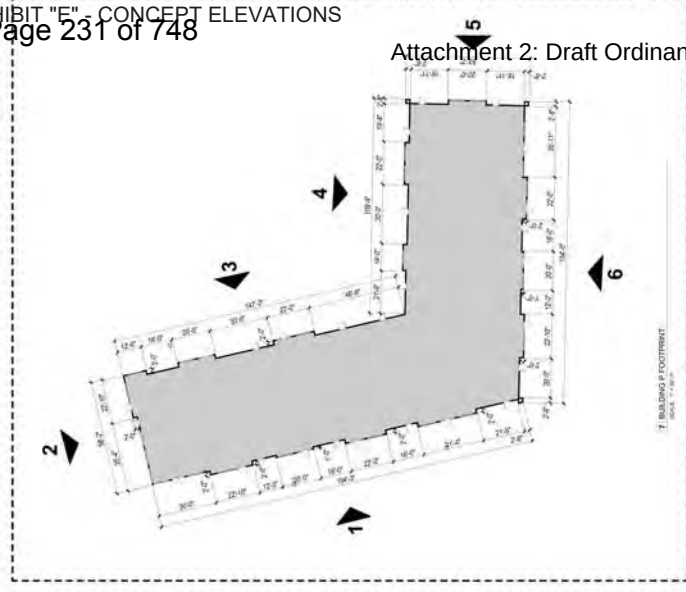
	West	East	North	South
1. Total Facade S.F.	1,008 s.f.	1,540 s.f.	1,000 s.f.	1,199 s.f.
2. Facade S.F. (percentage of doors and windows)	1,221 s.f.	1,178 s.f.	866 s.f.	847 s.f.
3. Doors and Windows S.F.	747 s.f.	302 s.f.	184 s.f.	351 s.f.
4. Primary Masonry totals	1,221 s.f. and 100% of 2	1,178 s.f. and 100% of 2	866 s.f. and 100% of 2	847 s.f. and 100% of 2
Brick s.f.	1,011 s.f. (82.8% of 100%)	1,028 s.f. (87.4% of 100%)	807 s.f. (93.2% of 100%)	721 s.f. (85.1% of 100%)
Stucco s.f.	119 s.f. (9.7% of 100%)	89 s.f. (7.6% of 100%)	29 s.f. (2.3% of 100%)	78 s.f. (9% of 100%)
Cultured Stone s.f.	92 s.f. (7.5% of 100%)	60 s.f. (5% of 100%)	39 s.f. (4.5% of 100%)	50 s.f. (5.9% of 100%)
Secondary Masonry totals	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
EIFS s.f.	0 s.f.	0 s.f.	0 s.f.	0 s.f.
Peak Building Height = 29'-7"	Mean Building Height = 22'-0"			



Attachment 2: Draft Ordinance



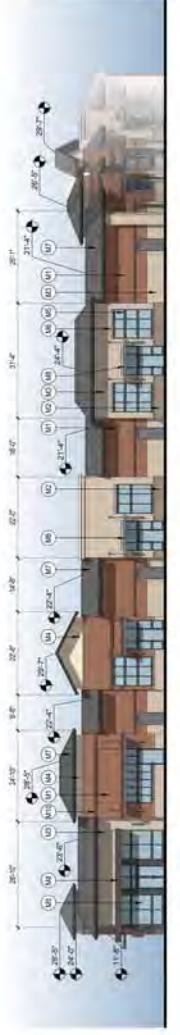
SITE KEY PLAN
BUILDING P



BUILDING P FOOTPRINT
SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- M1 HAND-PAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "RED SUNSET" BY ACME
 - M2 CULTURED STONE, ALPINE LEDGESTONE, "CHARDONNAY" BY BORA
 - M3 HAND-PAID BRICK, NORMAN SIZE, RUNNING BOND PATTERN, COLOR "DOVE GRAY" BY ACME
 - M4 PLASTER STUCCO, SIO POWERWALL SYSTEM, COLOR TO MATCH SWIFT "SHOWBOND"
 - M5 BRICK, COMMON, 4" x 8" x 16", COLOR TO MATCH SWIFT "SHOWBOND"
 - M6 PRECAST TRAIL, UNPAINTED
 - M7 STANDING SEAM METAL ROOF, BERBERGE PREWEATHERED GALVALUME, COLOR TO MATCH SWINBAR "ROYCROFT PEWTER"
 - M8 ARCHITECTURAL METAL, ENTRANCE WING, COLOR TO MATCH SWINBAR "ROYCROFT PEWTER"
 - M9 DECORATIVE LIGHTING FEATURE
 - M10 HAND-PAID BRICK, NORMAN SIZE, SOLDIER PATTERN, COLOR "BROWNWOOD MILL" BY ACME

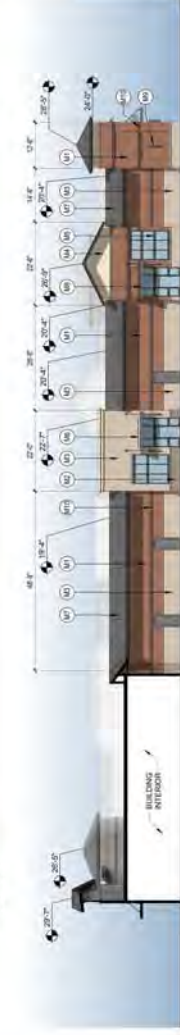
MATERIAL TABULATION CHART				
	West	East Details 3-5	North Details 2-4	South
1. Total Facade S.F.	3,862 s.f.	3,115 s.f.	3,113 s.f.	2,983 s.f.
2. Facade S.F. (exclusive of doors and windows)	2,789 s.f.	3,052 s.f.	2,200 s.f.	2,193 s.f.
3. Doors and Windows S.F.	1,103 s.f.	633 s.f.	933 s.f.	790 s.f.
4. Primary Masonry Totals (M1, 85%)	2,696 s.f. (91.9% of 96.7% of 2)	3,043 s.f. (98.7% of 2)	2,130 s.f. (95.8% of 2)	2,153 s.f. (98.7% of 2)
Brick s.f.	2,476 s.f. (91.9% of 96.7% of 2)	2,814 s.f. (95.8% of 96.7% of 2)	2,040 s.f. (93.8% of 96.8% of 2)	1,921 s.f. (89.2% of 96.2% of 2)
Stucco s.f.	219 s.f. (4.4% of 96.7%)	89 s.f. (2.9% of 96.7%)	80 s.f. (3.6% of 95.6%)	119 s.f. (5.5% of 96.2%)
5. Colored Stone s.f. (M2, 20%)	101 s.f. (3.1% of 96.7%)	58 s.f. (1.3% of 96.7%)	86 s.f. (2.8% of 95.6%)	113 s.f. (3.3% of 96.2%)
6. Masonry Totals (M1, 85% + M2, 20%)	93 s.f. (3.3% of 96.7%)	40 s.f. (1.3% of 96.7%)	100 s.f. (3.2% of 95.6%)	40 s.f. (1.3% of 96.2%)
7. EPS s.f.	93 s.f.	40 s.f.	100 s.f.	40 s.f.
Peak Building Height = 29'-7"				
Mean Building Height = 22'-0"				



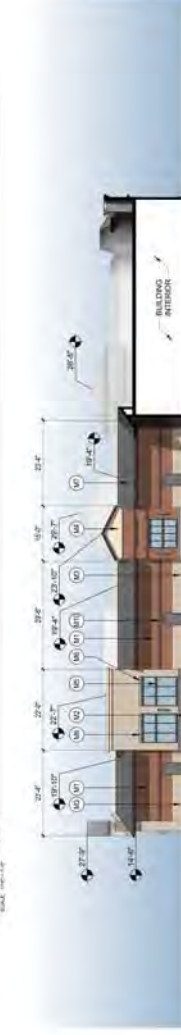
1. WEST ELEVATION
Scale: 1/8" = 1'-0"



2. NORTH ELEVATION (1 OF 2)
Scale: 1/8" = 1'-0"



3. EAST ELEVATION (1 OF 2)
Scale: 1/8" = 1'-0"



4. NORTH ELEVATION (2 OF 2)
Scale: 1/8" = 1'-0"



5. EAST ELEVATION (2 OF 2)
Scale: 1/8" = 1'-0"



6. SOUTH ELEVATION
Scale: 1/8" = 1'-0"

FAÇADE PLAN
BUILDING P

FOUNDER'S LANDING
FM 2499 & SHERRI LANE
TOWN OF FLOWER MOUND, TX

NOTES:

1. ELECTRICAL PANELS WILL BE HANGERS WITH NEED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING
2. SIGNAGE SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANS/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

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From: Nancy Cain [mailto:]
Sent: Friday, April 6, 2018 9:32 AM
To: planning <planning@flower-mound.com>
Subject: Hilliard property re-zoning request

We want to register our approval for the re-zoning request on Hilliard property along 2499 in Flower Mound.

Thank you,

Ron and Nancy Cain
2501 Sherri Ln.
Flower Mound, Tx. 75028

From: Patsy Mizeur [<mailto:>]
Sent: Monday, April 9, 2018 11:35 AM
To: planning <planning@flower-mound.com>
Subject: Ron Hilliard's project

P&Z Members,

Please vote to approve Ron Hilliard's project.

Thank you,

Patsy Mizeur
1821 Castle Ct.
Flower Mound

Sent from my iPhone

From: Jake Wuebben [[mailto:](#)]

Sent: Monday, April 9, 2018 12:55 PM

To: Town Council <towncouncil@flower-mound.com>; planning <planning@flower-mound.com>

Subject: Founder's Landing Project - Strongly Support

I came across this on the agenda for 4/9/2018. I am a homeowner at 2608 Rembert Dr. nearby this proposed project and strongly support the approval of this project. I believe a project like this including a grocery store (hopefully something like a trader joes) is sorely needed in this area, especially with all of the population growth in the area.

Thank you



Flower Mound Family Funeral Home

Our Funeral Home is Proud to be Family Owned and Operated

3550 Firewheel Dr • Flower Mound, TX 75028

Thursday April 5th, 2018

Dear Mr. Russell

RE: Founder's Landing (ZPD17-0010)

I own a business here in Flower Mound and have known the Hilliard's all my life. I am writing you in **full support of the zoning case** before you! With Lakeside and other developments in and around this area I urge you to support the zoning case in front of you as Estate Residential will never happen in my lifetime. This tract of land is ripe for development with Aberdeen connecting to the southern portion of this tract and a major median break just north, these 17 acres are positioned well for commercial development. Please vote YES for this application.

Yours;

Cecil Dalton
Owner

April 5, 2018

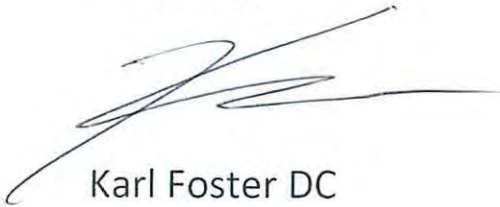
Town of Flower Mound
Planning and Zoning Commission:

To Whom it may concern:

As a business owner and homeowner here in Flower Mound, I support the application in front of the Commissioners known as Founder's Landing. The 17 acres is located on FM 2499 one of the busiest roads in Flower Mound and this stretch carries the most traffic. There are large commercial developments both to the north and south of this tract. I would like you to support this application as Commercial Development which makes more sense than Residential given its location.

Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "Karl Foster", written in a cursive style.

Karl Foster DC

April 5, 2018

Mr. Chuck Russell
Town Planner
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

RE: Zoning Planned Development – Founder’s Landing (ZPD17-0010)
Letter of Intent
G&A Job No. 15187

Mr. Russel,

My name is Jano Pittner and I am a long-time resident and business owner in the Town of Flower Mound. I am one of the principal owners of the building behind Kroger located at 2750 Churchill Drive, Flower Mound, the building occupied by LOCAL PINT, LOW-T-CENTER, SYLVAN LEARNING, and FIDELITY TITLE.

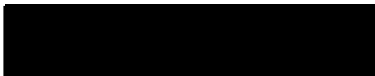
I am writing you today in general support of the proposed retail development at Founder’s Landing. I’ve always found it odd that piece of land has not been developed prior to now. With primary frontage to 2499 and an existing retention pond, gas well and associated setback, it’s just not realistic for that property to be used for estate residential. The best use in my opinion would in fact be retail, restaurant, and office. Such a development would hide the existing gas well as well as meet the need for more retail, restaurant and office in a growing Flower Mound. Having gone through the process of rezoning myself, I am hopeful the town will approve the amended use.

Please feel free to contact me about this or any other matter.

Sincerely,



Jano Pittner
3200 Brittany Drive
Flower Mound, TX 75022



Planning & Zoning Commission

Regarding: Founder's Landing

Dear Commissioner and Commission Member's;

Please approve the application in front of you tonight as I believe it's in the best interest of the Town. I own a business and home here in Flower Mound I want I want to see the Commercial Real Estate Tax Base expand and take some burden off or reduce or tax burden.

I also drive by this tract of land and can't imagine estate homes on it! It is much better suited for Commercial Development.

Please vote in support for the zoning change for Founders Landing.

Sincerely

A handwritten signature in cursive script, appearing to read "Ron Singleton".

Ron Singleton



TOWN COUNCIL AGENDA ITEM NO. 27

REGULAR ITEM

DATE: April 16, 2018

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0010 – Lakeside Village) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use, and to consider adopting an ordinance providing for said amendment. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard. *(The Planning and Zoning Commission recommended approval by a vote of 5 to 1 at its April 9, 2018, meeting.)***

BACKGROUND INFORMATION: Attached is the Planning and Zoning Commission (P&Z) report and backup for this item. Additional correspondence received by the Planning Services Division after the posting of the April 9 P&Z agenda packet and before submission for the April 16 Town Council agenda packet is included as Attachment 3.

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance
3. Additional Correspondence

LEGAL REVIEW: Ashley Dierker, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve a request for a Master Plan Amendment (MPA17-0010 – Lakeside Village) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use, and adopt an ordinance providing for said amendment.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: April 9, 2018

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0010 – Lakeside Village) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard. (*This item was tabled at the March 26, 2018 meeting.*)**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion rezoning request (MU17-0002) for consideration on the same agenda. Approval of the rezoning request is contingent upon approval of this Master Plan Amendment.

The Town Council, and Planning and Zoning Commission conducted a work session on April 4, 2018, to discuss the Lakeside Village applications. That work session may be viewed online [here](#). Several questions were submitted during the work session and the applicant and staff has provided responses to those questions. That document has been posted online on the Town's webpage for the Lakeside DFW project. That webpage is available at <https://www.flower-mound.com/1035/Lakeside-DFW-Project>.

The discussion and direction provided at the work session does not impact the Master Plan Amendment. Changes to the zoning document will be covered in the companion application report.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to change the land use designation on an approximate 9 acre tract from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use. This amendment is to change the Master Plan to allow for the

accompanying zoning application to be approved. Further detail on the proposal is contained in the zoning application.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan Amendment requests. At the time this report was written, staff had received 22 emails in support, 21 in opposition, and two emails containing questions and general correspondence for this request. Attachment C(1) includes all of the correspondence the Planning office has received on this request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Master Plan Exhibit

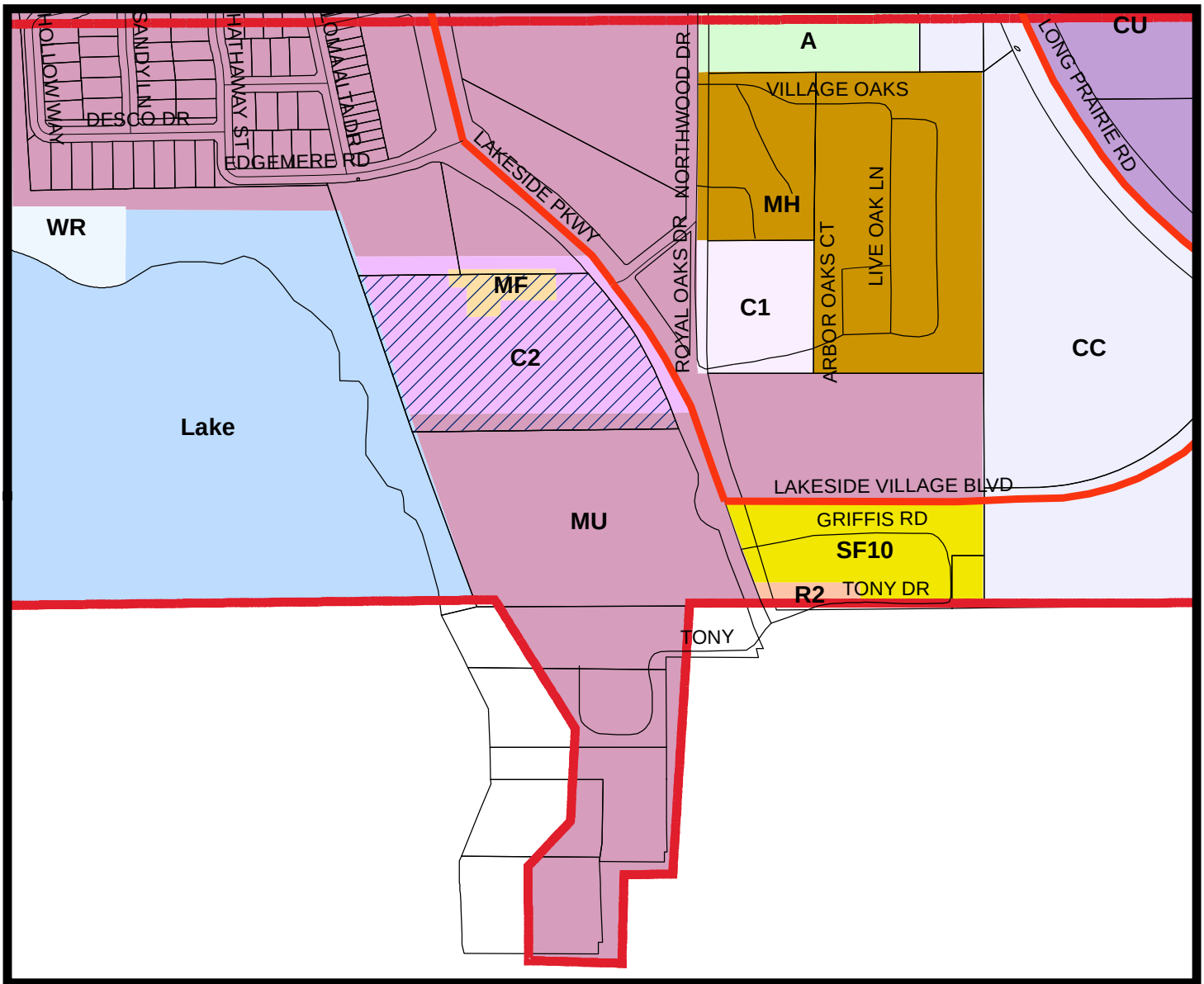
C. Correspondence

1. Email correspondence



Vicinity Map

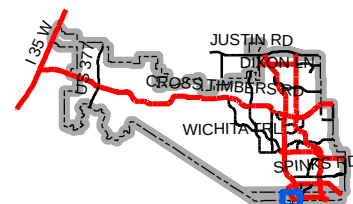
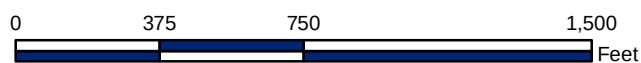
Reference Project: MPA17-0010



LEGEND

	Agriculture		Campus Commercial		*Combined Uses-See Ordinance		Commercial 1
	Commercial 2		Lake		Mixed Use		Mobile Home
	Single Family 10		Water Recreation		Multi-Family		Retail 2

Subject Property



Map Location

March 8, 2018

Mr. Tommy Dalton
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Letter of Intent
Lakeside DFW, Village Rezoning
MU17-0002

Dear Mr. Dalton,

When the Town of Flower Mound granted the original entitlements for the Lakeside DFW mixed-use development district on November 19, 2012, the planned development phasing included saving the land at the southern tip of the property, known as Lakeside Village, for a later phase, after the value of the development had been proven. Now the timing is appropriate to realize the potential of Lakeside Village: the development is thriving, it has been well received by the Town, the Hines property has been incorporated into the partnership, and the local and national economies are robust.



It is the intention of the owners and the development team to continue raising the bar for the Lakeside Business District and request a change of zoning from PD 39 to Mixed Use for the 9-acre annexation and combine the 30 acres identified as subzones MU-TEN(1) AND MU-TEN(2) into a unified Lakeside Village. We believe that this zoning would enable the development team to provide substantial benefits to the Town of Flower Mound in the form of outstanding public open spaces, unique commercial and dining opportunities and greatly expanded tax base.

The Lakeside DFW property owners and development team are proposing to expand the existing mixed use development in accordance with the Flower Mound Mixed Use Ordinance offering:

- A) A mixture of complementary land uses that includes housing, retail, offices, commercial services, and civic uses creating economic vitality;
- B) Vehicular and pedestrian connectivity to adjacent land uses balancing neighborhood integrity with the transportation benefits of connectivity, and market demand for development and regional access;
- C) A high level of development standards that creates development of exemplary and enduring quality and design;
- D) Vertical and horizontal mixed use areas that are safe, comfortable and attractive to pedestrians;
- E) Public access to significant environmental features on the site treating them as “features” rather than constraints;

- F) A variety of connected community gathering places and entertainment opportunities of differing scales and character to extend and enhance the trails and urban streetscape;
- G) A range of residential options that reflect changing lifestyles while balancing market demand and community preferences;
- H) Appropriate transitions to protect existing adjacent neighborhoods promoting sustained value; and
- I) Efficient use of land by facilitating compact development.

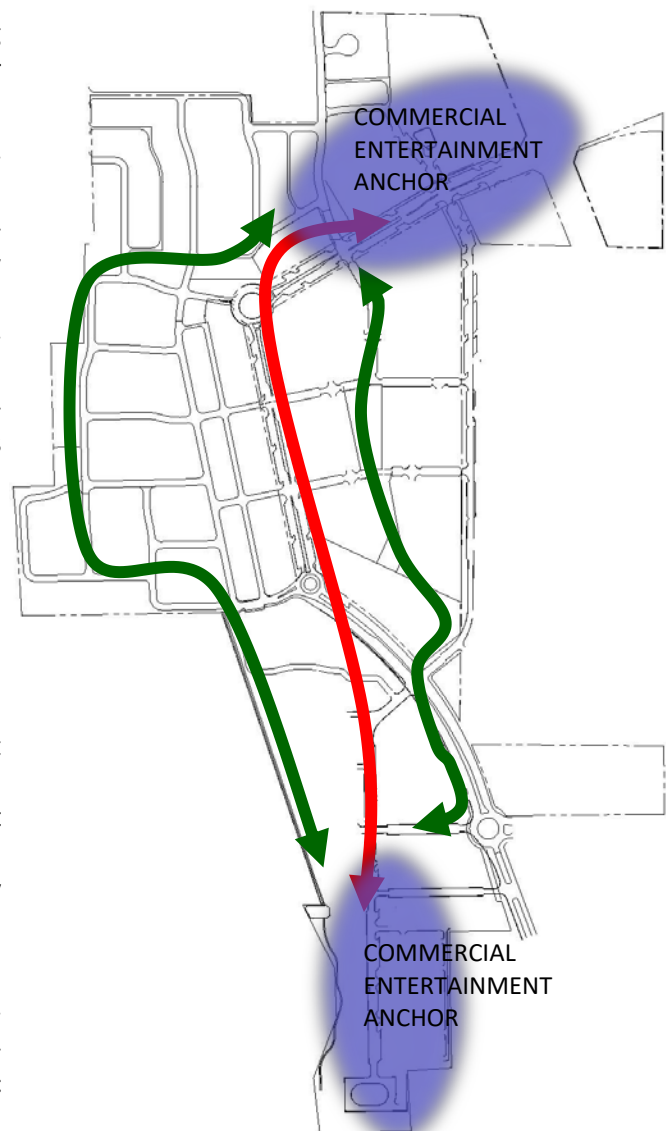
The proposed area, called Lakeside Village, continues the mixed-use concept by creating a new commercial center offering another anchor destination at the dramatic south end of the community. The pattern of providing two anchoring destinations at opposite ends of a pedestrian oriented venue has proven to work well to promote and encourage robust pedestrian activity between the commercial anchors and activating the spaces in between.

The center of the proposed Lakeside Village addition consists of a number of restaurants configured around a village square, offering dramatic views of the lake from the elevated bluff. Adjacent to the cluster of restaurants is the Community Lawn which can serve as a gathering venue overlooking the proposed natural amphitheater and westerly views of the lake.

There are 3 major pedestrian links between the northern and southern commercial/entertainment anchors, each with its distinct character and function. The westerly portion of the boardwalk serves the single family residents and includes the trailhead and coastal views. The easterly portion of the Boardwalk serves the multi-family portion of the community and weaves through the internal open spaces. The walk along Lakeside Parkway is the “Main Street” urban character that includes commercial streetscape and live/work frontage.

Since the distance between these anchors is over a mile from tip to tip, variety in the streetscape and associated land use is needed to insure that the walk, jog, or bike ride remains a visually interesting experience. We are introducing single family lots along the route fronting on both Lakeside Parkway and Sunset Boulevard to add variety and maintain the pedestrian scale of the street regardless of which path is chosen. Walking on Lakeside Parkway between attractive home facades and on-street parking establishes Lakeside Parkway as part of the community fabric, rather than as an arterial roadway dividing the community into pieces.

The addition of larger scale residential towers on the western side of Sunset Boulevard helps to keep the public open spaces active during most of the day and evening hours, since people are the main attraction of public spaces.



The sequence of public spaces along the western edge of Lakeside Village weaves together a continuous, unbroken park beginning with the existing Trailhead and Boardwalk at the northern portion of the Lakeside Village, then connecting to the 6,000 SF viewing deck called Sunset Point.

The trail and natural open spaces are proposed to continue along the coastal boundary to connect to the intimate amphitheater set into the natural grade within the open space called Sunset Green. Finally, the trail continues to the southern tip culminating in the set of terraces, both public and commercial, which is labelled as the Waterfront Bluff in the open space plan.



We also intend to use the opportunity to promote economic development, attracting hotels, restaurants, retail business, offices and residents to share in the project and help to generate increased commercial activity to Lakeside DFW and to the overall Business District.

The chart below indicates the portion of the development that is already built and the anticipated building program being proposed.

We also are maintaining the general balance of commercial and residential land uses that was initially established in the original November 20112 zoning. The table below compares the the proposed land use from the 2012 zoning application to the current proposed land use.

PROJECTIONS OF COMMERCIAL BUILD-OUT	COMMERCIAL SF	HOTEL
Maximum Commercial permitted in Ordinance 63-13, November 2012	905,400	INCL
2012 Smart Growth Engineering Projections	689,400	284
Building Permits Issued to Date and in the Application Process	145,182	0
2017 Smart Growth Engineering Projections for Lakeside Village: MU-TEN, MU-C(3)	395,200	310
TOTAL: Completed To Date PLUS 2017 Engineering Projections	540,382	310

PROJECTIONS OF RESIDENTIAL BUILD-OUT	RESIDENTIAL UNITS
Current Residential Entitlements	2,275
Building Permits Issued To Date	1,400
Proposed Residential Units to be Constructed	875
TOTAL RESIDENTIAL UNITS	2,275

The impact of the proposed zoning amendment will drive more economic activity, provide more public amenities, and offer more places to spend leisure time, that may be appreciated by all the residents of Flower Mound.

We thank you for your consideration and hope to work with you on this important and outstanding project.

Sincerely,

James W. Archie
Managing Director
Realty Capital Management, LLC

ATTACHMENT
TABULATION OF RESIDENTIAL UNITS
ENTITLED, CONSTRUCTED AND PROPOSED.

CURRENT RESIDENTIAL ENTITLEMENTS	RESIDENTIAL UNITS
ORDINANCE 63-13 (November 2012)	2200
ORDINANCE 12-14 (Add 0.8 acres)	10
PD 39 HINES, Amended	65
TOTAL	2275

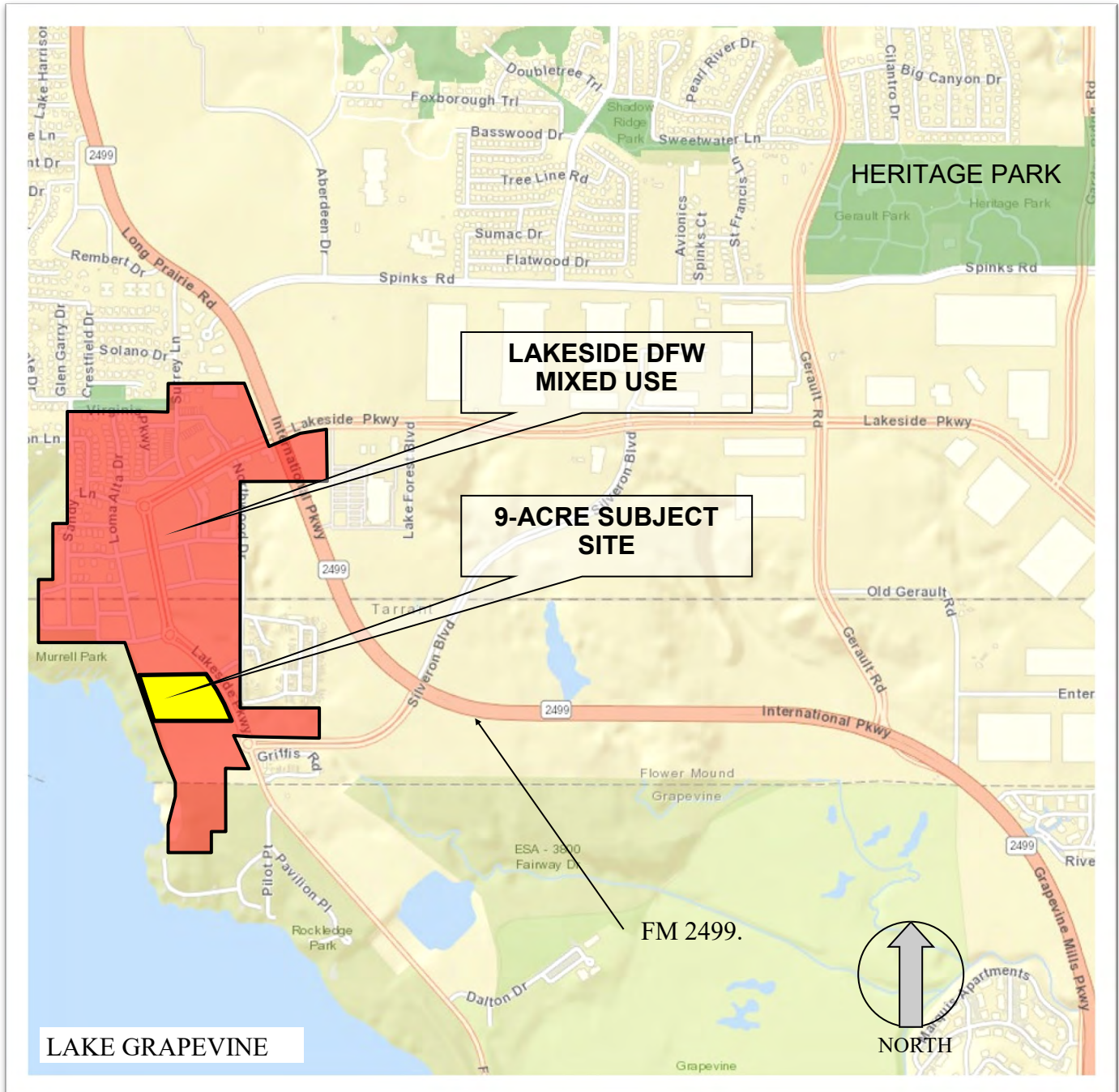
TOTAL BUILDING PERMITS ISSUED	RESIDENTIAL UNITS
DETACHED RU PHASE 1	119
DETACHED RU PHASE 2	70
DETACHED RU PHASE 3	61
ORDINANCE 12-13	5
SUBTOTAL	255
ATTACHED RU PHASE 1	466
ATTACHED RU PHASE 2	425
ATTACHED RU PHASE 3	200
SUBTOTAL	1091
LAKESIDE TOWER CONDO	51
LAKESIDE TOWER TOWNHOME	6
SUBTOTAL	54
TOTAL	1400

PROPOSED FUTURE CONSTRUCTION	RESIDENTIAL UNITS
DETACHED RU	80
ATTACHED RU	795
TOTAL	875

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

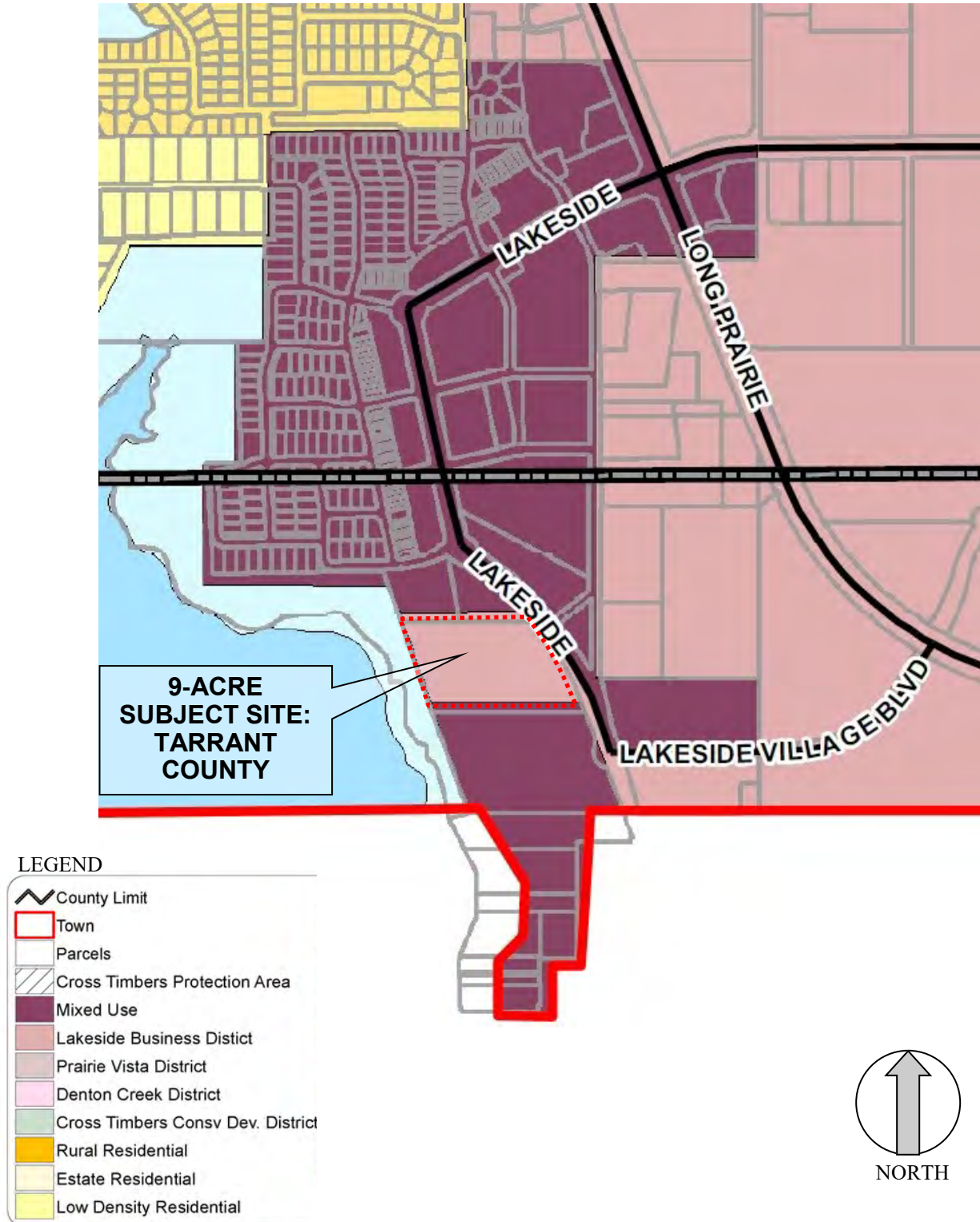
VICINITY MAP



Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

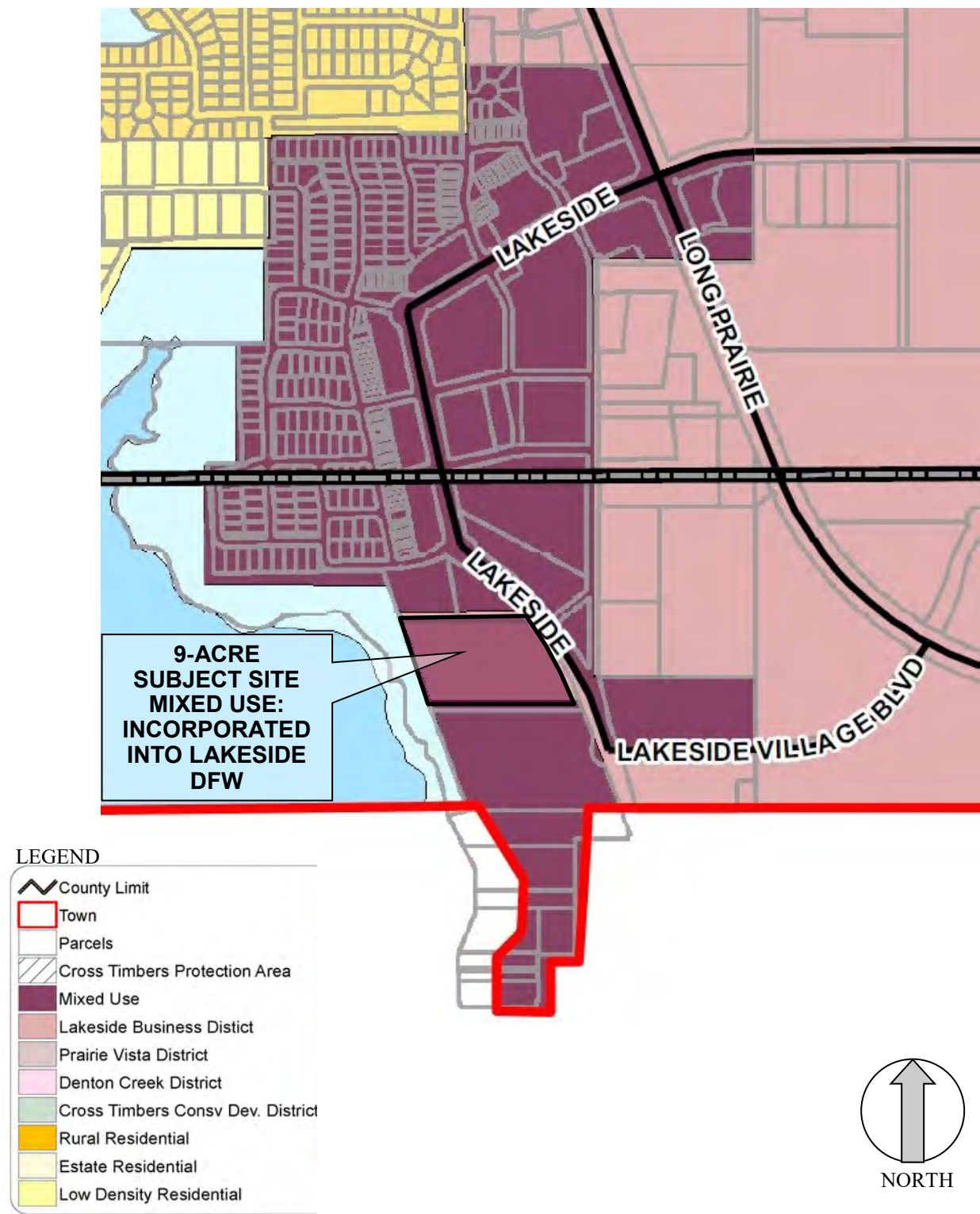
EXISTING LAND USE DESIGNATION



Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

PROPOSED LAND USE DESIGNATION



Tommy Dalton

From: Lyn Choi
Sent: Monday, February 26, 2018 3:07 PM
To: Town Council; planning; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; mayoer@flower-mound.com
Subject: Support for the Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a homeowner at Lakeside DFW and writing this email to express my support for the proposed mixed-use development at Lakeside Village. I support for the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Sungae Choi and Dongil Kim
2604 Exall St.
Flower Mound, TX 75022

Tommy Dalton

From: Greg Homer
Sent: Wednesday, March 21, 2018 9:35 AM
To: planning
Subject: Support for Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside Tower Buyer and am writing you to express my support for the proposed mixed-use development at Lakeside Village.

I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Greg Homer

Town Council

Place 1 Councilmember Jason Webb

place1@flower-mound.com

Place 2 Councilmember Bryan Webb

place2@flower-mound.com

Place 3 Councilmember Kevin Bryant

place3@flower-mound.com

Place 4 Councilmember Don McDaniel

place4@flower-mound.com

Place 5 Councilmember Claudio Forest

place5@flower-mound.com

Mayor

Mayor Tom Hayden

mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

Tommy Dalton

From: Peter Schwartz
Sent: Tuesday, February 27, 2018 7:43 AM
To: planning; Town Council
Cc: Peter Schwartz
Subject: Support for Lakeside Village Zoning Change Request

Dear Flower Mound P&Z and Town Council:

I am a proud homeowner at Lakeside and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I fully support the Lakeside Village applications for amending the property's zoning and I respectfully request that the Town Council approve this proposal.

Regards,

Peter Schwartz

Senior Vice President, Strategic Initiatives

4000 Horizon Way
Irving, TX 75063

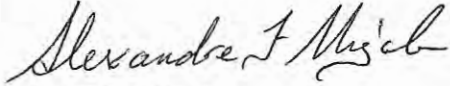


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Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,



Dr. Alexandre F. Migala

Leah Migala



Tommy Dalton

From: Tom Stiles
Sent: Tuesday, March 20, 2018 12:23 PM
To: Town Council
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Thomas Stiles

2409 Surrey Ct

Flower Mound, TX 75022

Tommy Dalton

From: Walter Quintas Tuesday, February 27, 2018
Sent: 7:54 AM Town Council; planning
To: Lakeside Village!
Subject: Lakeside Village Letter of Support.docx
Attachments:

Please see attached!

RREFERENCED ATTACHMENT IS PROVIDED ON THE FOLLOWING PAGE

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Town Council

Place 1 Councilmember Jason Webb
place1@flower-mound.com

Place 2 Councilmember Bryan Webb
place2@flower-mound.com

Place 3 Councilmember Kevin Bryant
place3@flower-mound.com

Place 4 Councilmember Don McDaniel
place4@flower-mound.com

Place 5 Councilmember Claudio Forest
place5@flower-mound.com

Mayor

Mayor Tom Hayden
mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

Tommy Dalton

From: Mike Palmer
Sent: Thursday, March 22, 2018 8:50 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village Project

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Mike Palmer
2613 Fairhill Ln
Flower Mound, TX 75022

Tommy Dalton

From: Roberta Palmer
Sent: Thursday, March 22, 2018 11:40 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village Project

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Roberta Palmer
2613 Fairhill Ln
Flower Mound, TX 75022

Tommy Dalton

From: Kiran Vala
Sent: Wednesday, March 21, 2018 5:32 PM
To: Town Council; planning; Mayor - Tom Hayden; Place1 - Jason Webb
Subject: Lakeside Village Mixed-Use Development

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,
Kiran Vala
2400 Surrey Ct
Flower Mound

Tommy Dalton

From: Gail Colaruotolo
Sent: Tuesday, March 20, 2018 2:31 PM
To: Town Council; planning
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

We am a Lakeside Tower Buyer and am writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Joe and Gail-Ann Colaruotolo

Town Council

Place 1 Councilmember Jason Webb

place1@flower-mound.com

Place 2 Councilmember Bryan Webb

place2@flower-mound.com

Place 3 Councilmember Kevin Bryant

place3@flower-mound.com

Place 4 Councilmember Don McDaniel

place4@flower-mound.com

Place 5 Councilmember Claudio Forest

place5@flower-mound.com

Mayor

Mayor Tom Hayden

mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

--

Gail

Just to be is a blessing. Just to live is holy. Unknown

Tommy Dalton

From: Cathy Perry
Sent: Wednesday, February 28, 2018 7:39 PM
To: planning; Town Council
Subject: Fwd: Support for Lakeside Village Zoning Change Request

Subject: Support for Lakeside Village Zoning Change Request

Dear Flower Mound P&Z and Town Council:

I am a proud homeowner at Lakeside and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I fully support the Lakeside Village applications for amending the property's zoning and I respectfully request that the Town Council approve this proposal.

Regards,

Cathy Perry
2617 Desco Drive

Tommy Dalton

From: Ray Kingsbury
Sent: Wednesday, March 21, 2018 4:04 PM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Cc: Rosie Kingsbury;
Subject: Fwd: Lakeside Village zoning
Attachments: Lakeside Village Letter of Support - flattened.pdf; ATT00001.htm

March 21, 2018

Dear Flower Mound P&Z and Town Council,

We are Lakeside Tower Buyers and are writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications, which request Town Council approval for amending the property's zoning.

We look forward to being citizens of Flower Mound.

Regards,

Ray and Rosie Kingsbury
Unit 1102
Lakeside Tower

Current address:
405 Fondren Ct. Southlake, Texas 76092

(Original signed letter attached)

RREFERENCED ATTACHMENT IS PROVIDED ON THE FOLLOWING PAGE

Sent from my iPad

Ray Kingsbury
Managing Director
Ancor Capital Partners
2720 East State Highway 114
Southlake, Texas 76092

March 21, 2018

Dear Flower Mound P&Z and Town Council,

We are Lakeside Tower Buyers and are writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications, which request Town Council approval for amending the property's zoning.

We look forward to being citizens of Flower Mound.

Regards,



Ray and Rosie Kingsbury
Unit 1102
Lakeside Tower

Current address:
405 Fondren Ct.
Southlake, Texas 76092

Tommy Dalton

From: Collins, Bill [REDACTED]
Sent: Friday, March 23, 2018 5:47 PM
To: undisclosed.for.privacy
Subject: FW: Lakeside Village
Attachments: Lakeside Village.pdf

Mr. Mayor and Town Council.

You know am for growth-pro business.

I do not get in your way and support you as you have done a good job getting us to this point.

THANK-YOU!!!!!!!!!!!!!!!!!!!!!!

When we started the Lakeside project, it was designed perfectly for our Community.

I think it was set for 175 residential units, Retail, Office Towers, Restaurants, 1 hotel, Green space, Public Access & Amphitheatre that was originally approved

The new ideas of below - **No way** in "_____" all of this should be allowed.

This addition is not our Town, not our history and will totally change our culture to another suburb and we will have no special character.

Lakeside will become the center of Town, and the River Walk will be a maybe also ran second thought.

Then why did we create the Riverwalk if we let this project in.

With these additions we becomes just another dense place to live.

That is not dense as in stupid, but too many people. :)

So I am against this project.

Respectively submitted,

Bill Collins



LAKESIDE VILLAGE CHANGING FLOWER MOUND FOREVER

Original Proposal was for Retail, Amphitheatre, Walking Trails and 175 Residential Units

New Proposal

- 9 Total High Rise Towers
- 5 High Rise Residential Condo Towers - 800+ Residential Units
- 80 Residential Villas - Sales Price over \$1 Million each
- 2 Hotels
- 2 Office Towers
- Restaurants/Retail
- Underground Parking Garage
- 35 Acre Parcel on Lake Grapevine

On this Sunday March 25th at 3pm at the Flower Mound Community Activity Center to understand
for this Proposed Development and this Dense Development is going to impact FM2499 Traffic and
block the Natural Lakefront area for the town's enjoyment.

P&Z MEETING: MONDAY, MARCH 26TH 6:30PM

TOWN COUNCIL: MONDAY, APRIL 2ND, 6:30PM

Contact us: Todd Marsh - tmarsh@flowermoundtx.com

Attachment C1: Email Correspondence

Bill Collins, CFP®, AAMS®
Financial Advisor
Edward Jones
3700 River Walk Dr., Suite 285
Flower Mound, TX 75028

[REDACTED]
[REDACTED]
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Lakeside Village

PRESENTER: Todd Marsh



CONCEPT PLAN AND REGULATING PLAN



TABLE 3.3. BONUS HEIGHT PROVISIONS

MINIMUM	MODIFIED	MULTIPLE
BASE HEIGHT BY ORDINANCE (IN STORIES)	5	5
PROPOSED HEIGHT	25	18
MAXIMUM RESIDENTIAL UNITS	0	360
MAXIMUM ECONOMIC RETAIL SF	24,000	350,000
LEED FROM PLANNED SUBDIVISION	YES	YES
DOES INCREASE IN OPEN SPACE	YES	YES
12' BUILDING SETBACK AT 6TH STORY	YES	YES
MAX 50% GROUND FLOOR AS RESIDENTIAL	NO	YES
VISUAL IMPACTS ON ADJACENT NEIGHBORHOODS	SEE GRAPHICS IN SUBMITTAL STANDARDS	
IMPACT OF SITE SPECIFIC CONDITIONS	TO BE SPECIFIED AT SITE PLAN	
APPROPRIATE ARCHITECTURAL DESIGN	TO BE SPECIFIED AT SITE PLAN	
TRANSITION TO ADJACENT NEIGHBORHOODS	TO BE SPECIFIED AT SITE PLAN	
OPEN SPACE AMENITIES	SEE PARK AND OPEN SPACE PLANS SUBMITTAL STANDARDS	

See Section 7 Figure 7.1 for the Railroad standards for hazardous materials 4 states

Original Vision presented to Town of Flower Mound

Activate the area for Flower Mound Residents with:

Vistas – ability of the residents to of Lake Grapevine without Owning Property in the neighborhood

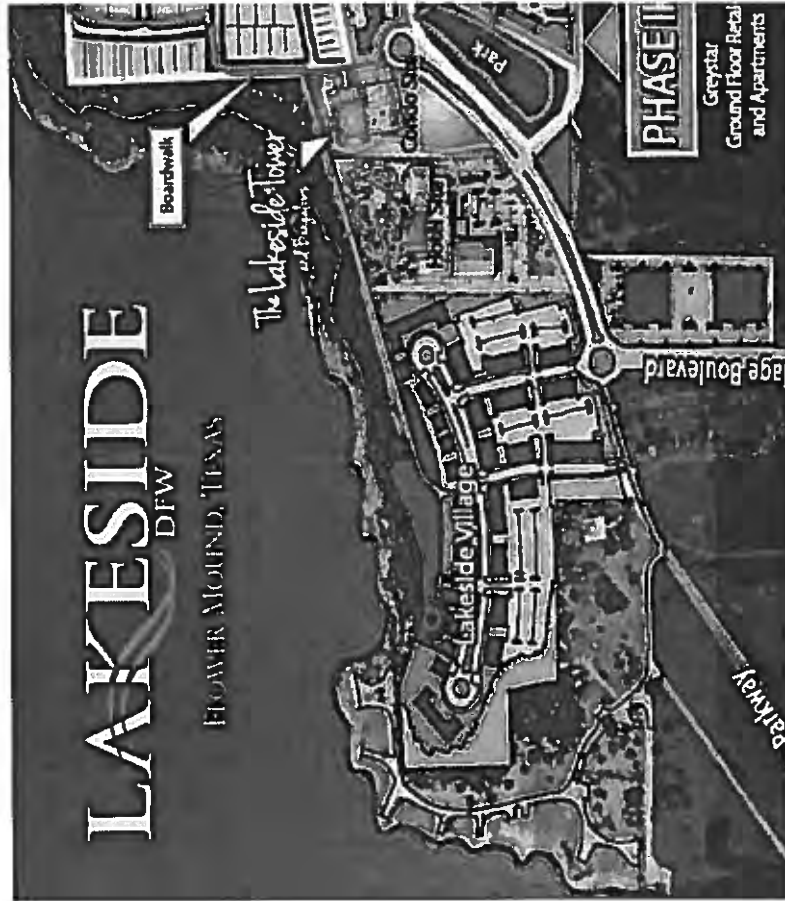
Walkability – residents ability to walk along trails and Boardwalk to enjoy unobstructed sightlines of the lake and Green spaces

Residential, Retail and Open Areas

- 175 residential units
- 150,000 sq. ft. in Retail
- 2.5 acres Amphitheatre
- 2.5 acres of General Open space

No public road or parking within 50' of lakefront microzone

Promised



**1 Condo, 1 Hotel + 2 Buildings
 Retail, Restaurants, Greenspace**

Proposed



**9 High Rise Towers, 80 Villas
REDUCED Retail, Restaurants, Greenspace**

Lakeside Development Plan

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

SECTION 3: Character Zones		MU-C(1)	MU-C(2)	MU-C(3)	MU-C(4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Area: Concept Plan (acres)		7.2	4.8	5.7	8.1	20.5	26.2	4.9	56.8	11.5	4.5
Minimum Area		7	4	5	8	20	26	4	35	11	4
Maximum Area		12	6	6	12	24	27	5	59	17	5
Maximum Residential Units		276	0	0	358	735	175	360	248	48	0
Maximum Commercial SF		130,000	8,400	240,000	130,000	8,000	150,000	20,000	-	85,000	34,000

Total 2200 Residential Units were approved for the 7 Residential Zones

Lakeside Village is only 35 Acres – Approved for 535 Residential Units

And they cannot exceed a 10% variance!!!



Subzones: Subzones may be increased or reduced in size provide the final areas remain within 10% of the maximums and minimums identified in table 3.2.

Concerns & Questions about the Proposal

☐ Density – Developer Proposes to Consolidate 900 +/- Residential Units into 0.053

Square Miles

- 850+ Condo residential units
- 85 Single Family villas
- 50 Condo units from Lakeside Tower
- 1000 apartments in existing Phase 1 & 2
- 250+ Single Family homes in existing Phase 1 & 2

*****3000+ people will live in Lakeside upon completion – if approved**

☐ Cost of Training & Equipment of the Town's Fire & Police Resources to ensure safety in the Highrise Buildings

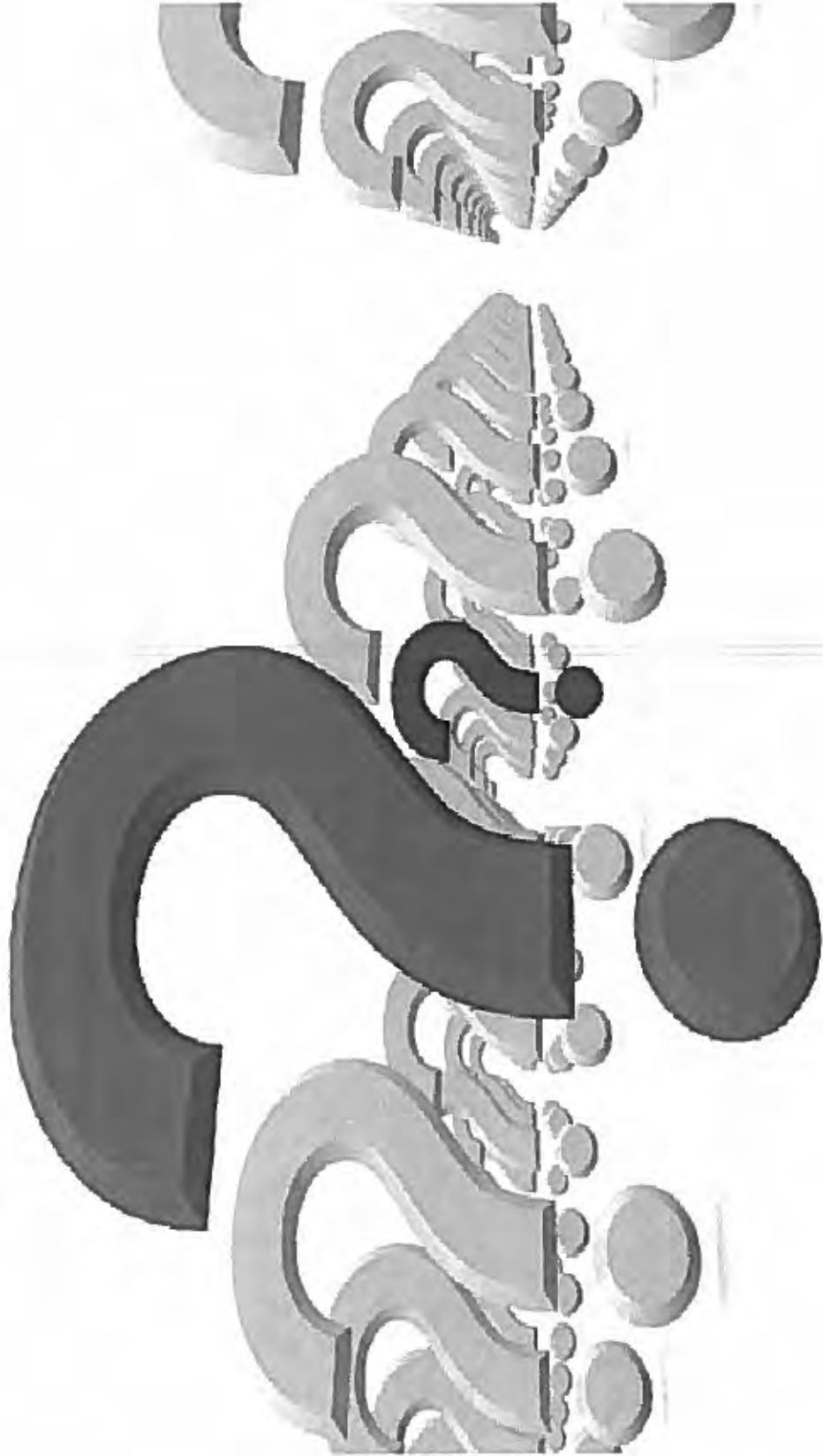
Concerns & Questions about the Proposal

- ❑ **Parking – Lack of adequate Parking already is a problem in Lakeside BEFORE the completion of the Phase II apartments**
 - Weekends at the Moviehouse & Retail overflows into the residential streets
 - Bicyclists for the trails are clogging Edgemere and Loma Alta Dr
 - Events at the Amphitheatre will overwhelm the area
 - Will there be a fee for the 4 story submerged Parking Garage?

This intense use of property will discourage Flower Mound Residents

- ❑ **Lakeside Traffic will increase congestion of the Town's main Southern artery PLUS:**
 - The Point – 475 New Apartments + 3 Office Buildings
 - Lakeside Crossing – Townhomes, 6-Story Hotel + 4 Office Buildings, Retail
 - Southgate – 422 Single Family, Retail
 - **7 Large Parcels of Land along FM 2499 are FOR SALE!! More cars are coming!**
 - **Traffic Study Used for this Proposal was from 2012 – Before these additional developments were approved**

Questions



Tommy Dalton

From: Janis ALLEGRO [REDACTED]
Sent: Sunday, March 25, 2018 10:23 PM
To: planning
Subject: Proposed Changes to Lakeside DFW Development

Members of the Planning and Zoning Commission,

My name is Janis Haley-Allegro and I currently reside at 3304 Windchase Drive. I purchased property in west Flower Mound in 1994 and moved to the community in 2000. I am writing to voice my opposition to the developer's proposed changes to the plans for the Lakeside DFW Development.

My primary concerns are:

- The impact to the existing infrastructure with the increased development in the southern sector of the community
- The economic feasibility of another large retail, entertainment, and high density residential development without significant triggers in place to protect development in our community
- The aesthetics of the proposed high rise towers along the shore of Grapevine Lake and as an entry into our community.

Infrastructure:

At present, 2499 is inadequate for the southbound travel to 635 and 121 during the morning and evening commutes. More than 90% of the town population live north of the Lakeside development. While not all are traveling southbound, there is a significant percentage of the community that travels south for work in Dallas, Irving and the Mid Cities. My daily commute is 31 miles one way. From my location at Sagebrush and 2499, the distance to 635 is approximately 8.2 miles. It can frequently take 30 plus minutes to travel those 8.2 miles. With the benefit of the Texas Express, the remaining 22.8 miles only takes 20 minutes. Gerault feeds into 2499 so it does not provide any relief when trying to access 635 or 121. We will be adding to the southbound traffic without any improvement in roadways for the majority of the existing community.

Economic Feasibility:

While the developer has done their studies and calculated risks versus rewards, they are not from our community. We have another major residential and entertainment development underway with the River Walk. This development is more centrally located for the majority of the residents. My concern is the community's ability to support two such large developments without one or the other suffering and the possible impact to the community overall. Removing triggers gives the developer control and removes the towns ability to have any say or control over decisions for the development should they not be able to attract and develop the residential or commercial base needed to complete their vision. Parker Square suffered from attempts to provide exclusive, boutique shopping for an upscale consumer and choosing to bypass anchor businesses that could bring in more shoppers. Highland Village reaped those benefits.

Aesthetics:

The proposed multiple high rise towers are the aesthetic antithesis of what Flower Mound has always been. We have been about open skies, green spaces, conservation districts, trails, parks, family, and a true sense of community. Having multiple high rise towers along our shorelines and as the entrance to our community does not represent the majority of this community or how we have historically presented ourselves.

I do go to Lakeside DFW for entertainment, to dine, enjoy the boardwalk and see friends. It is a nice addition to our community but serious consideration should be given to the proposed changes and requests of the developer. The initial

Attachment C1: Email Correspondence

residents that invested in the development did so with developer's original vision. Plans change but please consider if those changes are in the best interest of our community as a whole and serve all of us not just few.

Thank you,

Janis Haley-Allegro

Sent from Mail for Windows 10

Tommy Dalton

From: Anil Kumar Agrawal [REDACTED] >
Sent: Sunday, March 25, 2018 9:34 PM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning; Anil Kumar Agrawal
Subject: Lakeside Village - My concerns..

Hello everyone,

I am writing to all of you to say that I have major concerns with lakeside village proposal especially with new condos (about 750 units). Some of the concerns are:

1. Lakeside infrastructure can not support so many new residents. If you drive in Lakeside, we have even current apartments packed in very small area
2. Parking is issue right now and will get worse
3. Roads in the lakeside are already one lane and congested.. it will get worse
4. We do not need so many new apartments.. The town is losing the "country" feel. Country feel is the primary reason people chose flower mound over Frisco or Plano.
5. Why so much new apartments are being pushed in this south of flower mound.. (we just had "The Point" approved which is very close and also had about 500 apartments)?

So, please help stop the proposal in the current format. We should ask developer to start a dialogue with current residents, be transparent, listen to their concerns and craft a revised proposal.

Thank you for your time

Anil Agrawal
Resident of Lakeside

Tommy Dalton

From: Susan Wilson [REDACTED]
Sent: Sunday, March 25, 2018 9:19 PM
To: planning
Subject: OPPOSITION to Realty Capital rezoning proposal

Dear Planning and Zoning Flower Mound:

I am a resident in Lakeside DFW writing to request that the rezoning request being made by Realty Capital be DENIED.

The plan they have proposed to the community is drastically different than what was originally sold when we purchased our home in August of 2014.

The vision of Lakeside DFW was NOT a series of 8 high rise buildings.

The current images they have provided are misleading and do not represent the full impact of the project changes.

My concerns are the increased congestion not only for my neighborhood, but for all of Flower Mound as they commute out of the area into Dallas/Fort Worth and surrounding areas.

The new proposal by Realty Capital provides them with entirely too much control over decisions made in phase 3 of Lakeside DFW removing triggers put in place to protect the residents interests. I ask that this project hit pause and allow the community to develop at a more reasonable pace with consideration to the infrastructure that will be required.

Realty Capital has indicated that there will not be any rentals in neighborhood meetings, but their proposal clearly states they would have a permit for apartments.

Thank you for your time in reviewing my concerns and considering ALL that are impacted by these requested changes to zoning.

Susan Wilson
637 Loma Alta Drive
Flower Mound, Texas 75022

Sent from my iPhone

Tommy Dalton

From: Greg Wilson [REDACTED]
Sent: Sunday, March 25, 2018 7:22 PM
To: planning
Subject: Lakeside Village.

Greg Wilson
637 Loma Alta Dr
Flower Mound, TX 75022

When we moved into Phase 1 at Lakeside, we were shown a vision of a walkable community with tons of amenities. We live in Flower Mound because we want 1) a great community and 2) a great place for our kids to grow up. With all of the density being proposed, these goals are being challenged. We could always move, but we like it here and our kids like it here. We would prefer to see the developer work with the town and the residents to come up with a more amenable plan.

Thank you for your consideration.

--

Sincerely,

Greg Wilson

Tommy Dalton

From: Gil&Laura [REDACTED]
Sent: Sunday, March 25, 2018 5:37 PM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest
Cc: Mayor - Tom Hayden; planning
Subject: Lakeside Villiage Project - Homeowner's Advisory Committee Recommendation

Council Members,

My name is Gil Metzger and I am a member of the Lakeside Homeowner's Advisory Committee. This advisory committee consists of homeowners that were specifically picked by the Lakeside Board of Directors (Realty Capital, NMI, etc) with the following purpose (per charter): "...to ensure positive growth and act as a 'committee voice' from the single-family portion of the community to the Board of Directors..." We are intended to be the voice of the homeowners to the BOD.

Since our inception earlier this year, we have not met with the Board of Directors (BOD) regarding the Lakeside Village Project. We have discussed the subject among ourselves and with various other homeowners and we have some concerns. We feel that these concerns can be addressed to the mutual satisfaction of all parties; but we have simply not had the time/opportunity to meet with the BOD on the subject.

It is the unanimous opinion of the 4-member Advisory Committee, that this project be delayed until we have had time to sit down with the Board of Directors and work-through the concerns that we have with this project. The BOD formed our committee for the specific purpose of communication. We do not feel that it will take very long to resolve the issues; but we strongly urge you to delay voting on this measure until we have had a chance to meet with the BOD.

I plan to attend and speak at your meeting on Monday.

Regards,
Gil Metzger
Homeowner-member of the Lakeside Homeowner's Advisory Committee

Tommy Dalton

From: Nicole Smith [REDACTED]
Sent: Sunday, March 25, 2018 9:59 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village
Attachments: Lakeside - Quick CMA.pdf; All Flower Mound - Quick CMA.pdf

Thank you for your service to the Town of Flower Mound.

I am in favor of the proposed Lakeside Village, specifically as it relates to increased property values for homeowners and increased likelihood that the businesses in Lakeside will flourish.

All property values are increasing in Dallas/Fort Worth. My Lakeside home's value has increased by 33% since June 2014 - amazing! I purchased at \$137/sq.ft.; current comp selling at \$183/sq.ft. (The avg. price in Flower Mound has increased 27% since that time). I also represented a client at 2628 Virginia Place sell her home for \$198/sq.ft. before even putting on MLS. The demand for homes in Lakeside is astounding. Homes sell quickly, and for top dollar with an average price of \$181/sq.ft. and 27 Days on Market, compared to all of Flower Mound with average of \$145/sq.ft. and 49 Days on Market. (Source: NTREIS. 6-month period 9/28/17 - 3/25/18. Data attached.)

The reasons for this demand: the uniqueness of Lakeside, walkability to shops & restaurants, access to Lake Grapevine trails & Sunset Point, and location in south Flower Mound to zip on to area highways.

Adding more residential options for purchase, more shops and offices, hotel, and restaurants, will give more people the opportunity to live in, experience, and spend money in Lakeside and Flower Mound.

The businesses in Lakeside need more people to know about them, and to shop and/or dine with them. Having more residents immediately adjacent to these businesses will help accomplish this. Having a destination point for Flower Mound residents (why drive out of Flower Mound?), visitors to the area (staying at the Gaylord?), and DFW residents seeking fine dining with water views (where else is this possible?) would be a benefit to all in our community. It's a win/win.

The developers presented this proposal to the homeowners at an event on Monday, March 5, at Mio Nonno's. From my perspective, there was only one person in attendance who openly voiced a negative opinion, and he was quickly challenged. Several others had questions and voiced concerns. The vast majority of the homeowners in attendance expressed their acceptance and excitement about this proposal.

Who am I?

- Lifelong DFW resident; licensed real estate broker, have sold 1,000+ homes in DFW since 1995
- Second homeowner to contract/move-in to Lakeside - 724 Northwood Drive - in June 2014 when ALL of Lakeside was "coming soon"
- Creator/Moderator: Life in Lakeside DFW Facebook Group (960+ members); a resource to promote events and businesses in Lakeside
- Creator/Facilitator: Lakeside Business Networking Group (meets 4th Thursday of each month - open to all)
- Started Lakeside Ladies Bunco group

Attachment C1: Email Correspondence

Thank you your consideration and, again, for your service to Flower Mound.

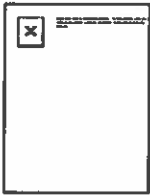
Nicole Smith Woodard | Broker-Associate

| Keller Williams Realty

| [REDACTED]
| [REDACTED]

| a. 2106 E. State Hwy 114, Suite 101 | Southlake, TX 76092

| *Wondering What Your Home's Worth? | Search Homes Now!*



Texas law requires all license holders to provide the [Information About Brokerage Services](#) form and [Consumer Protection Notice](#) to prospective clients.

Attachment C1: Email Correspondence



Prepared By: Nicole Smith
CMA 1 - Line
Listings as of 03/25/18 at 8:58 am

Property Type is 'Residential' Status is one of 'Active', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is 'Pending' Status Contractual Search Date is 03/25/2018 to 12/25/2017 Status is 'Sold' Status Contractual Search Date is 03/25/2018 to 09/26/2017 Subdivision Name is like "lakeside" Property Sub Type is 'RES-Single Family' MLS Area is '41 - DENTON COUNTY SOUTHEAST'

Residential															
Active Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM			
13797476	733 Northwood Drive	Flower Mound	3	3/0	2/0/0	2014	No	2,647	\$185.08	0.096	\$489,900	8			
# LISTINGS:															
1	Medians:		3	3/0	2/0/0	2014		2,647	\$185.08	0.096	\$489,900	8			
	Minimums:		3	3/0	2/0/0	2014		2,647	\$185.08	0.096	\$489,900	8			
	Maximums:		3	3/0	2/0/0	2014		2,647	\$185.08	0.096	\$489,900	8			
	Averages:		3	3/0	2/0/0	2014		2,647	\$185.08	0.096	\$489,900	8			
Active Option Contract Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM			
13768907	729 Northwood Drive	Flower Mound	4	3/0	2/0/2	2015	No	2,536	\$183.36	0.078	\$465,000	9			
# LISTINGS:															
1	Medians:		4	3/0	2/0/2	2015		2,536	\$183.36	0.078	\$465,000	9			
	Minimums:		4	3/0	2/0/2	2015		2,536	\$183.36	0.078	\$465,000	9			
	Maximums:		4	3/0	2/0/2	2015		2,536	\$183.36	0.078	\$465,000	9			
	Averages:		4	3/0	2/0/2	2015		2,536	\$183.36	0.078	\$465,000	9			
Pending Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM			
13763884	604 Heritage Lane	Flower Mound	4	2/1	3/0/3	2014	No	3,586	\$164.25	0.180	\$589,000	8			
# LISTINGS:															
1	Medians:		4	2/1	3/0/3	2014		3,586	\$164.25	0.180	\$589,000	8			
	Minimums:		4	2/1	3/0/3	2014		3,586	\$164.25	0.180	\$589,000	8			
	Maximums:		4	2/1	3/0/3	2014		3,586	\$164.25	0.180	\$589,000	8			
	Averages:		4	2/1	3/0/3	2014		3,586	\$164.25	0.180	\$589,000	8			
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13685297	616 Surrey Lane	Flower Mound	3	2/1	2/0/2	2015	No	2,179	\$193.21	0.079	\$439,900	\$421,000	09/28/2017	95.70	7
13767056	2628 Virginia Parkway	Flower Mound	3	3/1	2/0/2	2014	No	2,619	\$198.55	0.152	\$538,800	\$520,000	02/20/2018	96.51	0
13705124	2605 Bel Air Lane	Flower Mound	4	3/2	3/0/3	2015	No	3,987	\$150.49	0.160	\$615,000	\$600,000	02/06/2018	97.56	83
13743439	629 Sandy Lane	Flower Mound	4	3/0	3/0/3	2015	Yes	3,317	\$182.39	0.193	\$610,000	\$605,000	03/20/2018	99.18	40
13770149	601 Heritage Lane	Flower Mound	5	4/1	3/0/3	2014	No	4,110	\$184.91	0.239	\$775,000	\$760,000	03/13/2018	98.06	5

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CMA 1 - Line

Listings as of 03/25/18 at 8:58 am

LISTINGS:

	Min	Max	Average	Median
List Price	\$439,900	\$775,000	\$565,325	\$563,900
Sold Price	\$421,000	\$760,000	\$581,200	\$600,000

1990

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Attachment C1: Email Correspondence



Nicole Smith

CMA 1 - Line

Prepared By: Nicole Smith

Listings as of 03/25/18 at 9:04 am

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 03/25/2018 to 09/26/2017 City is 'Flower Mound'

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bath	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13645842	4223 Buckthorn Street	Flower Mound	2	2/0	2/0/0	1983	No	1,381	\$97.76	0.156	\$170,000	\$135,000	09/26/2017	79.41	21
13709403	9125 Shawnee Trail	Flower Mound	3	2/1	1/1/1	1983	No	1,584	\$85.23	0.424	\$175,000	\$135,000	11/08/2017	77.14	17
13751475	1153 Prospect Drive	Flower Mound	3	2/1	2/0/2	1985	No	2,095	\$68.97	0.181	\$245,000	\$144,500	02/06/2018	58.98	5
13702926	6700 Crooked Lane	Flower Mound	3	2/0	0/0/0	1982	No	1,056	\$146.78	0.357	\$170,000	\$155,000	11/07/2017	91.18	3
13703110	4129 1 Place Lane	Flower Mound	3	2/0	2/0/2	1985	No	1,254	\$143.54	0.115	\$180,000	\$180,000	10/12/2017	100.00	0
13666066	4203 Rollo Court	Flower Mound	3	2/0	2/0/2	1984	No	1,507	\$121.43	0.115	\$200,000	\$183,000	10/31/2017	91.50	34
13740040	4153 1 Place Lane	Flower Mound	3	2/0	2/0/2	1988	No	1,258	\$147.06	0.101	\$185,000	\$185,000	01/22/2018	100.00	0
13673282	1210 Savannah Court	Flower Mound	3	2/0	2/0/2	1978	No	1,586	\$126.10	0.158	\$217,000	\$200,000	11/01/2017	92.17	24
13739464	3727 S Magnolia Court	Flower Mound	3	2/1	2/0/2	1983	No	1,956	\$104.81	0.287	\$200,000	\$205,000	12/29/2017	102.50	6
13705566	10712 Dunham Road	Flower Mound	3	2/0	0/0/1	1987	No	1,680	\$124.11	1.070	\$269,000	\$208,500	12/14/2017	77.51	25
13664567	2292 Grandview Drive	Flower Mound	3	2/0	2/0/2	1983	No	1,564	\$133.63	0.115	\$210,000	\$209,000	01/12/2018	99.52	62
13737748	1213 Coker Drive	Flower Mound	4	2/0	2/0/2	1986	No	1,825	\$116.71	0.176	\$213,000	\$213,000	12/29/2017	100.00	4
13704556	2108 Larkspur Street	Flower Mound	3	2/0	2/0/2	1992	No	1,276	\$172.12	0.135	\$205,000	\$219,625	10/16/2017	107.13	2
13701440	725 Lake Bluff Drive	Flower Mound	3	2/0	2/0/2	1988	No	1,307	\$168.25	0.115	\$219,900	\$219,900	10/20/2017	100.00	4
13678828	5300 Crawford Court	Flower Mound	3	2/0	1/0/1	1979	No	1,650	\$135.15	0.321	\$220,000	\$223,000	10/11/2017	101.36	6
13647041	2286 Lake Coves Drive	Flower Mound	3	2/0	2/0/2	1986	No	1,594	\$141.15	0.399	\$250,000	\$225,000	10/17/2017	90.00	65
13749675	3710 S Magnolia Court	Flower Mound	3	2/0	2/0/2	1983	No	1,692	\$132.98	0.285	\$218,000	\$225,000	01/23/2018	103.21	2
13697909	1319 Colony Court	Flower Mound	3	2/0	2/0/2	1984	No	1,538	\$147.27	0.161	\$229,900	\$226,500	10/11/2017	98.52	7
13766301	4136 1 Place Lane	Flower Mound	3	2/0	2/0/2	1985	No	1,414	\$160.54	0.092	\$217,000	\$227,000	02/26/2018	104.61	3
13721806	914 Summer Trail	Flower Mound	3	2/0	2/0/2	1983	No	1,407	\$161.68	0.184	\$229,900	\$227,482	01/08/2018	98.95	9
13689629	1209 Stapleton Lane	Flower Mound	4	3/0	2/0/2	1978	No	2,380	\$95.80	0.273	\$228,000	\$228,000	11/08/2017	100.00	39
13737930	916 Hillside Lane	Flower Mound	3	2/0	2/0/2	1983	Yes	1,407	\$163.47	0.179	\$235,000	\$230,000	01/16/2018	97.87	2
13741909	9215 Shawnee Trail	Flower Mound	3	1/1	0/4/4	1984	No	1,896	\$121.31	0.452	\$224,800	\$230,000	02/26/2018	102.31	27
13775957	1519 Homestead Street	Flower Mound	3	2/0	2/0/2	1983	No	1,488	\$154.57	0.207	\$199,000	\$230,000	03/08/2018	115.58	4
13730757	4101 Holly Lane	Flower Mound	3	2/0	1/0/1	1973	No	1,501	\$156.56	0.458	\$239,000	\$235,000	01/19/2018	98.33	28
13744321	4300 Windsor Drive	Flower Mound	3	2/0	0/0/0	1985	No	1,748	\$134.44	0.272	\$225,000	\$235,000	01/18/2018	104.44	9
13712357	2274 Moonlight Bay	Flower Mound	3	2/0	0/2/2	1983	No	1,520	\$155.92	0.195	\$225,000	\$237,000	11/22/2017	105.33	2
13678687	3723 S Magnolia	Flower Mound	4	2/0	2/0/2	1983	No	1,838	\$129.49	0.410	\$220,000	\$238,000	10/25/2017	108.18	7
13773752	2124 Mahogany Street	Flower Mound	4	3/0	2/0/2	1994	No	1,787	\$133.69	0.126	\$238,900	\$238,900	03/16/2018	100.00	3
13732555	2829 Oxford Lane	Flower Mound	3	2/0	2/0/2	1983	No	1,733	\$138.20	0.159	\$253,900	\$239,500	01/09/2018	94.33	19
13699168	910 Edgefield Trail	Flower Mound	4	2/0	2/0/2	1983	Yes	1,649	\$145.54	0.227	\$240,000	\$240,000	10/25/2017	100.00	3

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CMA 1 - Line

Prepared By: Nicole Smith

Listings as of 03/25/18 at 9:04 am

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bath	GAR/CP/TP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13718137	2225 Oak Bluff Drive	Flower Mound	3	2/0	2/0/2	1984	No	1,791	\$134.00	0.196	\$229,900	\$240,000	11/28/2017	104.39	5
13743681	1076 Colony Street	Flower Mound	3	2/0	2/3/5	1991	No	1,500	\$160.00	0.161	\$249,900	\$240,000	01/10/2018	96.04	10
13639349	6305 Branchwood Trail	Flower Mound	3	2/0	2/0/2	1998	No	1,517	\$159.01	0.127	\$266,000	\$241,225	10/04/2017	90.69	91
13751377	4320 Avon Court	Flower Mound	3	2/0	2/0/2	1985	Yes	1,664	\$145.13	0.162	\$235,000	\$241,500	01/31/2018	102.77	3
13720035	1773 Prescott Drive	Flower Mound	3	2/1	2/0/2	1993	No	1,632	\$149.20	0.114	\$250,000	\$243,500	12/01/2017	97.40	15
13731310	5400 Gregory Drive	Flower Mound	3	2/0	2/2/2	1983	Yes	1,532	\$159.27	0.201	\$244,000	\$244,000	12/18/2017	100.00	5
13711917	2844 London Lane	Flower Mound	3	2/0	2/0/2	1983	No	1,842	\$132.68	0.157	\$249,900	\$244,400	11/13/2017	97.80	14
13694320	5057 Coker Drive	Flower Mound	3	2/1	2/0/2	1986	Yes	2,023	\$121.11	0.179	\$257,500	\$245,000	10/25/2017	95.15	13
13723984	737 Paisley Drive	Flower Mound	3	2/0	2/0/2	1990	No	1,719	\$142.52	0.169	\$240,000	\$245,000	11/30/2017	102.08	4
13738696	3908 Crossbow Lane	Flower Mound	3	2/0	2/0/2	1982	No	1,620	\$151.23	0.266	\$255,000	\$245,000	01/04/2018	96.08	2
13753480	1317 Ponder Way	Flower Mound	4	2/0	2/0/2	1985	No	1,732	\$141.45	0.162	\$250,000	\$245,000	02/08/2018	98.00	4
13714910	1205 Timber Valley Drive	Flower Mound	3	2/0	2/0/2	1976	No	1,769	\$139.06	0.166	\$249,900	\$246,000	01/25/2018	98.44	80
13748285	2112 Wentworth Drive	Flower Mound	3	2/0	2/0/2	1993	No	1,547	\$159.02	0.122	\$246,000	\$246,000	01/26/2018	100.00	5
13738916	1409 Timber Creek Road	Flower Mound	3	2/1	2/0/2	1996	No	1,895	\$145.34	0.115	\$260,000	\$246,350	01/10/2018	94.75	19
13693049	2841 Stratford Lane	Flower Mound	3	2/0	2/0/2	1983	No	1,856	\$149.15	0.157	\$245,000	\$247,000	10/25/2017	100.82	5
13737051	4320 Southampton Court	Flower Mound	3	2/0	2/0/2	1985	Yes	1,840	\$135.33	0.160	\$245,000	\$249,000	01/30/2018	101.63	8
13763950	5404 Colonial Court	Flower Mound	3	2/1	2/0/0	1984	No	2,043	\$121.88	0.152	\$255,000	\$249,000	02/13/2018	97.65	5
13725281	2905 Acorn Trail	Flower Mound	3	2/0	2/0/2	1986	No	1,332	\$187.69	1.220	\$240,000	\$250,000	12/08/2017	104.17	1
13763047	4009 Commonwealth Drive	Flower Mound	3	2/1	2/0/2	1983	No	1,882	\$132.84	0.172	\$260,000	\$250,000	02/28/2018	96.15	0
13644543	1404 Ivywood Drive	Flower Mound	4	2/0	2/0/2	1976	Yes	1,914	\$131.92	0.164	\$252,500	\$252,500	10/02/2017	100.00	46
13683923	3012 Canterbury Lane	Flower Mound	4	2/0	2/0/2	1984	No	2,040	\$124.02	0.165	\$255,000	\$253,000	11/01/2017	99.22	52
13710059	3732 Blue Bonnet Court	Flower Mound	3	2/0	2/0/2	1979	Yes	2,104	\$120.25	0.160	\$257,000	\$253,000	11/30/2017	98.44	19
13718800	1101 Lopo Road	Flower Mound	3	2/0	2/0/2	1976	No	2,171	\$116.54	0.308	\$253,000	\$253,000	12/08/2017	100.00	21
13752681	4917 Marcus Drive	Flower Mound	4	2/1	2/0/2	1993	No	2,271	\$111.76	0.152	\$259,900	\$253,800	01/17/2018	97.65	3
13705523	3612 Spring Meadow Lane	Flower Mound	4	2/0	2/0/2	1980	Yes	1,729	\$147.19	0.209	\$255,000	\$254,500	11/27/2017	99.80	32
13691208	1724 Meyerwood Lane	Flower Mound	3	2/0	2/0/2	1994	No	1,680	\$151.79	0.123	\$259,900	\$255,000	10/13/2017	98.11	2
13733001	4441 Wanda Lane	Flower Mound	3	2/0	2/0/2	1973	No	1,759	\$144.97	0.281	\$255,000	\$255,000	01/05/2018	100.00	20
13732900	1123 Lopo Road	Flower Mound	4	2/0	2/0/2	1976	No	1,901	\$135.72	0.197	\$245,000	\$258,000	12/21/2017	105.31	3
13643289	3937 Braxton Lane	Flower Mound	4	2/1	2/0/2	2002	No	2,080	\$124.52	0.092	\$269,000	\$259,000	11/17/2017	96.28	103
13763941	2837 Dickens Lane	Flower Mound	3	2/0	2/0/2	1982	No	1,627	\$159.19	0.194	\$254,900	\$259,000	02/09/2018	101.61	3
13638354	2105 Wentworth Drive	Flower Mound	3	2/0	2/0/2	1993	Yes	1,745	\$149.00	0.117	\$268,000	\$260,000	09/29/2017	97.01	78
13712071	5317 Timber Creek Road	Flower Mound	4	2/1	2/0/2	1983	Yes	2,404	\$108.15	0.261	\$250,000	\$260,000	12/04/2017	104.00	2

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Attachment C1: Email Correspondence



Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CPTCP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13740423	720 Stone Trail Drive	Flower Mound	3	2/0	2/0/2	1988	No	1,625	\$160.00	0.130	\$261,000	\$260,000	01/10/2018	99.62	6
13755381	2613 Springwater Drive	Flower Mound	3	2/0	2/0/2	1992	No	1,461	\$177.96	0.115	\$249,900	\$260,000	02/12/2018	104.04	2
13684033	1609 Melinda Court	Flower Mound	3	2/0	2/0/2	1982	No	1,767	\$147.71	0.176	\$259,950	\$261,000	10/10/2017	100.40	22
13703302	1745 Meyerwood Lane	Flower Mound	3	2/0	2/0/2	1994	No	1,819	\$143.76	0.138	\$255,000	\$261,500	11/07/2017	102.55	3
13703304	2840 Stratford Lane	Flower Mound	4	2/0	2/0/2	1983	No	2,028	\$129.04	0.218	\$269,900	\$261,700	10/16/2017	96.96	2
13764215	3922 Spring Meadow Lane	Flower Mound	3	2/0	2/0/0	1979	No	1,905	\$137.53	0.172	\$275,000	\$262,000	02/27/2018	95.27	6
13735765	4009 Willow Run	Flower Mound	3	2/1	2/0/2	1982	No	1,836	\$143.79	0.183	\$274,900	\$264,000	03/02/2018	96.03	61
13772088	805 Lake Bluff Drive	Flower Mound	3	2/0	2/0/2	1990	No	1,541	\$171.32	0.110	\$260,000	\$264,000	02/23/2018	101.54	3
13721631	5424 Luttrell Court	Flower Mound	3	2/0	2/0/0	1979	No	1,836	\$144.34	0.220	\$269,900	\$265,000	02/27/2018	98.18	118
13772343	1413 Timber Creek Road	Flower Mound	3	2/1	2/0/2	1996	No	1,539	\$172.19	0.104	\$265,000	\$265,000	02/28/2018	100.00	1
13729594	2313 Warrington Avenue	Flower Mound	3	2/1	2/0/2	1986	Yes	1,844	\$144.20	0.179	\$259,900	\$265,900	12/18/2017	102.31	1
13706214	2513 Lakeshore Drive	Flower Mound	3	2/0	2/0/2	1992	No	1,509	\$176.94	0.116	\$260,000	\$267,000	11/10/2017	102.69	5
13627836	3932 Granby Lane	Flower Mound	3	2/1	2/0/2	2003	No	2,001	\$133.91	0.158	\$279,900	\$267,950	11/27/2017	95.73	121
13680201	1813 Kingston Lane	Flower Mound	4	2/0	2/0/2	1993	No	1,933	\$139.68	0.126	\$279,900	\$270,000	10/27/2017	96.46	68
13766187	2817 Hamlett Lane	Flower Mound	3	2/0	2/0/2	1982	No	2,037	\$132.55	0.410	\$274,900	\$270,000	02/20/2018	98.22	3
13709340	2317 Willowood Lane	Flower Mound	3	3/0	2/0/2	1992	No	1,755	\$153.99	0.115	\$274,900	\$270,250	11/17/2017	98.31	24
13712671	1913 Fairhaven Court	Flower Mound	4	2/0	2/0/2	1995	No	1,867	\$145.53	0.150	\$280,000	\$271,700	12/07/2017	97.04	16
13746264	3924 Braxton Lane	Flower Mound	3	2/1	2/0/2	2004	No	2,040	\$133.58	0.095	\$268,000	\$272,500	02/12/2018	101.68	4
13684390	3413 Pecan Drive	Flower Mound	3	2/0	2/0/2	2001	No	1,824	\$149.95	0.236	\$260,000	\$273,500	09/27/2017	109.40	4
13647320	4124 Wimbledon Drive	Flower Mound	4	2/0	2/0/2	1983	No	2,264	\$121.02	0.269	\$279,900	\$274,000	10/19/2017	97.89	77
13778308	1213 Coker Drive	Flower Mound	4	2/0	2/0/2	1986	No	1,825	\$150.14	0.176	\$279,900	\$274,000	03/16/2018	97.89	5
13691006	1908 Francis Court	Flower Mound	3	2/0	2/0/2	1996	No	1,950	\$140.97	0.110	\$274,900	\$274,900	10/16/2017	100.00	11
13683160	2132 Wentworth Drive	Flower Mound	3	2/1	2/0/2	1992	No	1,825	\$150.68	0.138	\$269,000	\$275,000	10/02/2017	102.23	18
13656435	1705 Berkshire Court	Flower Mound	3	2/0	2/2/2	1992	No	2,067	\$133.04	0.158	\$292,000	\$275,000	09/26/2017	94.18	33
13705140	529 Teakwood Drive	Flower Mound	3	2/1	2/0/2	1993	No	1,914	\$143.68	0.165	\$275,000	\$275,000	11/03/2017	100.00	17
13706715	1201 Marcus Court	Flower Mound	3	2/1	2/0/2	1985	No	2,095	\$131.26	0.241	\$275,000	\$275,000	11/03/2017	100.00	4
13706733	1908 Wisteria Court	Flower Mound	4	2/1	3/0/3	1983	No	2,400	\$114.58	0.348	\$275,000	\$275,000	12/22/2017	100.00	78
13724770	6406 Branchwood Trail	Flower Mound	4	2/1	2/0/2	1996	No	2,872	\$95.75	0.130	\$299,900	\$275,000	12/21/2017	91.70	27
13736385	1912 Fairhaven Court	Flower Mound	3	2/0	2/0/2	1985	No	1,734	\$158.59	0.173	\$270,000	\$275,000	01/23/2018	101.85	10
13750931	612 Andover Lane	Flower Mound	4	2/1	2/0/2	2003	No	2,048	\$134.28	0.096	\$289,000	\$275,000	01/31/2018	95.16	26
13757669	2332 Suntime Lane	Flower Mound	4	3/0	2/0/2	1996	No	1,821	\$151.06	0.270	\$274,900	\$275,075	02/28/2018	100.06	3
13613764	3001 Hamlett Court	Flower Mound	3	2/0	2/0/2	1984	Yes	2,010	\$137.81	0.192	\$269,000	\$277,000	10/04/2017	102.97	92

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Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential														SP*LP CDOM			
Sold Properties																	
MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP*LP	CDOM		
13686872	2441 Creekhaven Drive	Flower Mound	4	3/0	2/0/2	1992	No	1,868	\$148.29	0.153	\$283,000	\$277,000	12/28/2017	94.54	78		
13765124	2813 Edinburg Lane	Flower Mound	4	3/0	2/0/2	1982	No	2,521	\$110.08	0.159	\$279,900	\$277,500	01/19/2018	99.14	220		
13667695	5416 Colonial Court	Flower Mound	3	2/1	2/0/2	1984	No	2,043	\$136.07	0.161	\$279,900	\$278,000	10/11/2017	99.32	17		
13698968	4616 Sandera Lane	Flower Mound	4	2/0	2/0/2	1992	No	2,083	\$133.70	0.195	\$279,900	\$278,500	10/10/2017	96.07	3		
13750636	2608 Timberhill Drive	Flower Mound	3	2/0	2/0/2	1997	Yes	1,508	\$185.61	0.161	\$279,900	\$279,900	02/05/2018	100.00	10		
13687803	1716 Meyerwood Lane	Flower Mound	4	2/1	2/0/2	1994	No	2,165	\$129.33	0.120	\$299,000	\$280,000	10/23/2017	93.65	17		
13744281	6221 Coldwater Lane	Flower Mound	3	2/0	2/0/2	1999	No	2,046	\$136.85	0.131	\$295,000	\$280,000	02/05/2018	94.92	17		
13787948	1100 Prospect Drive	Flower Mound	4	2/0	2/0/2	1991	Yes	1,923	\$145.61	0.227	\$275,000	\$280,000	03/22/2018	101.82	7		
13670942	4772 Hanover Drive	Flower Mound	3	2/0	2/0/2	1993	No	1,822	\$154.77	0.120	\$275,000	\$282,000	08/29/2017	102.55	14		
13727067	804 Wood Duck Way	Flower Mound	3	2/0	2/0/2	1993	Yes	1,603	\$175.92	0.178	\$295,000	\$282,000	12/15/2017	95.59	6		
13700026	2824 Chelsea Lane	Flower Mound	4	2/1	2/0/2	1983	No	2,107	\$134.08	0.163	\$282,500	\$282,500	10/10/2017	100.00	0		
13719158	5309 Timber Creek Road	Flower Mound	4	2/1	2/0/2	1983	No	2,404	\$118.14	0.244	\$289,000	\$284,000	11/29/2017	98.27	34		
13659841	413 Wentworth Drive	Flower Mound	4	2/1	2/0/2	1992	No	2,438	\$116.90	0.120	\$289,900	\$285,000	12/27/2017	98.31	127		
13665252	2224 Ellis Drive	Flower Mound	3	2/1	2/0/2	1992	No	2,019	\$141.16	0.120	\$289,500	\$285,000	09/26/2017	98.45	36		
13696754	6224 Branchwood Trail	Flower Mound	4	2/0	2/0/2	1999	No	2,222	\$128.26	0.142	\$285,000	\$285,000	10/23/2017	100.00	6		
13733647	1805 Armsstrong Drive	Flower Mound	4	2/1	2/0/2	1992	No	2,323	\$122.69	0.254	\$290,000	\$285,000	12/28/2017	98.28	11		
13734551	2317 Norwich Street	Flower Mound	4	2/1	2/0/2	1995	No	2,335	\$122.06	0.152	\$289,900	\$285,000	12/19/2017	98.31	0		
13735008	2217 Bershire Drive	Flower Mound	3	2/0	2/0/2	1985	Yes	1,676	\$170.05	0.181	\$282,000	\$285,000	01/12/2018	101.06	4		
13705946	2204 Steppington Avenue	Flower Mound	3	2/0	2/0/2	1986	No	2,194	\$130.81	0.171	\$285,000	\$287,000	10/23/2017	97.29	8		
13757136	2504 Centenary Drive	Flower Mound	3	2/1	2/0/2	1991	Yes	1,754	\$163.91	0.159	\$275,000	\$287,500	03/23/2018	104.55	3		
13729090	1504 Merritt Drive	Flower Mound	3	2/1	2/0/2	1992	No	2,205	\$130.61	0.165	\$287,000	\$288,000	12/20/2017	100.35	4		
13736704	3917 Commonwealth Drive	Flower Mound	3	2/0	2/0/2	1983	No	2,082	\$138.33	0.174	\$284,000	\$288,000	01/03/2018	101.41	5		
13685801	4944 Wolf Creek Trail	Flower Mound	3	2/0	2/0/2	1990	No	1,758	\$164.39	0.195	\$289,000	\$289,000	10/16/2017	100.00	14		
13669923	1500 Whitney Lane	Flower Mound	3	2/1	2/0/2	1992	Yes	2,205	\$131.52	0.191	\$290,000	\$290,000	11/03/2017	100.00	50		
13735881	3929 Granby Lane	Flower Mound	4	2/1	2/0/2	2002	No	2,349	\$123.46	0.092	\$295,000	\$290,000	12/22/2017	98.31	5		
13769046	2600 Glenridge Drive	Flower Mound	3	2/1	2/0/2	1993	No	1,913	\$151.59	0.262	\$285,990	\$290,000	03/09/2018	101.40	35		
13689607	2213 Henley Court	Flower Mound	3	2/0	2/0/2	1995	No	1,883	\$154.28	0.145	\$289,995	\$290,500	11/01/2017	100.17	7		
13690789	2205 Morris Court	Flower Mound	3	2/0	2/0/2	1985	No	1,772	\$164.22	0.620	\$272,900	\$291,000	10/13/2017	106.63	16		
13722132	2413 Pinehurst Drive	Flower Mound	3	2/0	2/0/2	1995	No	1,811	\$161.84	0.156	\$285,000	\$293,100	11/30/2017	102.84	2		
13657896	2409 Gunnison Trail	Flower Mound	4	2/0	2/0/2	1996	No	2,153	\$137.02	0.190	\$297,500	\$295,000	10/24/2017	99.16	55		
13675064	2258 Lake Coves Drive	Flower Mound	3	2/0	2/0/0	1985	No	1,956	\$150.82	0.399	\$295,000	\$295,000	10/31/2017	100.00	41		
13741750	2817 Elmridge Drive	Flower Mound	4	2/1	2/0/2	1997	No	3,061	\$96.37	0.197	\$310,000	\$295,000	01/08/2018	95.16	18		

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Attachment C1: Email Correspondence



CMA 1 - Line

Prepared By: Nicole Smith

Listings as of 03/25/18 at 9:04 am

Residential												
Sold Properties												
MLS #	Address	City	# Bed	# Bath	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price
13643051	9204 Cherokee Trail	Flower Mound	3	2/0	1/0/0	1974	No	1,387	\$214.13	1.231	\$289,000	\$297,000
13760392	2164 Mahogany Street	Flower Mound	4	3/0	2/0/2	1986	No	1,787	\$166.76	0.120	\$280,000	\$298,000
13698077	3727 Spring Meadow Lane	Flower Mound	4	2/0	2/0/0	2004	No	2,509	\$119.17	0.240	\$300,000	\$299,000
13660343	4828 Lansdale Drive	Flower Mound	3	2/1	2/0/2	1992	No	2,306	\$130.05	0.242	\$299,900	\$299,900
13632322	4920 Wolf Creek Trail	Flower Mound	4	2/0	2/0/2	1987	No	2,284	\$131.35	0.195	\$329,000	\$300,000
13646325	4901 Bayberry Street	Flower Mound	3	2/1	1/0/1	1985	No	2,531	\$118.53	0.820	\$315,000	\$300,000
13757582	2116 Berkshire Drive	Flower Mound	3	2/1	2/0/2	1986	Yes	2,224	\$134.89	0.158	\$299,900	\$300,000
13681514	2708 Ponderosa Pine Drive	Flower Mound	4	2/1	2/0/2	1991	Yes	2,824	\$106.59	0.172	\$319,900	\$301,000
13698244	2144 Starlight Trail	Flower Mound	4	3/0	2/0/2	1987	No	2,264	\$134.72	0.280	\$325,000	\$305,000
13708598	2500 Stone Bridge Drive	Flower Mound	3	2/1	2/0/2	1988	Yes	1,790	\$170.39	0.149	\$304,000	\$305,000
13718804	2205 Red Maple Road	Flower Mound	4	2/1	2/0/2	1986	No	2,277	\$133.95	0.126	\$310,000	\$305,000
13683640	2432 Pinehurst Drive	Flower Mound	4	3/0	2/0/2	1985	No	3,223	\$85.10	0.149	\$300,000	\$306,500
13676308	4029 Appleton Lane	Flower Mound	3	2/1	2/0/2	2001	No	2,160	\$142.13	0.175	\$317,000	\$307,000
13721491	1808 Hamilton Drive	Flower Mound	4	2/1	2/0/2	1986	No	2,261	\$135.78	0.183	\$299,000	\$307,000
13704742	617 Teakwood Lane	Flower Mound	4	2/0	2/0/2	1994	Yes	2,037	\$150.96	0.216	\$325,000	\$307,500
13710299	2217 Sheffield Court	Flower Mound	4	2/1	2/0/2	1986	No	2,454	\$126.28	0.181	\$309,900	\$308,900
13698237	1901 Trevor Court	Flower Mound	4	2/1	2/0/2	2001	No	2,330	\$133.05	0.136	\$304,900	\$310,000
13762734	1829 Kingston Lane	Flower Mound	4	2/1	2/0/2	1984	No	2,298	\$134.90	0.126	\$299,900	\$310,000
13740753	2808 Timberline Drive	Flower Mound	4	2/1	2/0/2	1989	No	2,989	\$103.98	0.174	\$317,900	\$310,800
13678084	4971 Wolf Creek Trail	Flower Mound	3	2/0	2/0/2	1991	No	1,866	\$167.20	0.196	\$299,900	\$312,000
13678386	3313 Seaton Court	Flower Mound	4	2/0	2/0/2	1984	Yes	1,951	\$159.92	0.164	\$295,000	\$312,500
13710899	2901 Raven Circle	Flower Mound	3	2/0	2/0/2	1996	No	2,082	\$150.10	0.183	\$320,000	\$312,500
13672111	2229 Pendleton Lane	Flower Mound	3	2/0	2/0/2	1986	No	2,096	\$150.29	0.188	\$334,900	\$315,000
13716130	4717 Youpon Street	Flower Mound	3	2/0	2/0/2	2001	No	2,081	\$151.37	0.206	\$324,900	\$315,000
13723604	2301 Sunflower Lane	Flower Mound	3	2/1	2/0/2	1993	No	2,400	\$131.25	0.145	\$309,500	\$315,000
13726999	1608 Hidden Brook Trail	Flower Mound	4	2/0	2/0/2	1999	No	2,061	\$152.84	0.232	\$309,900	\$315,250
13681729	713 Sierra Lane	Flower Mound	4	2/0	2/0/2	1994	No	2,062	\$152.89	0.196	\$310,000	\$315,000
13671031	2357 Red Maple Road	Flower Mound	4	2/1	2/0/2	1996	No	2,335	\$135.76	0.133	\$309,990	\$317,000
13704907	1913 Strait Lane	Flower Mound	4	2/0	2/0/2	1986	No	2,135	\$148.71	0.183	\$320,000	\$317,500
13682954	1120 Indian Cherry Lane	Flower Mound	4	2/0	2/0/2	1995	No	2,031	\$157.56	0.158	\$315,000	\$320,000
13691705	4736 Hanover Drive	Flower Mound	4	2/1	2/0/2	1994	No	2,739	\$116.83	0.158	\$324,900	\$320,000
13700863	1217 Shamrock Drive	Flower Mound	4	3/0	2/0/2	2004	No	2,766	\$115.99	0.132	\$325,000	\$320,000

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Attachment C1: Email Correspondence



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CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13714085	500 Newport Drive	Flower Mound	3	2/1	2/2/2	1993	No	2,466	\$129.76	0.138	\$324,900	\$320,000	11/22/2017	98.49	7
13744307	916 Mallard Way	Flower Mound	4	2/0	2/0/2	1993	No	2,100	\$152.38	0.203	\$319,000	\$320,000	01/23/2018	100.31	4
13709317	2249 Red Maple Road	Flower Mound	4	2/1	2/0/2	1995	No	2,338	\$137.30	0.126	\$325,000	\$321,000	12/20/2017	98.77	9
137374724	1701 Crabapple Lane	Flower Mound	3	2/0	2/0/2	1996	No	2,023	\$160.26	0.164	\$310,000	\$324,214	12/21/2017	104.59	3
1373759648	1512 River Birch Drive	Flower Mound	3	2/1	2/0/2	1988	No	2,380	\$136.51	0.168	\$329,900	\$324,900	03/02/2018	98.48	22
136332070	1004 Sugarberry Lane	Flower Mound	4	2/1	2/0/2	1994	No	2,494	\$130.31	0.115	\$320,000	\$325,000	11/01/2017	101.56	81
13648696	721 Crested Butte Trail	Flower Mound	4	2/0	2/0/2	1993	Yes	2,264	\$143.55	0.196	\$325,000	\$325,000	02/07/2018	100.00	166
13696293	2145 Mahogany Street	Flower Mound	4	2/1	2/0/2	1995	No	2,338	\$139.01	0.115	\$317,000	\$325,000	10/23/2017	102.52	1
13712253	1709 Forest Oak Court	Flower Mound	4	3/1	2/0/2	1990	No	3,053	\$106.45	0.207	\$347,500	\$325,000	01/18/2018	93.53	65
13715243	3225 Mission Ridge Drive	Flower Mound	3	2/0	2/0/2	1998	No	1,914	\$169.80	0.191	\$325,000	\$325,000	11/10/2017	100.00	22
13723000	2117 Southernwood Court	Flower Mound	3	2/1	2/0/2	2002	No	2,711	\$119.88	0.259	\$339,900	\$325,000	02/23/2018	95.62	119
13730572	1544 Fuqua Drive	Flower Mound	5	2/1	2/0/2	1990	No	2,502	\$129.90	0.170	\$329,900	\$325,000	12/27/2017	98.51	6
13644002	812 Wood Duck Way	Flower Mound	4	2/1	2/0/2	1993	Yes	2,356	\$138.37	0.187	\$333,000	\$326,000	01/17/2018	97.90	123
13665971	2209 Zenith Avenue	Flower Mound	3	3/1	2/0/2	2017	No	1,686	\$193.36	0.115	\$328,000	\$326,000	02/02/2018	99.39	90
1373755886	2128 Beechwood Lane	Flower Mound	3	2/0	2/0/2	1993	No	2,395	\$136.12	0.203	\$330,000	\$326,000	02/20/2018	98.79	3
13763693	704 Oak Hollow Lane	Flower Mound	3	2/1	2/0/2	1994	Yes	1,974	\$166.11	0.161	\$319,900	\$327,900	02/26/2018	102.50	2
13762501	2128 Newport Drive	Flower Mound	3	2/1	2/0/2	1993	Yes	2,290	\$143.23	0.120	\$325,000	\$328,000	02/26/2018	100.92	3
13688483	800 Wood Duck Way	Flower Mound	4	2/0	2/0/2	1993	No	2,183	\$151.12	0.239	\$329,900	\$329,900	10/18/2017	100.00	2
13691971	1800 Trail Ridge Lane	Flower Mound	3	2/0	2/0/2	1995	Yes	1,774	\$185.96	0.192	\$329,900	\$329,900	10/19/2017	100.00	2
137306152	2509 Brighton Drive	Flower Mound	4	2/0	2/0/2	1998	No	2,258	\$146.10	0.192	\$329,900	\$329,900	10/18/2017	100.00	2
13674591	2108 Nottingham Street	Flower Mound	4	2/1	2/0/2	1992	No	2,703	\$122.09	0.197	\$329,900	\$330,000	09/28/2017	100.03	12
137371188	1220 Old Oak Trail	Flower Mound	4	2/0	1/0/2	1998	No	2,113	\$157.12	0.201	\$320,000	\$332,000	12/21/2017	103.75	4
13631909	2224 Shumard Lane	Flower Mound	4	3/0	2/0/2	1995	No	3,043	\$108.43	0.177	\$360,000	\$333,000	10/23/2017	92.50	109
13656106	1404 Willowcross Way	Flower Mound	4	3/0	2/0/2	1995	Yes	2,682	\$124.91	0.195	\$335,000	\$335,000	09/29/2017	100.00	42
13678259	1801 Birchbrook Drive	Flower Mound	4	3/0	2/0/2	1998	No	2,450	\$136.73	0.237	\$341,000	\$335,000	11/16/2017	98.24	56
13688257	1500 Wildflower Lane	Flower Mound	4	2/0	2/0/2	2000	No	2,384	\$140.52	0.232	\$340,000	\$335,000	10/17/2017	98.53	19
1373718508	2101 Helmsford Drive	Flower Mound	4	2/0	2/0/2	1994	No	2,285	\$146.61	0.188	\$340,000	\$335,000	12/14/2017	98.53	20
13684051	3929 Kenwood Drive	Flower Mound	3	2/0	2/0/2	2002	No	2,127	\$158.44	0.138	\$335,000	\$337,000	09/28/2017	100.60	4
13699721	1912 Honey Mesquite Lane	Flower Mound	4	2/0	2/0/0	1996	No	2,305	\$148.37	0.158	\$323,000	\$342,000	10/17/2017	105.88	4
1373738856	1740 Robin Lane	Flower Mound	4	2/1	2/0/0	1994	Yes	2,323	\$147.22	0.170	\$339,990	\$342,000	01/09/2018	100.59	7
13760256	5309 Rawlings Court	Flower Mound	4	2/1	2/0/2	1992	Yes	2,630	\$130.04	0.193	\$340,000	\$342,000	02/16/2018	100.59	5
13678942	2117 Gisbourne Drive	Flower Mound	4	2/0	2/0/2	1993	No	2,480	\$138.31	0.180	\$349,900	\$343,000	10/05/2017	98.03	29

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Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/PTCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13658199	3020 Trailwood Lane	Flower Mound	5	2/1	2/0/2	1991	No	2,832	\$121.47	0.176	\$352,000	\$344,000	10/26/2017	97.73	71
13743181	3300 Cottrell Drive	Flower Mound	4	3/0	2/0/2	2001	No	2,415	\$142.65	0.168	\$350,000	\$344,500	12/21/2017	98.43	8
13683084	2804 Stanford Drive	Flower Mound	4	2/0	2/0/2	2000	No	2,489	\$138.57	0.207	\$339,900	\$344,900	10/13/2017	101.47	6
13697163	3380 South Drive	Flower Mound	4	2/1	3/0/3	1984	No	2,827	\$122.04	1.040	\$349,900	\$345,000	10/31/2017	98.60	15
13700245	2133 Stevenson Lane	Flower Mound	3	2/1	2/0/2	1996	No	2,543	\$135.67	0.202	\$345,000	\$345,000	10/25/2017	100.00	2
13714162	1320 Saint Francis Lane	Flower Mound	3	2/0	2/0/2	1996	No	2,087	\$165.31	0.242	\$339,000	\$345,000	12/08/2017	101.77	8
13717661	3908 Spanish Oak Drive	Flower Mound	3	2/0	2/0/2	1994	No	2,610	\$132.38	0.183	\$338,000	\$345,500	12/06/2017	102.22	15
13719970	3709 Golden Aspen Drive	Flower Mound	4	2/1	2/0/2	1999	No	2,534	\$136.50	0.196	\$345,900	\$345,900	12/08/2017	100.00	21
13671168	2013 Elm Creek Lane	Flower Mound	3	2/0	2/0/2	1991	Yes	2,266	\$153.57	0.190	\$350,000	\$348,000	10/13/2017	99.43	10
13683361	2200 Lockesley Drive	Flower Mound	3	2/0	2/0/2	1993	No	2,000	\$174.50	0.213	\$355,300	\$349,000	03/05/2018	98.23	3
13688379	2212 Sagebrush Drive	Flower Mound	4	2/0	2/0/2	1995	Yes	2,284	\$153.24	0.256	\$345,000	\$350,000	10/08/2017	101.45	5
13686185	1721 Robin Lane	Flower Mound	4	2/0	2/0/2	1982	No	2,390	\$146.44	0.246	\$356,000	\$350,000	10/30/2017	98.31	32
13737759	2301 Misty Trail Lane	Flower Mound	4	2/1	2/0/2	1988	Yes	2,612	\$134.00	0.237	\$355,000	\$350,000	03/20/2018	98.59	75
13682086	1608 Flatwood Drive	Flower Mound	4	3/0	2/0/2	1986	No	2,670	\$131.46	0.153	\$349,000	\$351,000	10/26/2017	100.57	16
13562088	4213 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	1,993	\$176.92	0.058	\$380,842	\$352,597	01/30/2018	92.58	284
13688017	3729 Britford Drive	Flower Mound	4	2/0	2/0/2	1999	No	2,405	\$146.78	0.190	\$364,900	\$353,000	10/31/2017	96.74	27
13741533	3329 Lauren Way	Flower Mound	4	2/1	2/0/2	1991	Yes	2,924	\$120.73	0.210	\$370,000	\$353,000	03/08/2018	95.41	55
13738009	5236 Timberland Parkway	Flower Mound	4	2/1	2/0/2	1998	Yes	2,493	\$142.20	0.232	\$354,500	\$354,500	01/26/2018	100.00	33
13602615	3305 Rolling Hills	Flower Mound	4	3/1	3/0/3	1985	No	3,084	\$115.05	1.000	\$389,900	\$354,800	08/28/2017	91.00	96
13562192	4225 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	1,993	\$178.04	0.058	\$379,841	\$354,841	12/29/2017	93.42	270
13646875	2325 Hazy Meadows Lane	Flower Mound	5	2/1	2/0/0	1989	No	3,018	\$117.63	0.219	\$359,900	\$355,000	10/06/2017	98.64	42
13706656	2700 Silver Maple Court	Flower Mound	4	2/1	2/0/2	1993	Yes	2,730	\$130.04	0.225	\$360,000	\$355,000	01/12/2018	98.61	68
13721842	2416 Columbia Drive	Flower Mound	3	2/1	2/0/2	1992	No	2,706	\$131.19	0.220	\$360,000	\$355,000	02/28/2018	98.61	118
13728601	6113 Cedar Sage Trail	Flower Mound	3	2/0	2/0/2	2014	No	1,941	\$182.90	0.138	\$359,900	\$355,000	12/04/2017	98.64	8
13753415	6208 Cupleaf Boulevard	Flower Mound	3	2/0	2/0/2	2018	No	2,114	\$168.78	0.130	\$388,758	\$356,789	03/16/2018	91.78	64
13632969	2904 Parkhaven Drive	Flower Mound	4	2/0	2/0/2	1997	No	2,440	\$146.31	0.185	\$367,000	\$357,000	09/28/2017	97.28	4
13683389	3501 Bainbridge Lane	Flower Mound	3	2/0	2/0/2	1999	No	2,362	\$151.14	0.184	\$374,900	\$357,000	10/05/2017	95.23	14
13734654	1414 Saint Francis Lane	Flower Mound	3	2/0	2/0/2	1997	No	2,263	\$157.76	0.257	\$357,000	\$357,000	12/29/2017	100.00	17
13685850	3837 Birchmont Drive	Flower Mound	4	2/0	2/0/2	2000	Yes	2,468	\$145.06	0.144	\$372,900	\$358,000	11/07/2017	96.00	11
13684468	2900 Shadow Oak Court	Flower Mound	5	3/1	2/0/2	1991	Yes	2,977	\$120.59	0.204	\$356,000	\$359,000	10/13/2017	100.84	3
13688299	1428 Mimosa Court	Flower Mound	4	2/1	2/0/2	1987	No	2,564	\$140.02	0.252	\$348,000	\$359,000	10/10/2017	103.16	3
13747762	1200 Stonehedge Place	Flower Mound	3	2/0	2/0/2	1999	No	2,411	\$148.90	0.213	\$359,000	\$359,000	02/14/2018	100.00	117

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Residential															
Sold Properties															
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13683120	3420 Glenmoor Drive	Flower Mound	4	2/0	2/0/2	1996	No	2,492	\$144.26	0.199	\$365,000	\$359,500	11/21/2017	98.49	21
13676827	4005 Kimberly Drive	Flower Mound	4	3/1	2/0/2	2001	No	2,423	\$148.58	0.146	\$373,000	\$360,000	10/20/2017	96.51	46
13715161	2200 Becket Drive	Flower Mound	4	2/1	2/0/2	1994	No	2,604	\$138.25	0.199	\$365,000	\$360,000	11/30/2017	98.63	7
13715259	6333 Crossvine Trail	Flower Mound	3	2/0	2/0/2	2016	No	2,181	\$165.06	0.146	\$365,000	\$360,000	11/30/2017	98.63	18
13714108	3712 Appalachian Way	Flower Mound	4	3/0	2/0/2	1998	No	2,700	\$135.00	0.139	\$369,000	\$364,500	11/27/2017	98.78	8
13655800	6104 Cobble Trail	Flower Mound	4	3/0	2/0/2	2001	Yes	2,712	\$134.59	0.212	\$374,800	\$365,000	11/07/2017	97.39	68
13655851	1701 Tree Line Road	Flower Mound	4	2/1	2/0/2	1998	No	3,118	\$117.06	0.184	\$367,900	\$365,000	10/10/2017	99.21	83
13731969	2808 Meadow Green Drive	Flower Mound	3	2/0	2/0/2	1995	Yes	2,427	\$150.39	0.221	\$375,000	\$365,000	12/22/2017	97.33	10
13755885	2004 Elm Creek Lane	Flower Mound	3	2/1	2/0/2	1991	No	2,433	\$150.02	0.218	\$365,000	\$365,000	02/09/2018	100.00	5
13756158	1301 Elmhurst Lane	Flower Mound	4	3/0	2/0/2	1998	Yes	2,501	\$145.94	0.201	\$360,000	\$365,000	02/15/2018	101.39	3
13692451	5512 Frost Lane	Flower Mound	4	2/1	2/0/2	1995	No	2,578	\$142.44	0.607	\$363,500	\$367,200	10/02/2017	101.02	3
13562119	4217 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	1,872	\$196.76	0.058	\$388,335	\$368,335	02/20/2018	94.85	292
13647728	4614 Piron Street	Flower Mound	3	3/0	2/0/2	2013	No	2,541	\$145.22	0.226	\$365,000	\$369,000	11/13/2017	101.10	96
13677541	301 Lancashire Drive	Flower Mound	3	2/1	2/0/2	1996	Yes	2,380	\$155.25	0.217	\$369,500	\$369,500	09/28/2017	100.00	5
13607090	4204 Crescent Drive	Flower Mound	4	2/1	2/0/2	1992	Yes	3,173	\$116.58	0.209	\$359,900	\$369,900	11/27/2017	102.78	163
13573963	11504 Feather Reed Road	Flower Mound	4	2/1	2/0/2	2017	No	2,756	\$134.25	0.130	\$370,000	\$370,000	11/30/2017	100.00	205
13673967	2708 Thistlewood Court	Flower Mound	3	2/1	2/0/2	1993	No	2,451	\$150.96	0.214	\$359,000	\$370,000	10/03/2017	103.06	3
13718667	3533 Kales Lane	Flower Mound	4	2/1	2/0/2	1997	Yes	2,401	\$154.10	0.180	\$379,500	\$370,000	11/30/2017	97.50	6
13779215	1805 Kings Drive	Flower Mound	4	2/1	3/0/2	1989	No	2,800	\$132.14	0.285	\$350,000	\$370,000	03/19/2018	105.71	3
13719855	1516 Glen Hollow Lane	Flower Mound	5	4/0	2/0/2	2000	No	3,293	\$112.51	0.237	\$374,990	\$370,500	12/26/2017	98.80	39
13757003	1105 Tanglewood Lane	Flower Mound	4	2/0	2/0/2	1995	Yes	2,404	\$154.74	0.275	\$359,000	\$372,000	02/26/2018	103.62	4
13710249	2304 Dana Drive	Flower Mound	4	2/1	2/0/2	1999	No	2,766	\$135.57	0.242	\$377,000	\$375,000	11/16/2017	99.47	7
13739345	2725 Princeton Drive	Flower Mound	5	3/0	2/0/2	1999	No	2,877	\$130.34	0.194	\$375,000	\$375,000	01/19/2018	100.00	10
13744973	1504 Holly Oak Court	Flower Mound	4	3/0	3/0/3	1993	No	2,769	\$135.43	0.241	\$375,000	\$375,000	01/26/2018	100.00	8
13758412	1800 Morning Mist Trail	Flower Mound	4	2/1	2/0/2	1998	Yes	2,632	\$142.48	0.235	\$375,000	\$375,000	03/02/2018	100.00	2
13697960	2116 Stevenson Lane	Flower Mound	4	2/1	3/0/3	1998	No	2,922	\$128.47	0.195	\$383,900	\$375,400	11/13/2017	97.79	18
13668902	2201 Lockesley Drive	Flower Mound	4	2/1	2/0/2	1993	Yes	3,213	\$117.02	0.171	\$385,000	\$376,000	10/20/2017	97.66	37
13676366	4112 Tiffany Drive	Flower Mound	4	3/1	2/0/2	2002	No	2,840	\$132.75	0.175	\$375,000	\$377,000	09/27/2017	100.53	4
13677249	1401 Wildflower Lane	Flower Mound	4	3/1	2/0/2	2000	No	3,012	\$125.50	0.230	\$384,000	\$378,000	09/28/2017	98.44	1
13744277	1908 Flatwood Drive	Flower Mound	4	2/1	2/0/2	1995	Yes	2,605	\$145.11	0.158	\$384,900	\$378,000	01/30/2018	98.21	12
13688422	4113 Crescent Drive	Flower Mound	4	2/0	2/0/2	1993	Yes	2,444	\$155.07	0.204	\$377,900	\$378,990	10/31/2017	100.29	4
13681393	2112 Columbia Drive	Flower Mound	4	2/1	3/0/3	1998	Yes	3,013	\$125.79	0.194	\$380,000	\$379,000	10/30/2017	99.74	8

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Residential

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MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13754729	4725 Bayberry Street	Flower Mound	3	2/1	2/2/2	2006	No	2,456	\$154.32	0.200	\$379,000	\$379,000	02/19/2018	100.00	14
13659518	2400 Clearwood Lane	Flower Mound	4	2/1	2/0/2	1984	Yes	2,852	\$133.20	0.197	\$375,000	\$379,900	10/18/2017	101.31	64
13759332	2908 Meadow Glen Drive	Flower Mound	3	2/1	3/0/3	1985	No	2,789	\$136.21	0.237	\$379,900	\$379,900	02/20/2018	100.00	1
13683558	1005 Inverness Court	Flower Mound	3	2/0	2/0/2	1993	Yes	2,438	\$155.87	0.203	\$379,900	\$380,000	08/29/2017	100.03	4
13702590	3301 Fireside Drive	Flower Mound	4	3/0	0/2/2	1974	No	3,028	\$125.50	2.510	\$385,000	\$380,000	11/17/2017	98.70	20
13715196	2720 Meadow Wood Drive	Flower Mound	4	2/1	2/0/2	2000	No	2,551	\$148.96	0.204	\$379,000	\$380,000	11/20/2017	100.26	6
13716600	1521 Pearl River Drive	Flower Mound	3	2/0	3/0/3	1997	No	2,263	\$167.92	0.360	\$382,500	\$380,000	11/20/2017	99.35	6
13735639	2013 ANNABEL Avenue	Flower Mound	4	3/1	3/0/3	2003	Yes	4,276	\$88.87	0.230	\$379,100	\$380,000	01/30/2018	100.24	139
13740694	4201 Addington Place	Flower Mound	4	2/1	2/0/2	1982	Yes	2,678	\$141.90	0.260	\$390,000	\$380,000	02/08/2018	97.44	30
13752334	1713 Birchbrook Drive	Flower Mound	4	2/1	2/0/2	1988	Yes	2,715	\$140.13	0.237	\$384,900	\$380,450	02/12/2018	98.84	11
13769691	2808 Lake Crest Drive	Flower Mound	3	2/0	2/0/2	1984	No	2,358	\$162.21	0.245	\$375,000	\$382,500	03/13/2018	102.00	3
13561994	4201 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	1,971	\$194.60	0.089	\$398,555	\$383,555	10/27/2017	96.24	193
13562208	4229 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	2,093	\$183.39	0.058	\$398,830	\$383,830	10/25/2017	96.24	165
13706205	2129 Sheffield Lane	Flower Mound	4	3/0	2/0/2	1991	Yes	3,127	\$122.88	0.200	\$390,000	\$384,250	02/09/2018	98.53	35
13691757	1521 Shadywood Lane	Flower Mound	4	2/1	3/0/3	1996	Yes	2,625	\$146.67	0.201	\$379,900	\$385,000	10/23/2017	101.34	4
13713386	2632 Peachleaf Lane	Flower Mound	4	2/1	2/0/2	1996	No	3,266	\$117.88	0.276	\$395,900	\$385,000	03/19/2018	97.25	118
13683830	3617 Karla Drive	Flower Mound	5	3/1	2/0/2	2003	No	3,103	\$124.72	0.138	\$399,999	\$387,000	12/19/2017	96.75	151
13729642	3639 Valley View Lane	Flower Mound	3	2/1	4/0/4	1983	No	2,464	\$157.47	1.800	\$450,000	\$388,000	02/28/2018	86.22	79
13685023	6108 Whiskerbrush Road	Flower Mound	4	3/1	2/0/2	2017	No	2,690	\$144.42	0.140	\$390,000	\$388,500	03/16/2018	99.62	165
13656652	3505 Hidden Forest Drive	Flower Mound	4	2/1	2/0/2	1998	Yes	2,906	\$134.21	0.237	\$400,000	\$390,000	09/29/2017	97.50	30
13694819	6336 Cedar Sage Trail	Flower Mound	4	3/1	2/0/2	2015	No	2,661	\$146.56	0.138	\$395,000	\$390,000	12/14/2017	98.73	51
13723956	2612 Halsey Drive	Flower Mound	4	3/0	2/0/2	1997	Yes	3,360	\$116.37	0.185	\$397,000	\$391,000	02/21/2018	98.49	82
13745195	3421 Dorchester Court	Flower Mound	4	3/0	2/0/2	1997	Yes	2,465	\$159.19	0.255	\$395,000	\$392,400	02/09/2018	99.34	22
13679677	3812 Appleton	Flower Mound	4	3/1	2/0/2	2002	No	3,362	\$116.89	0.180	\$400,000	\$393,000	12/22/2017	98.25	103
13729828	2212 Columbia Drive	Flower Mound	5	3/1	2/0/2	1998	No	3,269	\$120.22	0.194	\$395,000	\$393,000	01/05/2018	99.49	12
13710761	2729 Crepe Myrtle Drive	Flower Mound	5	3/1	2/0/2	1993	Yes	3,134	\$125.56	0.172	\$399,000	\$393,500	12/19/2017	98.62	38
13563550	6401 Whiskerbrush Boulevard	Flower Mound	3	2/0	2/0/2	2017	No	2,178	\$180.77	0.250	\$393,727	\$393,727	10/20/2017	100.00	156
13737225	2432 Pinehurst Drive	Flower Mound	4	3/0	2/0/2	1995	No	3,223	\$122.25	0.149	\$399,000	\$394,000	01/05/2018	98.75	17
13754375	5205 Marshall Creek	Flower Mound	3	2/1	2/0/2	1999	No	2,613	\$150.78	0.224	\$400,000	\$394,000	03/05/2018	98.50	21
13604401	1817 Crooked Creek Court	Flower Mound	5	3/0	3/0/3	1997	Yes	3,342	\$118.13	0.351	\$445,000	\$394,800	10/30/2017	88.72	121
13619414	3520 Brightstone Court	Flower Mound	3	3/0	2/0/2	1995	Yes	2,850	\$138.60	0.233	\$415,000	\$395,000	11/03/2017	95.18	68
13692931	2105 Welch Court	Flower Mound	4	2/1	2/0/2	2001	Yes	3,081	\$128.21	0.245	\$400,000	\$395,000	10/19/2017	98.75	13

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Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential														CDOM	
MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	
13698166	6604 Cardinal Drive	Flower Mound	4	2/1	3/0/3	1977	Yes	2,781	\$142.04	1.260	\$415,000	\$395,000	11/17/2017	95.18	13
13710557	3401 Piney Point Drive	Flower Mound	4	3/0	2/2/4	1995	No	3,274	\$120.65	0.287	\$399,900	\$395,000	12/05/2017	98.77	84
13722122	3417 Chadwick Drive	Flower Mound	3	2/0	2/0/2	1998	Yes	2,419	\$163.29	0.214	\$379,900	\$395,000	12/07/2017	103.97	3
13680988	6013 Andrews Way	Flower Mound	2	2/1	2/0/2	2015	No	2,194	\$181.17	0.126	\$458,377	\$397,477	01/31/2018	86.71	125
13629164	6828 Red Bud Drive	Flower Mound	3	2/0	0/2/2	1964	No	2,688	\$148.81	0.298	\$399,999	\$400,000	01/12/2018	100.00	158
13698428	1000 Canongate Drive	Flower Mound	5	3/0	2/0/2	1998	Yes	2,780	\$143.88	0.185	\$384,900	\$400,000	11/20/2017	103.92	5
13704356	1812 Hill Ridge Drive	Flower Mound	4	3/1	2/0/2	2001	No	3,625	\$110.34	0.230	\$400,000	\$400,000	11/15/2017	100.00	14
13721759	3117 Oak Meadow Drive	Flower Mound	3	2/1	2/0/2	1995	Yes	2,588	\$154.56	0.180	\$400,000	\$400,000	12/04/2017	100.00	2
13733604	4225 Addington Place	Flower Mound	4	3/1	3/0/3	1991	No	3,288	\$121.65	0.260	\$399,900	\$400,000	03/02/2018	100.03	75
13738725	3600 Gallop Court	Flower Mound	4	2/0	2/0/2	1998	No	2,453	\$163.07	0.219	\$399,000	\$400,000	01/31/2018	100.25	17
13656547	6009 Andrews Way	Flower Mound	2	2/1	2/0/2	2017	No	2,094	\$192.52	0.126	\$448,779	\$403,129	11/17/2017	89.83	76
13740196	4132 Riverside	Flower Mound	3	2/1	2/0/2	2017	No	1,967	\$205.29		\$403,807	\$403,807	12/14/2017	100.00	0
13734506	2105 Beechwood Lane	Flower Mound	5	3/0	2/0/2	1996	Yes	3,466	\$116.82	0.255	\$404,900	\$404,900	02/27/2018	100.00	47
13662430	4200 Lauren Way	Flower Mound	4	2/1	3/0/2	1988	Yes	3,554	\$113.96	0.256	\$399,999	\$405,000	11/03/2017	101.25	46
13669312	4201 Sharondale Drive	Flower Mound	4	2/1	3/0/3	2002	Yes	2,796	\$144.85	0.176	\$416,900	\$405,000	10/05/2017	97.15	56
13675430	2504 Red Cedar Lane	Flower Mound	4	2/1	2/0/2	1994	No	3,312	\$122.28	0.196	\$410,000	\$405,000	10/05/2017	98.78	7
13682547	3831 Ridgecrest Drive	Flower Mound	3	2/1	2/0/2	1984	No	2,407	\$168.26	1.000	\$420,000	\$405,000	01/18/2018	96.43	102
13718502	500 Stewart Way	Flower Mound	6	3/0	2/0/2	1997	Yes	3,153	\$128.45	0.228	\$380,000	\$405,000	12/13/2017	103.85	6
13759207	4220 Bonita Drive	Flower Mound	4	3/1	2/0/2	2001	Yes	3,113	\$130.10	0.195	\$410,000	\$405,000	03/02/2018	98.78	20
13747284	2213 Shumard Lane	Flower Mound	4	3/0	2/0/2	1996	No	2,981	\$136.70	0.197	\$419,900	\$407,500	01/30/2018	97.05	13
13740205	4104 Riverside	Flower Mound	3	2/1	2/0/2	2017	No	2,137	\$191.09		\$408,366	\$408,366	12/14/2017	100.00	0
13655709	3404 Lauren Way	Flower Mound	4	3/1	2/0/2	1992	Yes	3,768	\$108.81	0.196	\$428,000	\$410,000	09/29/2017	95.57	19
13587973	6049 Tompkins Trail	Flower Mound	3	3/0	2/0/2	2017	No	2,202	\$186.49	0.126	\$452,947	\$410,647	09/29/2017	90.66	115
13700807	3912 Appleton Lane	Flower Mound	4	3/1	2/0/2	2001	No	3,158	\$130.75	0.192	\$416,990	\$412,900	12/05/2017	99.02	43
13673252	3221 Paddock Circle	Flower Mound	4	2/1	2/2/2	1995	No	3,356	\$123.36	0.169	\$414,900	\$414,000	01/19/2018	99.78	110
13685347	3620 Havenlake Drive	Flower Mound	5	4/1	3/0/3	1996	No	3,379	\$122.82	0.250	\$429,900	\$415,000	11/29/2017	96.53	57
13701061	3213 Kiley Lane	Flower Mound	4	2/1	2/0/2	2000	Yes	2,905	\$143.20	0.155	\$404,900	\$416,000	11/15/2017	102.74	4
13695282	6133 Whiskerbrush Road	Flower Mound	4	3/1	2/0/2	2017	No	2,732	\$152.82	0.180	\$425,000	\$417,500	01/26/2018	98.24	104
13738952	1409 Twilight Drive	Flower Mound	4	2/1	3/0/3	1995	Yes	2,929	\$143.22	0.221	\$429,900	\$419,500	01/16/2018	97.58	7
13623524	2601 Sheri Lane	Flower Mound	4	2/0	4/4/4	1978	No	2,204	\$190.56	1.000	\$438,000	\$420,000	11/17/2017	95.89	111
13694293	1722 Briar Oaks Drive	Flower Mound	4	2/0	2/2/2	1997	No	2,907	\$144.48	0.262	\$415,000	\$420,000	10/27/2017	101.20	2
13715017	6300 Cedar Sage Trail	Flower Mound	4	3/0	3/0/3	2015	No	2,695	\$155.84	0.253	\$420,000	\$420,000	12/01/2017	100.00	0

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Attachment C1: Email Correspondence



Nicole Smith

Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13685297	616 Surrey Lane	Flower Mound	3	2/1	2/0/2	2015	No	2,179	\$193.21	0.079	\$439,900	\$421,000	09/28/2017	95.70	7
13731924	2717 Stone Creek Drive	Flower Mound	4	2/1	2/0/0	1996	Yes	3,203	\$131.44	0.235	\$419,900	\$421,000	12/22/2017	100.26	5
13776413	2900 Lakemont Drive	Flower Mound	4	2/1	3/0/3	1996	Yes	2,759	\$152.95	0.221	\$399,000	\$422,000	03/19/2018	105.76	4
13593721	2008 Kipling Drive	Flower Mound	4	3/1	3/0/3	1994	No	3,997	\$105.70	0.244	\$449,900	\$422,500	10/03/2017	93.91	75
13665199	1812 Briar Oaks Drive	Flower Mound	5	3/0	3/0/3	1998	Yes	2,951	\$144.02	0.280	\$425,000	\$425,000	09/29/2017	100.00	6
13752188	3416 Beckingham Court	Flower Mound	4	3/0	2/0/2	1998	Yes	2,858	\$148.71	0.220	\$430,000	\$425,000	02/15/2018	98.84	11
13760751	2112 Southernwood Court	Flower Mound	4	2/1	3/0/2	2001	Yes	3,070	\$138.44	0.251	\$430,000	\$425,000	03/01/2018	98.84	9
13784429	1812 Walden Boulevard	Flower Mound	4	3/0	3/0/3	1993	No	2,749	\$154.66	0.325	\$419,900	\$425,150	03/19/2018	101.25	3
13713721	2137 Shumard Lane	Flower Mound	4	3/0	3/0/3	1995	Yes	3,216	\$132.46	0.181	\$425,000	\$426,000	11/17/2017	100.24	4
13776849	3313 Leanne Drive	Flower Mound	4	3/1	3/0/3	2003	No	3,174	\$134.22	0.165	\$419,900	\$426,000	03/19/2018	101.45	3
13726215	4601 Remington Park Drive	Flower Mound	4	3/0	2/0/2	1997	No	2,741	\$156.51	0.240	\$434,900	\$429,000	02/27/2018	98.64	111
13694069	2020 Concord Drive	Flower Mound	4	4/0	2/0/2	1994	No	3,375	\$127.41	0.235	\$425,000	\$430,000	10/13/2017	101.18	5
13695600	11046 Longleaf	Flower Mound	2	2/1	2/0/2	2017	No	2,555	\$168.38	0.250	\$464,699	\$430,199	01/17/2018	92.58	90
13674203	4708 Christopher Court	Flower Mound	4	3/1	2/0/2	2005	No	3,575	\$120.56	0.196	\$424,900	\$431,000	10/12/2017	101.44	16
13710834	1608 Strait Lane	Flower Mound	4	3/0	3/0/3	1996	No	3,282	\$131.63	0.304	\$429,900	\$432,000	11/07/2017	100.49	15
13713048	6100 Whiskerbrush	Flower Mound	4	4/0	2/0/2	2017	No	3,138	\$137.67	0.250	\$467,604	\$432,000	12/29/2017	92.39	29
13736234	1904 Stevenson Lane	Flower Mound	4	2/1	2/0/2	1997	Yes	3,257	\$132.82	0.249	\$430,000	\$432,800	12/29/2017	100.60	4
13736202	3904 Fairfax Way	Flower Mound	4	3/0	3/0/3	2000	No	2,815	\$154.53	0.265	\$440,000	\$435,000	01/08/2018	98.86	10
13755593	2805 Lakemont Drive	Flower Mound	4	2/1	2/0/2	1997	No	3,869	\$112.43	0.220	\$425,000	\$435,000	02/12/2018	102.35	7
13659053	7550 Lost Creek	Flower Mound	4	3/0	2/0/2	1986	No	2,998	\$145.27	1.000	\$479,000	\$435,521	11/03/2017	90.92	71
13761627	1817 Trail Ridge Lane	Flower Mound	4	3/0	2/0/2	1994	Yes	3,428	\$128.35	0.183	\$439,990	\$439,990	02/28/2018	100.00	4
13604543	1916 Haversham Drive	Flower Mound	5	3/1	2/0/2	1996	No	3,602	\$122.15	0.220	\$450,000	\$440,000	11/20/2017	97.78	146
13700347	5105 Brownstone Drive	Flower Mound	5	4/0	3/0/3	2002	No	3,260	\$134.97	0.230	\$439,900	\$440,000	11/08/2017	100.02	6
13700583	4704 Christopher Court	Flower Mound	4	4/0	3/0/3	2005	No	3,419	\$128.69	0.196	\$450,000	\$440,000	12/14/2017	97.78	42
13731477	3121 Myrtice Drive	Flower Mound	5	2/1	2/0/2	2001	No	2,820	\$156.03	0.352	\$449,000	\$440,000	01/05/2018	98.00	29
13690432	6004 Wayne Court	Flower Mound	4	3/2	3/0/3	2003	Yes	4,307	\$102.28	0.245	\$450,000	\$440,500	11/20/2017	97.89	25
13688102	2505 Russwood Drive	Flower Mound	4	3/1	3/0/3	1996	Yes	3,004	\$147.14	0.421	\$450,000	\$442,000	10/04/2017	98.22	56
13692638	4012 Dendron Drive	Flower Mound	4	3/0	2/0/2	1997	Yes	3,599	\$122.81	0.280	\$449,000	\$442,000	12/08/2017	98.44	41
13648963	6413 Prairie Brush Trail	Flower Mound	4	4/0	3/0/3	2015	No	3,447	\$129.10	0.172	\$445,000	\$445,000	02/09/2018	100.00	181
13723076	609 Crestbrook Drive	Flower Mound	4	4/0	3/0/3	2001	No	3,147	\$141.40	0.230	\$435,000	\$445,000	12/11/2017	102.30	5
13571695	6337 Savannah Oak	Flower Mound	3	2/1	3/0/3	2017	No	2,916	\$153.75	0.250	\$477,999	\$448,348	12/12/2017	93.80	208
13670400	3501 Berfinger Court	Flower Mound	5	3/1	3/0/3	2002	No	3,241	\$138.85	0.256	\$439,000	\$450,000	09/27/2017	102.51	3

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Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13685328	6348 Crossvine Trail	Flower Mound	5	3/1	2/0/2	2015	No	3,346	\$134.49	0.198	\$459,000	\$450,000	10/16/2017	98.04	45
13689300	4404 Cassandra Drive	Flower Mound	5	3/1	2/0/2	2003	No	3,325	\$135.34	0.173	\$450,000	\$450,000	11/14/2017	100.00	13
13703198	1108 Steele Lane	Flower Mound	3	3/0	2/0/2	2014	No	2,739	\$164.29	0.138	\$459,000	\$450,000	11/21/2017	98.04	167
13720955	1616 Daisy Lane	Flower Mound	3	3/0	2/0/3	2010	No	2,906	\$154.85	0.285	\$459,900	\$450,000	12/29/2017	97.85	43
13727263	1817 Haversham Drive	Flower Mound	5	3/0	3/0/3	1996	No	3,013	\$149.35	0.289	\$450,000	\$450,000	03/22/2018	100.00	9
13576886	2224 6th Avenue	Flower Mound	3	3/1	2/0/2	2016	No	2,829	\$161.89	0.115	\$458,000	\$458,000	12/06/2017	100.00	213
13594964	11042 Longleaf	Flower Mound	5	3/0	2/0/2	2017	No	3,488	\$131.88	0.250	\$509,999	\$460,000	11/30/2017	90.20	176
13645656	617 Somerset Drive	Flower Mound	4	3/1	3/0/3	1998	Yes	3,436	\$133.88	0.231	\$469,900	\$460,000	10/12/2017	97.89	35
13769082	824 Glen Garry Drive	Flower Mound	4	3/0	2/0/0	1996	No	3,372	\$137.87	0.191	\$469,900	\$464,900	03/08/2018	98.94	5
13690729	3700 Welborne Lane	Flower Mound	4	3/1	3/0/3	1997	No	3,645	\$127.57	0.289	\$470,000	\$465,000	12/20/2017	98.94	30
13700537	2024 Winding Creek Boulevard	Flower Mound	4	3/0	2/0/2	1988	Yes	3,054	\$152.26	0.365	\$450,000	\$465,000	10/20/2017	103.33	5
13761615	2600 Waketon Road	Flower Mound	3	1/0	3/0/3	1975	No	1,092	\$430.31	3.770	\$465,000	\$469,900	03/05/2018	101.05	1
13717896	4612 Largo Drive	Flower Mound	5	4/0	3/0/3	1998	Yes	3,431	\$136.99	0.317	\$475,000	\$470,000	12/08/2017	98.95	42
13670196	3725 Sunnyview Lane	Flower Mound	4	4/0	3/0/3	2007	No	3,208	\$146.82	0.597	\$465,985	\$471,000	09/29/2017	101.07	6
13740623	2005 Woodhill Drive	Flower Mound	4	4/0	3/0/3	1996	Yes	3,380	\$140.53	0.250	\$485,000	\$475,000	02/16/2018	97.94	104
13759831	2912 Parkhaven Drive	Flower Mound	5	4/0	2/0/2	1996	Yes	3,718	\$127.76	0.197	\$469,900	\$475,000	02/23/2018	101.09	3
13716237	4221 Remington Park Court	Flower Mound	4	3/0	2/0/2	1997	Yes	2,992	\$159.09	0.330	\$489,900	\$476,000	12/11/2017	97.16	9
13744354	3412 Diamond Point Drive	Flower Mound	5	4/0	3/0/3	1997	Yes	3,726	\$127.75	0.221	\$489,000	\$476,000	02/20/2018	97.34	35
13700400	4120 Mustang Trail	Flower Mound	4	3/0	2/0/2	1997	No	3,070	\$156.03	0.268	\$495,000	\$479,000	11/17/2017	96.77	14
13677935	2824 Glen Ellen Drive	Flower Mound	4	2/1	2/0/2	1994	Yes	2,859	\$167.89	0.183	\$485,000	\$480,000	12/19/2017	98.97	87
13678848	3000 High Road	Flower Mound	4	2/0	2/0/2	1988	Yes	3,426	\$140.11	1.002	\$500,000	\$480,000	10/12/2017	96.00	35
13684619	3408 Copperhill Court	Flower Mound	5	3/1	2/0/2	2002	Yes	3,280	\$146.34	0.266	\$479,900	\$480,000	11/17/2017	100.02	28
13706886	5100 Ironwood Court	Flower Mound	5	3/1	3/0/3	2001	No	3,759	\$127.69	0.324	\$480,000	\$480,000	01/25/2018	97.96	186
13736753	3900 Beacon Street	Flower Mound	4	3/1	3/0/2	1999	Yes	3,124	\$154.26	0.237	\$489,000	\$481,900	12/29/2017	98.55	7
13679254	2004 Woodland Boulevard	Flower Mound	4	3/1	3/0/3	1996	No	3,745	\$129.51	0.257	\$495,000	\$485,000	11/15/2017	97.98	82
13671714	4201 Mustang Trail	Flower Mound	4	3/1	2/0/0	1997	No	3,021	\$162.16	0.308	\$489,900	\$489,900	09/27/2017	100.00	5
13749154	3308 Langley Court	Flower Mound	4	2/1	2/0/2	2000	Yes	3,476	\$140.97	0.174	\$490,000	\$490,000	02/07/2018	100.00	5
13781072	1709 Doubletree Trail	Flower Mound	4	3/1	2/0/2	1996	Yes	3,386	\$144.71	0.296	\$510,000	\$490,000	03/16/2018	96.08	1
13679029	6909 Raintree Place	Flower Mound	3	3/0	3/0/3	1993	No	3,281	\$149.80	0.990	\$489,900	\$491,500	10/13/2017	100.33	4
13732331	4305 Morningstar Circle	Flower Mound	4	3/1	2/0/2	1997	No	3,589	\$137.64	0.282	\$507,000	\$494,000	03/15/2018	97.44	73
13688269	3609 Ashby Drive	Flower Mound	5	3/1	3/0/3	1997	Yes	4,227	\$117.10	0.249	\$500,000	\$495,000	11/06/2017	99.00	25
13494853	6619 Dolan Falls Drive	Flower Mound	5	3/1	3/0/3	2016	No	3,712	\$133.89	0.261	\$536,190	\$497,000	10/20/2017	92.69	328

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Attachment C1: Email Correspondence

Nicole Smith



Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CPTCP	Yr Blt	Pool	SqFt	SS/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13657563	3805 Austin Court	Flower Mound	5	4/0	3/0/3	1998	Yes	3,765	\$132.27	0.350	\$509,900	\$498,000	10/05/2017	97.67	48
13699607	3852 Green Meadow Lane	Flower Mound	4	3/0	5/0/2	1980	Yes	3,128	\$159.53	0.960	\$499,900	\$499,000	02/08/2018	99.82	98
13733398	4417 Broadway Avenue	Flower Mound	3	3/1	2/0/2	2017	No	2,722	\$183.32	0.110	\$499,000	\$499,000	12/21/2017	100.00	1
13724059	3612 Austin Court	Flower Mound	4	3/0	3/0/3	1997	Yes	3,484	\$143.51	0.254	\$508,000	\$500,000	03/08/2018	98.43	65
13646522	6616 Roughleaf Ridge	Flower Mound	4	3/1	3/0/3	2017	No	3,051	\$164.65	0.240	\$535,000	\$502,333	01/31/2018	93.89	160
13649243	6325 Savannah Oak	Flower Mound	5	4/0	3/0/3	2017	No	3,950	\$127.20	0.250	\$537,999	\$502,436	12/18/2017	93.39	157
13756165	2602 Native Oak Drive	Flower Mound	4	3/1	3/0/0	1999	No	3,472	\$145.45	0.324	\$494,900	\$505,000	03/06/2018	102.04	11
13657669	3923 Ridgcrest Drive	Flower Mound	5	3/2	4/0/4	1984	No	4,123	\$123.70	1.000	\$559,900	\$510,000	02/28/2018	91.09	123
13740597	1824 Walden Boulevard	Flower Mound	4	3/1	2/0/2	1993	Yes	3,439	\$149.32	0.587	\$549,900	\$513,500	01/25/2018	93.38	15
13679193	3608 Austin Court	Flower Mound	4	4/0	3/0/3	1997	Yes	3,672	\$140.25	0.265	\$515,000	\$515,000	10/25/2017	100.00	4
13775333	2629 Napier Lane	Flower Mound	4	3/0	3/0/3	1998	Yes	3,419	\$151.51	0.257	\$525,000	\$518,000	03/14/2018	98.67	0
13727755	2800 Wisdom Creek Drive	Flower Mound	5	3/1	3/0/3	1998	No	3,819	\$135.90	0.390	\$519,000	\$519,000	12/18/2017	100.00	5
13767056	2628 Virginia Parkway	Flower Mound	3	3/1	2/0/2	2014	No	2,619	\$188.55	0.152	\$538,800	\$520,000	02/20/2018	96.51	0
13619725	6372 Prairie Brush	Flower Mound	4	4/0	3/0/3	2017	No	3,103	\$169.19	0.170	\$570,275	\$525,000	12/21/2017	92.06	197
13629523	5009 Balmoral Lane	Flower Mound	4	3/1	3/0/3	1999	Yes	3,914	\$134.13	0.310	\$539,900	\$525,000	12/28/2017	97.24	218
13657322	1501 Acadia Street	Flower Mound	4	3/1	2/0/2	2008	Yes	3,755	\$139.81	0.239	\$549,900	\$525,000	10/12/2017	95.47	54
13704899	4321 Auburn Drive	Flower Mound	4	3/1	3/0/3	1997	Yes	3,639	\$144.27	0.254	\$552,800	\$527,500	11/27/2017	95.42	9
13713411	6605 Elderberry Way	Flower Mound	4	3/2	2/0/2	2017	No	4,251	\$124.09	0.256	\$587,990	\$528,700	10/06/2017	89.92	203
13559285	10854 Smoky Oak Trail	Flower Mound	4	3/1	3/0/3	2016	No	3,442	\$153.60		\$544,900	\$530,000	11/20/2017	97.27	39
13709251	6121 Beau Ridge Court	Flower Mound	4	4/0	3/0/3	2003	Yes	4,447	\$119.18	0.318	\$574,940	\$532,000	01/19/2018	92.53	102
13682661	1128 Cofield Drive	Flower Mound	5	4/0	2/0/2	2017	No	3,516	\$151.31	0.160	\$565,000	\$535,000	09/29/2017	96.40	416
13424443	6513 Elderberry Way	Flower Mound	5	4/0	3/0/3	2016	No	3,700	\$144.59		\$560,000	\$535,000	10/02/2017	95.54	52
13638251	5317 Townsend Drive	Flower Mound	3	3/1	3/0/3	2006	No	4,304	\$124.30	0.496	\$539,000	\$539,000	10/30/2017	100.00	97
13655762	2121 Heather Ridge Court	Flower Mound	5	4/0	3/0/3	1999	Yes	4,210	\$128.03	0.347	\$569,000	\$540,000	11/01/2017	94.90	90
13645839	6520 Elderberry Way	Flower Mound	5	4/1	3/0/3	2017	No	4,240	\$127.36	0.261	\$598,000	\$540,000	02/21/2018	90.15	96
13706408	3500 Sentinel Oaks Drive	Flower Mound	3	3/0	4/0/4	1987	No	2,459	\$219.60	1.000	\$549,000	\$545,000	10/05/2017	99.27	141
13676232	2609 Winnpage Road	Flower Mound	5	4/1	3/0/3	2001	No	4,742	\$114.93	0.238	\$549,000	\$546,000	11/20/2017	99.29	78
13676232	3708 Acton Drive	Flower Mound	5	4/1	2/1/3	1998	Yes	4,876	\$111.98	0.269	\$568,375	\$546,910	12/20/2017	96.22	57
13662487	4983 Stormway Drive	Flower Mound	4	3/0	2/0/2	2017	No	2,728	\$200.48	0.178	\$548,220	\$548,220	10/19/2017	100.00	2
13715420	10804 Runner Oak	Flower Mound	4	3/0	3/0/3	2017	No	3,089	\$177.47	0.240	\$549,000	\$549,000	10/06/2017	100.00	2
13682625	3616 Saint Mark Drive	Flower Mound	5	4/0	3/0/3	2002	Yes	4,392	\$125.00	0.239	\$575,000	\$550,000	01/05/2018	95.65	51
13713742	3905 Vinlage Place	Flower Mound	5	4/0	3/0/3	1998	Yes	4,414	\$124.60	0.400					

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Prepared By: Nicole Smith

Listings as of 03/25/18 at 9:04 am

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13760936	2708 Pasadena	Flower Mound	4	3/1	3/0/3	2001	Yes	3,526	\$155.98	0.262	\$549,900	\$550,000	02/16/2018	100.02	11
13701460	4978 Gleneagle Drive	Flower Mound	4	3/1	2/0/2	2018	No	3,246	\$170.29	0.150	\$573,738	\$552,770	02/27/2018	96.35	98
13668054	2616 Rembert Drive	Flower Mound	4	3/0	2/0/2	2017	No	3,380	\$164.20	0.142	\$565,000	\$555,000	09/29/2017	98.23	16
13514894	4224 Fairway Drive	Flower Mound	4	3/1	3/0/3	1998	Yes	4,645	\$120.02	0.447	\$525,000	\$557,510	11/17/2017	106.19	171
13645864	6633 Elderberry Way	Flower Mound	5	4/1	3/0/3	2017	No	4,240	\$132.08	0.230	\$599,000	\$560,000	11/28/2017	93.49	114
13682585	1132 Coffield Drive	Flower Mound	4	3/1	3/0/3	2015	No	3,309	\$169.24	0.160	\$599,043	\$560,000	12/21/2017	93.48	79
13703344	3639 High Road	Flower Mound	4	3/1	4/2/6	1979	Yes	3,440	\$163.95	0.990	\$599,999	\$564,000	12/15/2017	94.00	38
13725092	1708 Fallbrook Drive	Flower Mound	4	4/0	3/0/3	1998	No	4,366	\$129.18	0.526	\$560,000	\$564,000	12/24/2017	100.71	0
13645846	6509 Elderberry Way	Flower Mound	5	4/1	3/0/3	2017	No	4,240	\$133.25	0.268	\$593,399	\$585,000	01/30/2018	95.21	177
13731594	2605 Beverly Drive	Flower Mound	4	3/1	3/0/3	2000	Yes	3,868	\$148.66	0.369	\$585,000	\$575,000	02/26/2018	98.29	19
13621637	3900 Edna Valley Court	Flower Mound	4	4/1	4/4/4	2004	No	4,158	\$138.41	0.335	\$599,900	\$575,500	11/21/2017	95.93	142
13762195	4401 Biscayne Drive	Flower Mound	5	4/1	3/0/3	1999	Yes	4,614	\$125.27	0.310	\$595,000	\$578,000	03/08/2018	97.14	12
13638811	3513 Sutton Drive	Flower Mound	4	4/1	3/0/3	2017	No	4,178	\$138.82	0.250	\$599,833	\$580,000	12/11/2017	96.69	126
13685343	2601 Cherry Sage Drive	Flower Mound	5	4/1	2/0/2	1997	No	5,700	\$101.75	0.350	\$599,500	\$580,000	12/29/2017	96.75	73
13662854	6908 Raintree Place	Flower Mound	4	3/1	2/0/2	1988	Yes	3,459	\$169.12	1.000	\$594,900	\$585,000	12/19/2017	98.34	138
13742399	4101 Liberty Court	Flower Mound	4	3/1	3/0/3	1997	Yes	3,500	\$167.14	0.493	\$585,000	\$585,000	01/25/2018	100.00	4
13773069	4213 Auburn Drive	Flower Mound	5	4/0	3/0/3	1997	Yes	3,811	\$154.03	0.254	\$579,900	\$587,000	03/20/2018	101.22	1
13687965	4228 Fairway Drive	Flower Mound	4	4/1	3/0/3	1998	Yes	4,319	\$137.01	0.297	\$600,000	\$591,764	10/06/2017	98.63	6
13735555	5101 Brownstone Drive	Flower Mound	4	3/1	3/0/3	2003	Yes	3,931	\$151.36	0.432	\$609,900	\$595,000	03/05/2018	97.56	88
13746041	1705 Katherine Court	Flower Mound	5	4/0	3/0/3	1998	Yes	4,700	\$126.60	0.617	\$599,000	\$595,000	03/14/2018	99.33	160
13599127	10858 Smoky Oak Trail	Flower Mound	5	4/1	3/0/3	2017	No	4,618	\$129.71		\$659,990	\$599,000	10/26/2017	90.76	167
13654106	3801 Abbron Lane	Flower Mound	4	4/1	3/0/3	2011	No	4,134	\$145.02	0.350	\$625,000	\$599,500	10/31/2017	95.92	89
13643852	6620 Roughleaf Ridge	Flower Mound	5	4/1	2/0/2	2017	No	4,308	\$139.28	0.270	\$634,997	\$600,000	11/17/2017	94.49	0
13705124	2605 Bel Air Lane	Flower Mound	4	3/2	3/0/3	2015	No	3,987	\$150.49	0.160	\$615,000	\$600,000	02/06/2018	97.56	83
13743439	629 Sandy Lane	Flower Mound	4	3/0	3/0/3	2015	Yes	3,317	\$182.39	0.193	\$610,000	\$605,000	03/20/2018	98.18	40
13684823	4904 Campbelltown Drive	Flower Mound	4	3/1	3/0/3	2018	No	2,963	\$204.52	0.243	\$638,338	\$606,000	01/31/2018	94.93	136
13683278	2609 Mont Clair Drive	Flower Mound	4	3/1	3/0/3	2004	Yes	4,137	\$147.45	0.350	\$610,000	\$610,000	10/20/2017	100.00	28
13635928	1712 Milford Drive	Flower Mound	4	4/1	3/0/3	2017	No	3,860	\$158.43	0.230	\$642,215	\$611,552	03/09/2018	95.23	220
13557652	1700 Milford Drive	Flower Mound	4	5/0	3/0/3	2017	No	4,045	\$151.30	0.250	\$649,915	\$612,000	01/12/2018	94.17	227
13758890	4408 Fairway Drive	Flower Mound	4	4/0	3/0/3	1998	Yes	4,028	\$152.68	0.318	\$615,000	\$615,000	03/05/2018	100.00	15
13737733	2608 Park Ridge Road	Flower Mound	4	3/1	3/0/3	1990	Yes	3,714	\$166.80	1.010	\$629,900	\$619,500	01/30/2018	98.35	17
13735912	4216 Fairway Drive	Flower Mound	4	4/0	3/0/3	1998	Yes	4,194	\$149.50	0.310	\$650,000	\$627,000	02/14/2018	96.46	16

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Nicole Smith



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Listings as of 03/25/18 at 9:04 am

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CPT/CP	Yr Bilt	Pool	Sq Ft	\$\$/Sq Ft	Acres	List Price	Sold Price	Sold Date	SP/LP	CDOM
13648869	4937 Campbelltown Drive	Flower Mound	4	4/1	3/0/3	2018	No	3,444	\$182.89	0.230	\$642,493	\$629,859	02/06/2018	98.03	157
13703454	3214 Lakewood Lane	Flower Mound	4	3/1	3/0/3	2005	Yes	3,383	\$186.23	0.560	\$635,000	\$630,000	11/30/2017	99.21	23
13705242	5200 Gentile Drive	Flower Mound	4	4/1	3/0/3	1994	Yes	4,298	\$148.44	1.046	\$649,900	\$638,000	03/08/2018	98.17	106
13596351	3701 Haynes Road	Flower Mound	3	2/0	2/0/2	1999	No	1,592	\$402.01	12.000	\$699,000	\$640,150	02/07/2018	91.56	231
13556963	1604 Clipher Lane	Flower Mound	5	5/1	3/0/3	2017	No	4,422	\$144.76	0.233	\$680,688	\$640,150	10/12/2017	94.04	167
13738413	3216 Ridgcrest Drive	Flower Mound	4	3/1	2/0/2	1984	Yes	3,800	\$170.79	2.000	\$659,900	\$649,000	02/23/2018	98.35	7
13517598	1759 Hunters Lane	Flower Mound	5	5/1	3/0/3	2017	No	4,373	\$148.62	0.220	\$674,932	\$649,932	10/04/2017	96.30	223
13746455	2308 Condor Street	Flower Mound	5	3/1	3/0/3	2007	No	4,050	\$161.07	0.395	\$675,000	\$652,325	03/12/2018	96.64	35
13665004	6708 Oak Knoll Road	Flower Mound	5	5/1	3/0/3	2015	Yes	4,625	\$141.62	0.239	\$679,900	\$655,000	03/02/2018	96.34	207
13761101	4504 Pacer Way	Flower Mound	5	4/1	6/0/6	2000	Yes	3,747	\$175.61	1.001	\$650,000	\$658,000	03/09/2018	101.23	6
13620156	2608 Winding Path Way	Flower Mound	4	4/1	3/0/3	2013	No	4,230	\$156.03	0.326	\$680,000	\$680,000	11/27/2017	97.06	132
13653717	2916 Creek View Drive	Flower Mound	4	3/1	3/0/3	1996	Yes	4,220	\$158.77	1.010	\$685,000	\$670,000	10/16/2017	97.81	48
13660197	2501 Peninsula Drive	Flower Mound	4	4/0	3/0/3	1992	Yes	4,023	\$166.54	1.210	\$685,000	\$670,000	10/27/2017	97.81	58
13701192	3808 Bordeaux Court	Flower Mound	4	3/1	3/0/3	2002	Yes	4,171	\$167.83	1.480	\$719,300	\$700,000	11/17/2017	97.32	21
13719197	4801 Pacer Way	Flower Mound	5	4/1	3/0/3	2005	Yes	5,800	\$120.69	1.003	\$725,000	\$700,000	12/18/2017	96.55	15
13747483	4604 Darlington Drive	Flower Mound	4	3/1	3/0/3	2017	No	3,520	\$201.35	0.449	\$733,680	\$708,762	03/20/2018	96.60	22
13725018	3948 Bordeaux Circle	Flower Mound	4	4/1	3/0/3	2015	No	4,134	\$172.96	1.500	\$729,900	\$715,000	01/08/2018	97.96	35
13655669	4008 Badenoch Way	Flower Mound	5	5/3	4/0/4	2015	No	4,429	\$165.95	0.345	\$749,000	\$735,000	09/28/2017	98.13	130
13708719	5317 Balmoral Lane	Flower Mound	4	3/1	3/0/3	2000	Yes	4,628	\$159.36	0.476	\$750,000	\$737,500	02/28/2018	98.33	103
13576655	1725 Milford Drive	Flower Mound	5	5/1	3/0/3	2015	Yes	4,370	\$169.34	0.235	\$846,261	\$740,000	10/16/2017	87.44	47
13670365	6518 Country Oaks Drive	Flower Mound	5	5/0	5/0/5	1978	Yes	5,400	\$139.81	4.000	\$775,000	\$755,000	02/07/2018	97.42	137
13753002	3685 Fieldcrest Road	Flower Mound	6	4/2	2/0/2	2008	Yes	5,053	\$150.05	0.367	\$760,000	\$758,186	03/05/2018	99.76	0
13770149	601 Heritage Lane	Flower Mound	5	4/1	3/0/3	2014	No	4,110	\$184.91	0.239	\$775,000	\$760,000	03/13/2018	98.06	5
13559874	6405 Sorrento Lane	Flower Mound	5	4/1	3/0/3	2017	No	4,706	\$162.56	0.380	\$794,995	\$764,995	10/18/2017	96.23	213
13702312	4204 Equestrian Way	Flower Mound	5	5/1	5/0/5	2003	Yes	6,424	\$121.42	1.000	\$809,500	\$780,000	02/28/2018	96.36	454
13683584	3808 Baldomera Street	Flower Mound	5	5/3	4/0/4	2015	No	5,160	\$153.10	0.345	\$800,000	\$790,000	11/17/2017	98.75	13
13616988	5109 River Hill Drive	Flower Mound	4	4/0	3/0/3	2002	Yes	4,322	\$185.10	1.335	\$829,000	\$800,000	11/16/2017	96.50	56
13694637	4016 Baldomera	Flower Mound	5	5/1	3/0/3	2017	No	4,740	\$168.78	0.440	\$850,000	\$800,000	01/29/2018	94.12	102
13638078	3805 Nan Lane	Flower Mound	4	4/1	3/0/3	2011	Yes	6,105	\$132.68	0.404	\$895,000	\$810,000	10/20/2017	90.50	60
13614866	5112 Clear Creek Drive	Flower Mound	5	4/1	4/0/4	2001	Yes	4,981	\$163.60	1.000	\$814,900	\$814,900	10/03/2017	100.00	62
13739520	7400 Arabian Circle	Flower Mound	4	4/1	4/0/4	2000	Yes	3,925	\$207.64	2.005	\$820,000	\$815,000	02/21/2018	99.39	70
13720515	5900 Sandstone Court	Flower Mound	4	4/1	4/0/4	2000	Yes	5,020	\$166.33	2.050	\$850,000	\$835,000	01/22/2018	98.24	25

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Residential

MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP/LP	CDOM
13639370	3704 Kingfisher Court	Flower Mound	5	5/1	6/6/6	2007	No	7,400	\$116.22	0.603	\$889,900	\$880,000	11/15/2017	96.64	192
13552343	2717 Sun Meadow Drive	Flower Mound	5	5/1	3/0/3	1996	Yes	5,734	\$152.60	1.007	\$899,900	\$875,000	12/07/2017	97.23	222
13691578	4009 Chimney Rock Drive	Flower Mound	5	4/1	3/0/3	2006	No	4,700	\$186.17	1.000	\$899,900	\$875,000	11/24/2017	97.23	69
13602404	5800 Sandstone Court	Flower Mound	4	4/0	4/0/4	2006	Yes	5,133	\$171.44	2.002	\$899,000	\$880,000	11/01/2017	97.89	114
13610150	3709 Imperial Drive	Flower Mound	5	5/1	4/0/4	2007	Yes	5,531	\$160.91	0.465	\$975,000	\$890,000	10/10/2017	91.28	33
13654139	3209 Oak Crest Drive	Flower Mound	4	3/1	3/0/4	2004	Yes	5,488	\$162.17	1.006	\$925,000	\$890,000	12/12/2017	96.22	91
13582052	3908 High Trail Court	Flower Mound	5	5/1	4/0/4	2017	No	5,520	\$162.86	1.002	\$899,000	\$899,000	01/04/2018	100.00	575
13641179	5500 Kelcourt Drive	Flower Mound	4	3/1	4/0/4	2007	Yes	4,638	\$194.05	1.160	\$924,000	\$900,000	10/26/2017	97.40	85
13585780	8604 Mazzini Court	Flower Mound	6	5/1	3/0/0	2014	No	5,625	\$165.33	1.142	\$985,000	\$930,000	11/17/2017	93.47	178
13701881	4720 Clydesdale Drive	Flower Mound	4	3/1	3/0/3	2017	No	4,500	\$208.11	0.553	\$998,840	\$936,491	11/17/2017	93.76	23
13637430	2301 Bella Lago	Flower Mound	5	4/2	4/0/4	2009	Yes	5,483	\$173.26	1.021	\$950,000	\$950,000	10/25/2017	100.00	107
13722263	2105 Paradise Lane	Flower Mound	5	4/1	4/0/4	2004	Yes	5,858	\$162.17	1.177	\$995,000	\$950,000	01/16/2018	95.48	61
13750114	2204 Lake Lugano Drive	Flower Mound	5	5/2	4/0/4	2007	Yes	5,323	\$178.47	1.100	\$995,500	\$950,000	03/21/2018	95.43	39
13448243	4605 Tour 18 Drive	Flower Mound	5	6/1	3/0/3	2004	No	6,908	\$141.14	2.094	\$995,000	\$975,000	11/06/2017	97.99	400
13714371	5300 Clear Creek Drive	Flower Mound	5	4/1	3/1/4	2001	Yes	5,523	\$179.25	1.000	\$990,000	\$990,000	11/03/2017	100.00	3
13676852	1705 Deer Path	Flower Mound	6	6/3	6/0/6	2005	Yes	8,733	\$211.84	2.017	\$1,935,000	\$1,850,000	11/06/2017	95.61	80
13701482	2950 Scenic Drive	Flower Mound	4	4/2	6/1/7	2003	Yes	6,221	\$329.53	8.350	\$2,000,000	\$2,050,000	12/08/2017	102.50	28
# LISTINGS:	496														
	Medians:	4	2/1	2/0/2	1996			2,666	\$143.55	0.217	\$379,050	\$375,200		98.68	18
	Minimums:	2	1/0	0/0/0	1962			1,056	\$68.97	0.058	\$170,000	\$135,000		58.98	42
	Maximums:	6	6/3	6/6/7	2018			8,733	\$430.31	12.000	\$2,000,000	\$2,050,000		115.58	575
	Averages:	4	3/1	2/0/2	1997			2,864	\$145.91	0.373	\$424,475	\$416,122		98.36	49

Quick Statistics (496 Listings Total)

	Min	Max	Average	Median
List Price	\$170,000	\$2,000,000	\$424,475	\$379,050
Sold Price	\$135,000	\$2,050,000	\$416,122	\$375,200

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This represents an estimated sale price. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Tommy Dalton

From: Curtis Frisbie [REDACTED]
Sent: Saturday, March 24, 2018 6:30 PM
To: planning
Subject: Support of new Lakeside Development

Dear Planning and Zoning Commission:

I understand that the new Lakeside Development will be in front of the P&Z Meeting on Monday, March 26th, and will be on the Town Council agenda on Monday, April 2nd. I am emailing you today to identify my SUPPORT for this development. As a long-time resident of Flower Mound and as a resident of the Lakeside neighborhood for two years, I believe that the increased retail and restaurants will only serve to add to our quality of life, and will ultimately increase our property values. I urge you to support this initiative.

Curtis Frisbie
Senior Sales Executive

Blanks
Printing & Digital Solutions

Tommy Dalton

From: Kathy Frisbie [REDACTED]
Sent: Saturday, March 24, 2018 6:22 PM
To: planning
Subject: Support of new Lakeside Development

Dear Planning and Zoning Commission:

I understand that the new Lakeside Development will be in front of the P&Z Meeting on Monday, March 26th, and will be on the Town Council agenda on Monday, April 2nd. I am emailing you today to identify my SUPPORT for this development. As a long-time resident of Flower Mound and as a resident of the Lakeside neighborhood for two years, I believe that the increased retail and restaurants will only serve to add to our quality of life, and will ultimately increase our property values. I urge you to support this initiative.

Sincerely,

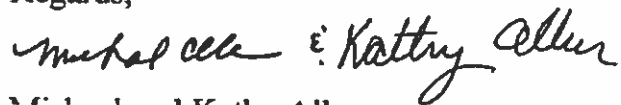
Dr. Kathy Frisbie
2717 Desco Drive,
Flower Mound, TX 75022
[REDACTED]

March 24, 2018

Dear Flower Mound P&Z and Town Council,

We have been Lakeside DFW homeowners since October 2014. We are writing you to express support for the proposed mixed-use development at Lakeside Village. We support the Lakeside Village applications which request Town Council approval for amending the property's zoning. We feel it will be a great addition to Lakeside and also to the town.

Regards,

Handwritten signature of Michael and Kathy Allen in black ink.

Michael and Kathy Allen
604 Loma Alta Drive
Flower Mound, TX 75022

Tommy Dalton

From: Priscilla King [REDACTED]
Sent: Monday, March 26, 2018 10:42 AM
To: Town Council; planning
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Priscilla King
348 Loma Alta Drive
Flower Mound, Texas 75022

Tommy Dalton

From: Harshavardhan [REDACTED]
Sent: Monday, March 26, 2018 11:33 AM
To: planning
Subject: Apposing the construction of apartments in Lakeside

Hello Planning and Zoning Commision,

I am a resident of Lakeside and i am writing to you with great concern about the development activities going on in Lakeside which will have disasters effects on Lakeside and city of Flower Mound starting this year and will affect the reputation of this beautiful city and affect the next generations who want to make this city as their home.

City of Flower Mound is probably the only city in North Texas without any major highway. The recent growth in Flower Mound has already show strains on the amount of traffic and the travel times to get out of the city through the only road (Long Prairie Road). With so many apartments which were already approved and constructed on the Lang Prairie Road and in Lakeside the first signs of trouble are already showing up on roads and in the schools. The roads are getting clogged and schools are getting over crowded and school ratings falling. This feels more like congested new york city rather than the beautiful city of flower mound i once knew.

I am not sure what is the motivation for planning commission to approve so many apartments in Lakeside and the rest of city. But i believe that for city officials like you the city and people should come first who voted for you rather than a rich landlord who is only motivated to making money and ruining this beautiful city. If this multi housing buildings are not stopped today then the city of greenery and beauty with great schools will turn into a city of clogged roads, high crime, falling house values and low school ratings.

I am hoping you will do the right thing for this city and its people.

Thanks!
Harsha

Tommy Dalton

From: McMahonfl [REDACTED]
Sent: Monday, March 26, 2018 11:36 AM
To: planning
Subject: Lakeside Amended Proposal - Concern

To the F.M. Planning and Zoning Commission:

I was made aware there is a significant amended proposal to the Lakeside development plan. Development of the remaining areas of 2499 at the south end of town is imminent. It will forever make a difference to all residence, how these parcels are developed. This amendment makes no sense to anyone except the developer. Ironically for the town, new tax revenue would devalue everything Flower Mound is about. I have not researched it to this point but this proposal seems to fly in the face of our Smart Growth Plan. It sounds trivial, but I might add the airflow on the lake would definitely impact sailing at the southeast end of the lake. This first occurred when the Gaylord was built. If this amendment is an example of what is going to be allowed for Lakeside and the remaining parcels for sale, all of Flower Mound will be adversely impacted.

I respectfully am asking the commission to turn down the amended Lakeside proposal (re-zoning to MU10). Likewise, we need to be mindful of such schemes by other developers, as the remainder of the town's south entrance fleshes out.

Respectfully,

Joe McMahon

1417 Mimosa Court,

FM, TX. 75028

From: Andrea Hargreaves

Sent: Thursday, April 05, 2018 9:05 AM

To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; planning

Subject: Lakeside Development

Flower Mound Leaders,

We are residents of Estates of Flower Mound, which is adjacent to Lakeside. So far, we have been happy with the development, but the recent pace of development and request for more development is concerning. We understand that you are considering changes to the original plan, and we are opposed. Some of the concerns are: 1) the high density housing that will result in increased traffic, 2) environmental impact such as loss of trees, 3) the volume of changes to the master plan without due consideration, 4) several projects already in process have not yet assimilated into the community and the results of adding more will create an unknown outcome, 5) a traffic study has not been completed.

We voiced our opposition to the previous proposal of a hotel, apartments and office buildings just south of Home Depot. We understand that many others also voiced their opposition, but the project was approved over the opposition. We respectfully request a slowdown in the pace of approvals so that current projects can be completed before new ones can be approved, and traffic and environmental studies can be completed before approvals are granted.

Thank you for your service and consideration of these issues.

Andrea and Mark Hargreaves

From: Cathy Perry
Sent: Wednesday, April 04, 2018 6:04 PM
To: planning
Subject: Lakeside Village YES!!

>
> Good afternoon,
>
> I reside at 2617 Desco Drive in the Lakeside development. I back up to the Corp of Engineers property on the lake, right by the condo tower. I absolutely support the amendments to the Lakeside Village plan! We purchased our lot and built our house specifically to live in this amazing community. Prior to purchasing the Lakeside lot, I lived on Saturn Street, also in Flower Mound, for 17 years. My backyard backed up to heavily treed woods that were torn down and became the never ending the River Walk project. As a resident, I was never given a voice as to the vision nor buildout of the project. In direct contrast, Realty Capital has gone out of their way to give all residents a voice and has made changes to accommodate the community requests, where they can. They have done an outstanding job with Lakeside and I'm confident they will hit it out of the ballpark with Lakeside Village.
>
> I entrust that our P&Z and Town Council will review the proposed amendments and most importantly the facts relayed to the amendments. It's extremely disappointing to see a few uninformed residents trying to create hysteria in the community by vocalizing blatant misinformation.
>
> We are so grateful to come home to what feels like a resort community every night. Lake views with restaurants in walking distance. Can't ask for more than that and we are truly blessed to be in Flower Mound.
>
> Sincerely,
>
> Cathy Perry
>
> Sent from my iPhone

From: Sheryl McAhren

Sent: Wednesday, April 04, 2018 12:58 PM

To: Mayor - Tom Hayden; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; planning

Subject: Lakeside Village

I am a resident of the Estates of Flower Mound, which is adjacent to Lakeside DFW. I am opposed to the proposed Lakeside Village. Some of my concerns include:

- The huge departure from the original Lakeside DFW plan
- Level of high density housing including high rise buildings
- The impact on the environment – loss of trees and wildlife habitat
- The impact on traffic
- The process of reviewing 5 MPAs at one time – and fast tracking such substantial changes to the southern part of our Town.

I have served on the HOA Board for 14 years now and have been involved with the approval process of Lakeside DFW (including the formulation of the village mixed use definition). I have met with these developers and have witnessed many promises broken. The developers are acting solely based on financial considerations and those should be balanced with the needs of other stakeholders. Please do not allow these exceptions to our Master Plan and please take the time necessary to create a path forward acceptable to everyone that would be impacted. Please listen to the citizens of Flower Mound.

Thank you for your service to the community.

Sheryl McAhren
2600 Woodstone Court
Flower Mound, TX

From: David Mcahren

Sent: Thursday, April 05, 2018 8:06 AM

To: Mayor - Tom Hayden; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; planning

Subject: Lakeside Village

I am a resident of the Estates of Flower Mound, which is adjacent to Lakeside DFW. I am opposed to the proposed Lakeside Village. Some of my concerns include:

- The huge departure from the original Lakeside DFW plan
- The process of reviewing 5 MPAs at one time – and fast tracking such substantial changes to the southern part of our Town.
- Level of high density housing including high rise buildings
- The impact on the environment – loss of trees and wildlife habitat
- The impact on traffic
- Besides the amphitheater, no consideration for public gathering sites since these modifications include even more density.
- o The only public gathering spot (used by residents/businesses as a music venue) is already too small for demand.

The developers are acting solely based on financial considerations and those should be balanced with the needs of other stakeholders.

Please do not allow these exceptions to our Master Plan as they have been proposed and please take the time necessary to create a path forward acceptable to everyone that would be impacted.

Thank you

David McAhren

2600 Woodstone Court

Flower Mound, TX

From: Tracey Luttenegger
Sent: Wednesday, April 04, 2018 3:39 PM
To: planning
Subject: Opposition to Lakeside Village Rezoning

Dear Planning and Zoning of Flower Mound:

I am a resident in Lakeside DFW and have been here for almost 4 years. I love living in Lakeside but am concerned with some of the aspects that have been presented by Realty Capital and ask that their rezoning request be denied.

A few areas of concern are:

- The plan that has been presented to the residents is not what was explained as the vision when many of us moved to this community. High rise buildings and multiple hotels do not align with what we envisioned of this final phase. The amphitheater, extension of the boardwalk, lakeview restaurants and shops, a small "boutique" hotel - yes. Eight high rise buildings, MORE apartments, multiple hotels along the lake? No.
- Can we support the multiple hotels that have been proposed? From what I understand there are also hotels that have been part of the proposals for the other developments south of Lakeside/Freeport (Lakeside crossing and the Point, I believe)...do we need/can we support that many hotels in south FM?
- With the planned additional high density residential (condos/villas), how will this impact the already congested areas of 2499? This obviously has an impact for myself and my neighbors in Lakeside, but also all FM residents. From what I understand, the developers are proposing to have the option to convert the condos to apartments - I have concerns there as well as we have a much higher number of apartments in Lakeside than what was ever communicated to the homeowners.
- How will the increase in high density residential impact our schools? I have 2 children currently attending Bluebonnet and another that will be going there in a few years so this is very important to me.

Thank you for taking the time to read my concerns and for taking the time to get additional information from the developer prior to making your decision. While there are exciting aspects of the proposal, I feel that there are too many points of concern that need to be reviewed and revised by the Town in order to make this a successful project for all Flower Mound residents.

Regards,

Tracey Luttenegger
608 Sandy Ln.
Flower Mound, Texas 75022

From: JEFF COLEMAN
Sent: Wednesday, April 04, 2018 8:57 AM
To: Town Council; planning
Cc: Micah Coleman
Subject: Lakeside DFW

I am e-mailing to offer my FULL support of the plan that Realty Capital is proposing to develop Lakeside DFW.

I moved into 613 Heritage Lane in the community back in December 2014 and have been thrilled with the progression of the project. The additions of restaurant, retail, office, and towers is a terrific enhancement to make Lakeside DFW an attractive place to live, work, eat, and enjoy life.

Please vote in favor of this proposal!!

Thank you,

GameStop | Jeff Coleman | Senior Merchant |
powertotheplayers

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This e-mail is non-binding and is not a contract, an offer to create a contract, or an acceptance of an offer to contract.*

From: Peter Schwartz
Sent: Thursday, April 05, 2018 6:59 AM
To: planning
Subject: Lakeside Village

Dear Planning & Zoning Commissioners:

I sincerely hope that all of your outstanding questions regarding the proposed zoning changes that RCM has applied for were fully addressed last night in the working session such that you can make a final recommendation this coming Monday. Naturally, as a strong supporter of this proposal, I hope that you positively support this proposal but none the less, I think it's time for P&Z to take a final position on this initiative (even if you do not recommend for it) and move it to Town Council.

Respectfully,

Peter Schwartz
Senior Vice President, Strategic Initiatives

4000 Horizon Way
Irving, TX 75063



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From: Brian King
Sent: Wednesday, April 04, 2018 3:30 PM
To: planning
Subject: Lakeside Village

Dear P&Z Committee Members:

The purpose of this letter is to let you know that I support the Lakeside Village project and urge you to pass it and let the current Town Council vote on it as soon as possible.

I live at 348 Loma Alta Drive in Lakeside DFW. We moved here in December 2016 from within Flower Mound. It is our third house in Flower Mound as we originally moved here in 1997. We vote in every town election.

We love living in Lakeside DFW as it perfectly suits us at this stage of our lives. This unique community that permits us to walk to restaurants and shops, a movie theater, and with access to the scenic views and walking trails of Grapevine Lake will be enhanced by the plan for Lakeside Village before the P&Z. If something like Lakeside Village is not built, I'm concerned about the long term viability of our neighborhood as the businesses need further development to support them. This type of quality development comes across once in a generation. Don't squander this opportunity.

Thanks for your volunteer service on this important committee. I urge you to vote in favor of this project.

Brian A. King

From: Todd Schreiber
Sent: Wednesday, April 04, 2018 10:17 PM
To: Town Council; planning
Subject: Work Session - Lakeside Village

As a twenty-five year resident and the original owner of my home in Woodlake Estates, and an involved citizen who served for ten years on many boards, commissions and committees (including the Transportation Commission and the Master Plan Update Committee in 2006 which recommended mixed use in Lakeside), key transportation issues as indicated in #1 and #2 below must be addressed before any additional development changes are contemplated or approved in Lakeside DFW.

1) Morriss Road Expansion to six full lanes from FM 407 to FM 3040 must be completed. The nonsense debate of this much needed project must end and the needs of the vast majority of citizens for improved traffic flow must outway the interests of a small special interest group that represents a fractional percentage of our town's total population. If this roadway had been completed as a single project as originally planned and intended, Flower Mound would have saved MILLIONS of our taxpayer dollars. This is one of our town's greatest financial debacles if not the greatest financial debacle in the town's history. Our major roadways are regional connections not town or neighborhood specific roads.

2) North/South Regional transportation congestion must be addressed and residents/neighborhoods who rely on FM 2499 must not bear the brunt of this burden. FM 2499 is already un-drivable at certain times of the day. It can take fifteen to twenty minutes to travel 3 miles. This has nothing to do with any current development already approved and under construction in Flower Mound. It is the result of all of the development directly north and northwest outside the town's boundaries which is going to continue to expand and move through town to reach DFW Airport which is the fourth busiest in the U.S. and the eleventh busiest in the world.

3) Please be reminded that The vision for Flower Mound as stated in the town's Master Plan includes "preserving the natural environment, mitigating the ill effects of intense urbanization, creating a balanced tax base and ensuring that all development is of enduring and exemplary quality and design". I see virtually no commercial/office development as a percentage of the proposed Lakeside Village. Also, Grapevine has been very successful in bringing in development that attracts visitors from a radius of tens and hundreds of miles surrounding their town/developments (not a one to three to five mile radius) and their developers have had no issues securing funding for their projects which are largely hospitality/retail/restaurant/shopping/entertainment... And their commercial tax base far surpasses that of Flower Mound. Also, they didn't have to do intense high-rise residential development along or adjacent to their lakefront to draw the desirable commercial tax base they enjoy.

Know and research the history and credentials of the developer that is bringing any proposal to the town (in Lakeside or any other area of town) and search out the one that has the credentials and background and that will bring and can deliver what the town desires. There are hundreds of quality developers that can achieve what the town expects as stated in the Master Plan... not just the one that is in front of you. That is why we have an Economic Development director/department.

Thank you for your service.

You are Welcome to contact me if you have any questions.

Todd Schreiber

From: Pete Gernand
Sent: Wednesday, April 04, 2018 1:19 PM
To: planning; Mayor - Tom Hayden; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest
Cc: Peter Gernand
Subject: Proposed Lakeside Village Development Variances

Dear Flower Mound Town Leadership

As the Lakeside Development Project adjoins our neighborhood (Woodlake Estates) we have watched its progress since the first shovel... We have seen and felt the impact to our neighborhood first hand.

The recently proposed changes (just brought to our attention) have given us cause for great concern. We are told the Developer is exhibiting classic "bait and switch" tactics, contradicting Flower Mound's SMARTgrowth strategies. It would also appear to be an attempt at bypassing the proper environmental, geological and urban impact studies that should be associated to the proposed changes from the original plan. As bystanders there is an appearance of the Lakeside Developer attempting to "ramrod" these changes by submitting five significant changes at one time.

Each of these changes should be addressed singularly and completely and reported to the community at large. Any bypass of these processes and steps seems unprecedented.

We would urge the Planning and Zoning Commission, the Mayor and the Council Members to pay attention to the 2017 Flower Mound, TX Community Livability Report and the overall quality of Governance.

"...The connections and trust among residents, government, businesses, and other organizations help to create a sense of community, a shared sense of membership, belonging and history....When asked which facets should be a priority for Flower Mound in the next 2 years, almost 9 in 10 rated Natural Environment as essential or very important...."

As a community we have room for improvement - let's not risk negative impact to our progress.

Peter & Janie Gernand

From: Candice Winterringer
Sent: Wednesday, April 04, 2018 12:10 AM
To: planning; Town Council
Subject: Lakeside Village MPA request

I had the opportunity to read the agenda packet today. I am opposed to allowing the removal of any commercial requirements on ground floor buildings. I am against changing any tree mitigation for mixed use. I am a proponent of limiting the number of residential units, number of towers and the number of floors and/or vertical height, so please consider whatever means you have to limit it legally. I'm hopeful you will only approve changes that meet Flower Mound's high standards for development and not approve changes that only benefit the developer.

The purpose of the Lakeside Business District was to build the commercial tax base. Please don't give up on that vision by allowing the developer to reduce their commercial commitment.

Thank you,
Candice Winterringer
3700 Kinross Court
Flower Mound 75028

--

Thanks, Candice

From: Amy Canova
Sent: Thursday, March 29, 2018 7:15 AM
To: planning
Subject: Lakeside development plans

Good Morning,

I'm a 20+ year Flower Mound resident. What is happening to this town when they approve so many high density developments including hundreds of apartments? I'm adamantly opposed to the Residential Density proposed in Lakeside Village. The developer and the town and especially those directly impacted by the density of this proposal should have a working dialogue and ensure that this improvements are beneficial to the Town and it's residents.

When choosing where to move to we chose to build west of Wellington. Lakeside already seemed to have its homes too close together. Then to add more towers on top of it. Seems like this would generate way too much traffic in this area. The intersection of 2499 and Lakeside is busy now; I cannot imagine how it would be with more towers being built. We all want to avoid that intersection now!

I strongly urge you to please disapprove the proposal as planned and slow down this development.

Regards,
Amy Canova

From: Sekhar Kanagala

Sent: Monday, March 26, 2018 3:27 PM

To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning

Subject: Lakeside Village Proposal

Hi All,

I reviewed the proposal and was upset to see the plan. I live on Hathway St and 875 residential permits is going to cause lot of traffic and other issues. I am really worried about negative impact on house prices that is going to cause. Roads and Infra cant handle 875 more residents units and I think it is unfair to overload the area with remaining permit (2275-1450 (already built). The plan looks like it is favorable to Reality Capital and not for the community benefit. Hope you review it and **"Disapprove"** the proposed plan

Thanks,
Sekhar

From: Clinton Hopkins
Sent: Tuesday, April 03, 2018 10:20 PM
To: planning
Subject: Lakeside Village Proposal

Hello,

I understand there's a proposal being discussed which would allow the building of 8 new residential towers in Lakeside up to 25 stories each.

Prior to greenlighting that please request a realistic deep dive traffic analysis.

This isn't complaining about the tower in progress. It was part of the deal as I'm aware of it all along so the area's layout and traffic patterns were mapped out with it in mind. How is the existing traffic layout, both within and outside Lakeside, going to handle 8 more towers though?

It seems reckless to move forward without first getting an answer to that question from an impartial third party (i.e. not just from the developer or someone beholden to them).

-Clint Hopkins (a resident of Flower Mound)

From: Berman, Brett
Sent: Tuesday, March 27, 2018 10:04 PM
To: planning; Town Council
Cc: Rebecca Everitt; Jimmy Archie; Home Home
Subject: Support for Lakeside Village Development

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Also, I tried to go on record with my support last night at the meeting by turning in the paper form during the Lakeside presentation, however my submission was not recognized by the Commission (possibly turned into Cindi Price too late in the evening?). If possible, I would like to be recognized for the record.

My wife and two daughters were one of the first families to move into Lakeside back in the summer of 2014. We were actually new to Texas, and the Lakeside Village concept was the deciding factor on why we chose this area over neighborhoods such as Frisco, Southlake and Colleyville.

I believe the issue has been tabled for further discovery, but I am anxious to hear more about the next steps and provide my continued support on this issue.

Thank you very much,

Brett Berman
621 Heritage Lane
Flower Mound TX 75022

American Airlines 

Brett D. Berman
Managing Director, Sales Operations

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Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Also, I tried to go on record with my support last night at the meeting by turning in the paper form during the Lakeside presentation, however my submission was not recognized by the Commission (possibly turned into Cindi Price too late in the evening?). If possible, I would like to be recognized for the record.

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I believe the issue has been tabled for further discovery, but I am anxious to hear more about the next steps and provide my continued support on this issue.

Thank you very much,

Brett Berman
621 Heritage Lane
Flower Mound TX 75022

Town Council

Place 1 Councilmember Jason Webb
place1@flower-mound.com

Place 2 Councilmember Bryan Webb
place2@flower-mound.com

Place 3 Councilmember Kevin Bryant
place3@flower-mound.com

Place 4 Councilmember Don McDaniel
place4@flower-mound.com

Place 5 Councilmember Claudio Forest
place5@flower-mound.com

Mayor

Mayor Tom Hayden
mayor@flower-mound.com

Planning and Zoning Commission
planning@flower-mound.com

From: Candice Winterringer
Sent: Monday, April 02, 2018 4:43 PM
To: Town Council; planning
Subject: Lakeside Village - MPA request

It is certain that I am ignorant as to what is permissible or not permissible to be debated and approved by Town Council for Lakeside Village. I posted my list of questions to a local Facebook page and asked for help building this list. I received additional questions publicly but even more were sent to me privately. Many I know choose not to participate in social media but they are voters who care deeply about our town, like you do.

It would be very helpful to me and the residents I spoke with if these questions are answered in public during the special session, future P&Z meeting and Town Council meeting(s). I'm certain when the next development comes up for approval in the near future, a similar list of questions will be asked.

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21. What other cities have made similar adjustments?

Thank you,
Candice Winterringer
3700 Kinross Court
Flower Mound, TX 75028

From: MANAN HATHI

Sent: Monday, March 26, 2018 8:30 PM

To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning

Subject: Lakeside village MPA

Dear Council members:

Thank you providing the opportunity to express my opinion on the master plan amendment under consideration for the lakeside DFW project. I am a homeowner at lakeside and am very happy with the development so far. While I support the further development of Lakeside , there are elements in the master plan amendment that I cannot support in its current implementation. Please see my concerns below:

1. The amendment adds high density housing (800+ units) in a very small area. This is in contrast with the Vision of lakeside that was presented to us when we bought the home here. The concern is the effect of such housing on the traffic and school infrastructure.
2. The amendment appears to reduce the amount of retail space for more residential if I understand correctly. This is also not aligned with the vision we were promised.
3. The proposed development of the various residential and office towers will hamper the view of the lake.

I understand that situation today is different than what was promised/conceived in 2012, but I hope we consider these points and arrive at a compromise solution that is amenable to all concerned.

Respectfully,

Manan Hathi

620 Loma Alta Dr.

From: Sharon Edwards
Sent: Sunday, April 01, 2018 6:20 PM
To: planning
Subject: Lakeside Village Proposal

To the Planning and Zoning Commission:

I'm writing to express my grave concern about the proposed changes to the Lakeside Village Proposal. The changes are not in keeping with the overall feel of the Town of Flower Mound, the city's master plan, nor the previously approved development plan. This seems to be yet another in a series of my city giving into whatever developers want. I applaud your decision to recommend against high density housing in the proposed Magnolia Court development on Gerault, and ask for the same consideration in this situation.

Regards,

Sharon Edwards

From: Ana M Turner
Sent: Monday, March 26, 2018 5:42 PM
To: planning
Subject: Please deny the zoning request by Realty Capital

Dear Planning and Zoning and Town Council of Flower Mound:

I am a resident of Flower Mound living near Lakeside. I would like to request that the rezoning request being made by Realty Capital be **DENIED**.

My main concern is increased congestion for all of Flower Mound, affordability of housing and appeal. You can no longer appreciate the nice skyline as the whole place is surrounded by tall buildings. When construction started in the Lakeside DFW area it was nice. I was excited to know that there would be many restaurants and businesses within walking distance. However, the construction of all those apartments and condos was unexpected, so sudden and seems so extreme. It really doesn't look nice and appealing anymore. Who would be able to even afford the prices in that area? Who would even want to buy there? I think it's a very risky project. I also hear it is affecting enrollment at our school (Bluebonnet Elementary), which could further impact funding for the school, education to our children and jobs for teachers.

I ask that the proposed project to add more residences (condos and villas) be placed on hold, as I think the community would benefit more from having restaurants and businesses instead.

Thank you for your time in reviewing my concerns and the impact to the community.

Sincerely,

A concerned Flower Mound resident

Ana Turner

1409 Trinity Ct.

Flower Mound, Texas 75028

From: Kenneth Walters
Sent: Friday, April 06, 2018 3:20 PM
To: planning
Subject: Lakeside Development Proposal

The proposed development changes requested should not be pushed through without a considerable amount of study and deliberation on impact to infrastructure and concentration of traffic congestion those changes might result in. Your responsibilities are to the citizens of Flower Mound. Any attempt to speed up decision will be viewed as careless and disregard for quality of life of those taxpayers you represent. The impact of what has been developed to date has resulted with interrupted services and utilities due to not have adequate planning of those services and causing inconveniences to those that have been here to make this community what it is today.

Pushing these changes may be the easiest path for developer and council, but in no way has the interest of Flower Mound citizens without studying the impact to those you serve. I hope that you will give these actions careful considerations before giving a vote.

Thank you,

Ken Walters, Business Manager, Nestle
220 Las Colinas Blvd., Ste.300, Irving,TX 75039



TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING SECTION 1.0, LAND USE PLAN, AND SECTION 2.0, AREA PLANS, OF THE MASTER PLAN BY AMENDING ORDINANCE NO. 24-01, IN PART, WHICH ADOPTED THE MASTER PLAN, SPECIFICALLY TO CHANGE THE CURRENT LAND USE DESIGNATION ON 9.0 ACRES OF LAND, BEING ALL OF LOT 1, BLOCK 1, OF THE LAKESIDE HOTEL ADDITION, FROM CAMPUS COMMERCIAL USE WITHIN THE LAKESIDE BUSINESS DISTRICT AREA PLAN TO MIXED USE; IN ACCORDANCE WITH SPECIFIC EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, on March 19, 2001, the Town Council of the Town of Flower Mound adopted all nineteen component plans, specifically including the Land Use Plan and Area Plans, together with all amendments thereto, by Ordinance No. 24-01 as components to the Flower Mound Master Plan; and

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as 9.0 acres of land, being all of Lot 1, Block 1, of the Lakeside Hotel Addition, has filed an application for a Master Plan Amendment to change the current land use designation from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas, held a public hearing on March 26, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 16, 2018, with respect to the Master Plan Amendment described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 213 of the Local Government Code, Chapter 78, of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Master Plan Amendment on the property;

WHEREAS, the Town Council finds that amendment of the Master Plan as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Master Plan of the Town of Flower Mound, Texas, as amended, is hereby amended to change the land use designation on the hereinafter described property and area as shown

below:

9.0 acres of land, being all of Lot 1, Block 1, of the Lakeside Hotel Addition, Tarrant County, Texas.

Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan are hereby amended to change the current land use designation on the property from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use, as depicted on Exhibit "A," attached hereto and incorporated for all purposes.

SECTION 2

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 4

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 5

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 16th DAY OF APRIL, 2018.

APPROVED:

Thomas E. Hayden, **MAYOR**

Ordinance No. _____

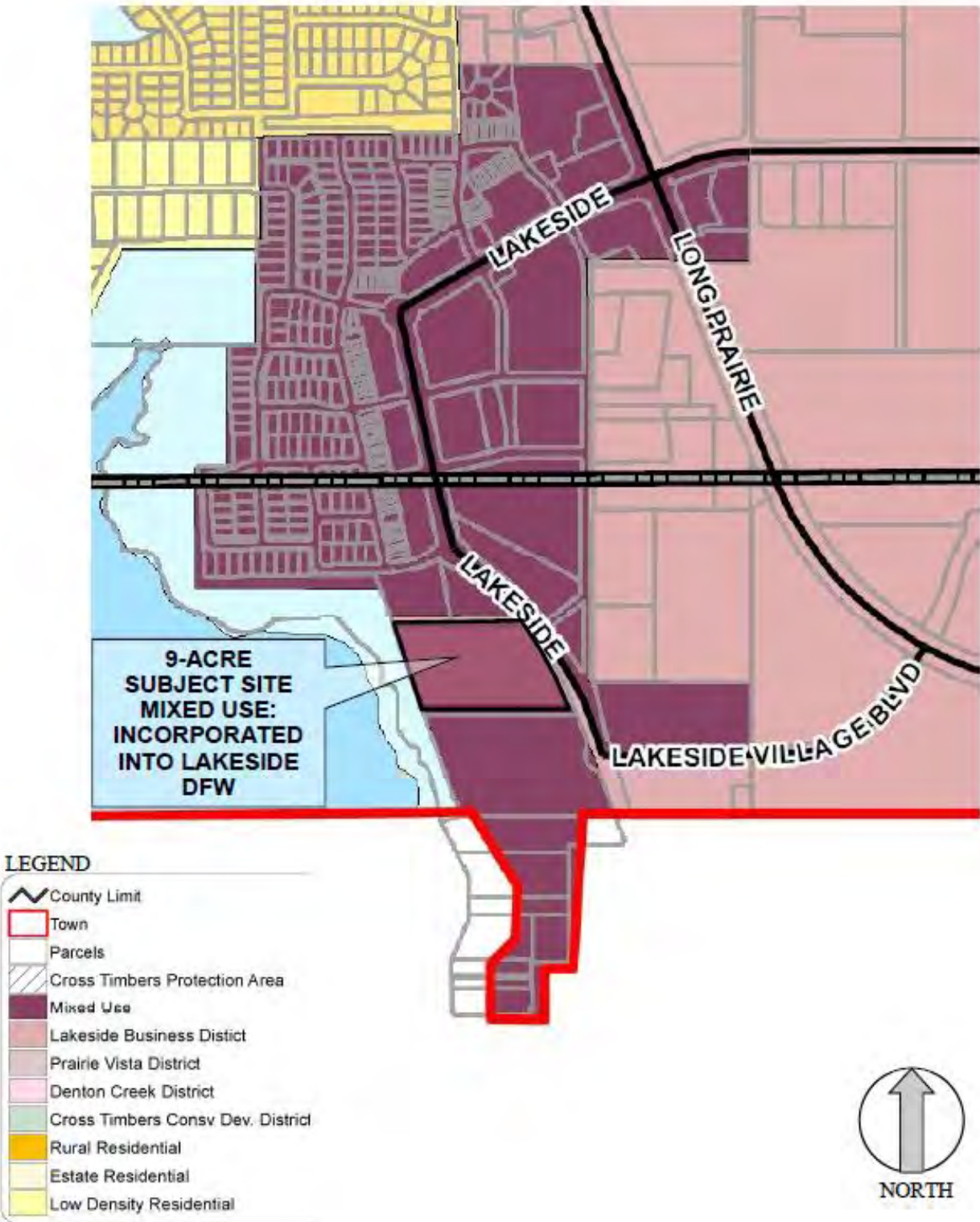
Page 3

ATTEST:

Theresa Scott, **TOWN SECRETARY**

Exhibit “A”

PROPOSED LAND USE DESIGNATION



From: Candice Winterringer
Sent: Monday, April 2, 2018 2:43:24 PM
To: Town Council; planning
Subject: Lakeside Village - MPA request

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Thank you,
Candice Winterringer
3700 Kinross Court
Flower Mound, TX 75028

From: Jake Wuebben
Sent: Monday, April 9, 2018 1:09 PM
To: planning <planning@flower-mound.com>
Subject: Lakeside Village Project Support

Nearby homeowner who is favor of this development. While I understand the traffic concerns and other issues raised, I believe the benefits will outweigh the cons and the uniqueness of the project will be desirable to many people that will provide benefits to all residents in the area. The location in the middle of DFW near the airport leaves the area ripe for development that will be hard to avoid.

Thank You

2608 Rembert Dr.

From: Coleman, Micah
Sent: Monday, April 09, 2018 4:18 PM
To: Town Council; planning
Cc: Coleman, Micah
Subject: In total Support of Lakeside Village: P&Z Meeting Tonight @ 6:30 pm

Good afternoon,

I am unable to attend the meeting tonight but want to make certain that my input is considered during the conversation. I am in total support of the plans for Lakeside Village and support Realty Capital Management and their efforts toward obtaining approval for their project. I reside at 613 Heritage Lane in the Lakeside community. My contact information is below should you need to reach out to me directly.

Thank you,

Micah Coleman, Account Executive
MetLife Regional & Small Business Solutions
Two Galleria Tower 13455 Noel Rd., Suite 2110, Dallas, TX 75240



CA Insurance Lic. # 0D85302
Registered Representative

Metropolitan Life Insurance Company, New York, NY 10166. Variable products distributed by MetLife Investors Distribution Company ("MLIDC") (member FINRA). Both are MetLife companies.

From: mike siegel
Sent: Thursday, April 12, 2018 5:43 PM
To: planning
Subject: Fwd: Lakeside development

> I'm a resident in Lakeside right next to this proposed change. I have invested a large amount of my saving in my home with the understanding that the development would be a life style center. While I realize growth of any kind upsets people but this development reduces traffic and demand on infrastructure based on the fact that the Residents can and will walk to local businesses. It is a much better use of land than another sprawling residential development. The proposed change does not increase the density from what was originally proposed.

>

> I read this attached blog and was shocked to learn that since they could not get the support of the residents inside Lakeside to oppose the approval, they are mounting a last minute effort to gain support from outsiders.

>

> Please approve!!

>

> Mike Siegel

> 2705 Desco Dr

> Flower mound TX 75022

>

>

>

>

> Sent from my iPad

From: Nicole Smith
Sent: Friday, April 13, 2018 11:15 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Say YES to Lakeside Village

Thank you for your time and service to our community.

As a Lakeside DFW homeowner since June 2014 and a proponent of this beautifully unique multi-use community, I am in full SUPPORT of the proposed plan.

The remaining acres of Lakeside DFW should be developed in such a way as to maximize the land and views, and offer the biggest financial benefit to our entire community. The proposal on the table does just that. Combining residential and commercial while preserving and showcasing Lake Grapevine is brilliant, and Lakeside Village will crown this jewel of Lakeside DFW beautifully.

One of the P&Z commissioners said it best: "most Flower Mound residents would say, "not in my backyard", but you Lakeside people want it in yours". It's true.

EVERY SINGLE HOMEOWNER AND BUSINESS OWNER bought in to Lakeside with the full knowledge of the plans on the horizon and the expectation that they be fulfilled. The proposal presented for your approval today are consistent, in concept, density and deliverables, with the proposal approved in 2012.

As a Lakeside resident, I am saying " Yes! Please! In my backyard!"

Please vote "Yes" for Lakeside Village.



Nicole Smith Woodard | Broker-Associate
| Keller Williams Realty

| a. 2106 E. State Hwy 114, Suite 101 | Southlake, TX 76092
| [Wondering What Your Home's Worth?](#) | [Search Homes Now!](#)



Texas law requires all license holders to provide the [Information About Brokerage Services](#) form and [Consumer Protection Notice](#) to prospective clients.

From: Jennifer del Muro
Sent: Wednesday, April 11, 2018 12:39 PM
To: planning
Subject: Town of Flower Mound

To Whom it May Concern:

As a citizen of Flower Mound, one that grew up here even, I urge you to **PLEASE STOP TOWERS FROM BEING BUILT** in our town. These towers will forever change the dynamic of our TOWN (NOT A BIG CITY!!) and it is not what residents want for our growth. Yes, growth! I am pro-growth, but do it with responsibility to the current residents, tax payers and voters. The people who are against this are not a "vocal minority," as I have yet to see a large group of people in support of this to say that this is supported by the "silent majority."

Thank you-

Jen del Muro



TOWN COUNCIL AGENDA ITEM NO. 28

REGULAR ITEM

DATE: April 16, 2018

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider a request for rezoning (MU17-0002 – Lakeside DFW/Lakeside Village) to amend Mixed Use District-1 (MU-1) to include additional land, amend certain conceptual plans and development standards in the Lakeside DFW Development Code, and request certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment, subject to the terms and conditions in the attached Development Agreement and authorization for Mayor to execute same on behalf of the Town, and acceptance of cash in lieu of land in the amount of \$2,893,094.40 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$317,852.00. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway. *(The Planning and Zoning Commission recommended approval by a vote of 4 to 2 at its April 9, 2018, meeting.)***

BACKGROUND INFORMATION: Attached is the April 9, 2018, Planning and Zoning Commission (P&Z) report and backup for this item. Additional correspondence received by the Planning Services Division after the posting of the April 9 P&Z agenda packet and before submission for the April 16 Town Council agenda packet is included as Attachment 4.

This item has a companion Master Plan Amendment request (MPA17-0010) for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

Since the April 9, 2018, Planning and Zoning Commission the applicant has provided further clarity in the zoning code to address the concerns raised at the April 4, 2018, joint work session between the Planning and Zoning Commission and the Town Council.

The clarity involves the minimum height of mixed use buildings containing residential lofts over commercial uses in microzone 1 (MZ1), MZ5, and MZ6 on page 21 of Attachment 2. An additional note (Note 5) limits the location of these buildings in MZ6.

OUTSTANDING ISSUES: Below was the list of outstanding issues for Town Council consideration. The details of these issues can be referenced in Attachment 1.

1. Residential units (transfer of units)
2. Bonus Provisions
3. Park fees
 - a. Granting the allowed mixed-use park standards for the Hines tract
 - b. Consideration of the applicant's appraisal to set the fair market value
4. Development agreement

Residential units: Please see the analysis in Attachment 1.

Bonus Provisions: The Mixed Use Zoning District Regulations (MUZDR) indicate that the "planning and zoning commission shall make a recommendation to the town council on the proposed bonus package and the town council shall make the final decision on the appropriateness of the

amenity/design package for the bonuses requested.” This is raised as an outstanding issue since the applicant is requesting a modification from the criteria (exemption from the step back requirements).

Park Fees: This application was reviewed by the Parks Board on February 1, 2018. The meeting may be viewed [online](#). The scope of the consideration involved the Hines tract since it is not currently covered by the original Lakeside DFW ordinance (Ord. 63-12) which already establishes park fee standards for the rest of the project.

The Parks Board recommended that the Town accept of cash in lieu of land in the amount of \$2,893,094.40 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$317,852.00. This recommendation is based on using the Town’s Parkland Dedication Ordinance (PDO) for approximately 229 units on the Hines tract. The Town’s PDO addresses all residential housing types. As mentioned above, the Town’s MUZDR provides different standards for projects approved under a mixed use zoning classification, and treats single-family detached (SFD) units separately from multi-family and single-family attached units. That is the reason for the monetary difference between the Park Board recommendation and the following analysis.

The park fees being proposed are as follows, and detailed in the attached development agreement.

As proposed, and for park development fees, the Town’s requirement is \$1,388 per residential unit. The developer will pay \$694 per SFD residential unit (50% of \$1,388). This is the same per unit fee the developer was required to pay with the previous phases of Lakeside DFW. As this relates to the Hines tract specifically, the Council technically must act on granting a 50 percent reduction of the Town’s park development fee requirements for SFD units on the Hines tract. The Town’s Mixed Use Zoning District Regulations (MUDZR) allows this reduction, but it is not automatic. Eligibility for the reduction is based on the following standards:

1. An additional five percent of open space is provided (measured as a percentage of the gross area dedicated to attached and detached single-family residential uses in all character zones);
2. The additional open space provided meets the criteria under subsection 98-903(g)(3) above; and
3. The additional open space provides access to at least two types of public open space (pocket park, playground, green, linear green, etc.) within a ¼-mile radius of each single-family residential (attached and detached) block. If convenient public access is provided within a ¼-mile radius of an existing significant adjacent public open space for the majority of those residential blocks, only one public open space will be required.

The proposed zoning ordinance addresses the standards above, thus the Hines tract is eligible to be considered for a 50 percent reduction in park development fees.

Similarly, for park dedication fees for multi-family units (including Single-family Attached residential units), the developer is required to meet the standards outlined in Section 98-905(b)(2) of the MUZDR, which are outlined in the code excerpt below:

- (2) The development plan, in addition to meeting the standards for public civic/open space above, shall be analyzed based on the following standards:
- a. Provision of private common and private personal space for all non-single-family detached residential units proposed in the development shall meet the following standards:
 1. A minimum of 200 square feet per unit shall be provided as courtyards, forecourts, roof-top terraces, recreational amenities such as pools, play courts, etc., or any other private common open space that is accessible to all residents of the building or development.
 2. Approximately 50 percent of the required private common open space may be provided as private personal open space that includes balconies, patios, and similar spaces that are located within individual units.

The developer must conform to the above criteria with a development plan, plat, or site plan for multi-family buildings (including single-family attached residential units) in order for the plans to be approved.

Park dedication fees for everything but the Hines tract were approved in Ord. 63-12. As proposed, the developer will pay \$1,463 per SFD unit.

Park dedication fees for the Hines tract are eligible for a 50 percent reduction under the same criteria mentioned above for park development fees. The park dedication fee is calculated using a fair market value (FMV) for the property. The Parks Board was presented a FMV for the Hines tract of \$376,000 per acre. The current concept plan depicts approximately 30 SFD units on the Hines tract which calculates to a fee of \$6,316.80 per SFD unit.

However, the applicant has commissioned an appraisal of the property by a certified appraiser mutually agreed to by the Town. Section 90-445(3) of the Town's Parkland Dedication ordinance allows an applicant to perform their own appraisal if they object to the Town's fair market value determination (Attachment 4). The applicant performed the appraisal after the Park Board meeting and recommendation of the Town determined FMV. When there is a disagreement, the Town Council makes the final determination. That appraisal provides an "as is" market value of the property at \$980,000, or \$108,888.89 per acre. Based on the current concept plan, this per acre value calculates to a fee of \$1,829.33 per SFD unit (which includes the allowable 50% reduction). A comparison between the FMV and the appraisal is provided in the table below.

Value	Land Dedication (30 lots)	Cash in Lieu	Fee per unit (30 units)	Fee per unit (30 units) with 50% reduction
Town: \$376,000.00	1.008 acres	\$379,008.00	\$12,633.60	\$6,316.80
Applicant: \$108,888.89	1.008 acres	\$109,760.00	\$3,658.67	\$1,829.33

Per unit calculation is: Value x land dedication / number of units

As it relates to park fees, the Town Council must:

1. Determine the FMV for the Hines tract:
 - a. Town determination of \$376,000 per acre, or
 - b. Applicant appraisal of \$108,888.89 per acre, or
 - c. Determine an amount in between or an alternative amount
2. Either grant or reject the 50 percent reduction of park dedication and development fees for the Hines tract.

Development Agreement: The attached development agreement (DA) addresses the following items:

1. Development and timing of the Sunset Green Amphitheater
 - The location and design must match the draft ordinance, and must be constructed with the first phase of development.
2. Development and timing of the Community Lawn
 - The location and design must match the draft ordinance, and must be constructed with the underground parking garage in MZ1.
3. Disbursement of current escrow funds
 - The original DA required the Town to collect funds on behalf of the developer with each residential permit. The funds we're held in escrow and reimbursed to the

developer once major amenities were constructed. The observation deck/Sunset Point has been built and the Town has disbursed funds for its construction. The boardwalk is also complete but the Town has not disbursed funds. The receipts provided by the developer also include improvements to Lakewood Park. The developer is asking that the Town disburse the funds for the boardwalk within 30 days after approval of the DA. Funds collected for the Sunset Green Amphitheater will be disbursed upon completion of the first phase street infrastructure.

4. Electric service and festive/landscape lighting
 - This section acknowledges that electrical service and festive/landscape lighting is allowed within the public right-of-way.
5. Future collection of major amenity reimbursement fees
 - This section acknowledges that the Town shall have no further obligation to collect funds on behalf of the developer for the Major Amenity Reimbursement Fee.
6. Evaluation of a parking district
 - This section acknowledges that the Town shall in good faith evaluate the need for a parking district to provide private enforcement of the public parking areas, as referenced in Section 6 of the original DA.
7. Sanitary sewer improvements
 - This section outlines the timing for the sanitary sewer improvements.
8. Parkland dedication and development fees
 - This section provides for the required fees.
9. Reconstruction of Fairway Drive and southernmost roundabout
 - This section provides for the timing of the improvements. The improvements are subject to rough proportionality, but the Town's obligation is capped at \$300,000.
10. Project phasing
 - This section provides for project phasing. The phasing allows the developer to build 600 units or three residential towers in the first phase. Before the developer can build the 601st unit or the fourth tower, a building permit must be issued for a hotel in MZ1 or three building permits for restaurants in MZ2.
 - Once the hotel or restaurant permits are issued, the developer has thirty days to begin construction and cannot stop construction (as defined in the DA). If construction on the hotel or restaurants stops, the Town will not issue any further residential permits for the Village.
 - The developer is allowed to start construction on the 601st unit or the fourth tower at the same time construction starts on the hotel or restaurants, but the Town will not issue a building final for the residential unit or tower until the Town issues a certificate of occupancy (CO) for the hotel or restaurants.
 - The final provision of the phasing requires the developer to notify the parties involved of the phasing requirements. For example, potential owners in the fourth tower will be notified they cannot move into their condo until after the hotel or restaurants receive a CO.

ATTACHMENTS:

1. Planning and Zoning Commission Staff Report
2. Draft Ordinance
3. Draft Development Agreement
4. Request to consider Appraised Value
5. Additional Correspondence

LEGAL REVIEW: Ashley Dierker, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance and development agreement as to form and legality.

DRAFT MOTION: Move to approve a request for rezoning (MU17-0002 – Lakeside DFW/Lakeside Village) to amend Mixed Use District-1 (MU-1) to include additional land, amend certain conceptual plans and development standards in the Lakeside DFW Development Code, and certain exceptions and modifications to the Code of Ordinances, and adopt an ordinance providing for said amendment, subject to the terms and conditions in the attached Development Agreement and authorize Mayor to execute same on behalf of the Town, and accept of cash in lieu of land in the amount of \$2,893,094.40 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$317,852.00.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: April 9, 2018

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider a request for rezoning (MU17-0002 – Lakeside DFW/Lakeside Village) to amend Mixed Use District-1 (MU-1) to include additional land, amend certain conceptual plans and development standards in the Lakeside DFW Development Code, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway. (*This item was tabled at the March 26, 2018 meeting.*)**

I. ITEM SUMMARY

This application has been reviewed by DRC. The request includes certain exceptions and modifications to the Town's regulations which necessitate special consideration by the Commission (see Analysis below), as well as outstanding issues.

The project has a companion Master Plan Amendment request (MPA17-0010) for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

The Town Council, and Planning and Zoning Commission conducted a work session on April 4, 2018, to discuss the Lakeside Village applications. That work session may be viewed online [here](#). The work session allowed for public input and numerous questions were submitted by the public. The applicant and staff have provided responses to those questions. That document has been posted online on the Town's webpage for the Lakeside DFW project. That webpage is available at <https://www.flower-mound.com/1035/Lakeside-DFW-Project>.

The discussion and direction provided at the work session is discussed below.

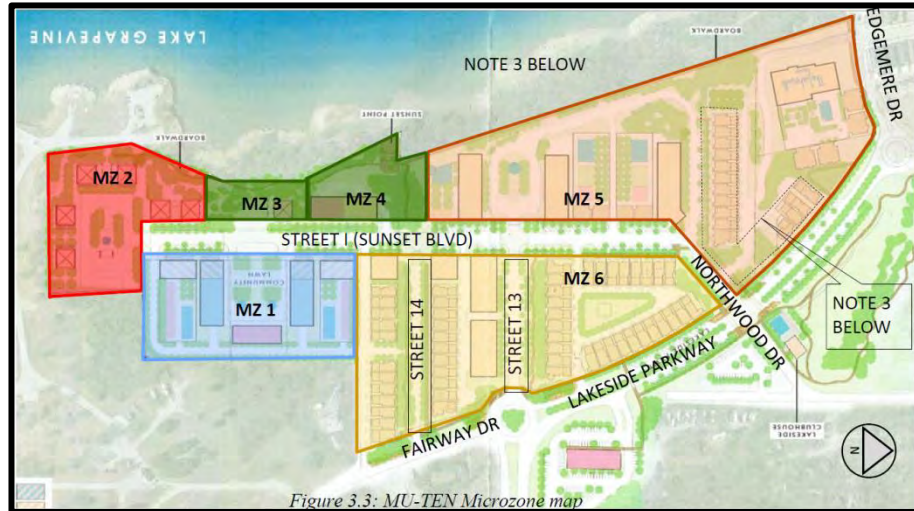
This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The March 26, 2018, Planning and Zoning Commission staff report is provided as Attachment B(1), for convenience and for reference. This analysis will outline the changes to the proposed code as directed during the April 4, 2018, Joint Work Session. The changes are incorporated into Attachment B(2).

The main discussion points that necessitate changes to the code focused on restricting “garden style” low profile apartment construction, and preventing the proliferation of single-family units within Microzone 5 (MZ 5). Please see **Figure 1**.

Figure 1: Microzone Map



Note 14 on page 37 regarding minimum height requires that “The minimum building height for commercial occupancy is one story. Except for residential units used to screen parking structures, the minimum height for buildings that include apartments/condos is 5 habitable stories.”

This language requires that any apartment/condo building must be a minimum five stories, and habitable. The maximum height remains unchanged, 25 stories.

For single-family uses, both detached and attached, a note has been added to table 3.1.1. This regulating table shows where each general use type (commercial, restaurant, apartments, single-family, etc.) may be located in the MU-TEN Microzones. The table dictates if a use is permitted, required, or prohibited in each microzone (Figure 2).

Figure 2: Permitted Use Table

TABLE 3.1.1: SUPPLEMENT TO TABLE 3.1 PERMITTED USE TABLE							
SUBZONE MU-TEN PROJECTED, PERMITTED AND REQUIRED LAND USES BY MICROZONE							
	✓	PERMITTED					
	●	REQUIRED					
		PROHIBITED					
MICROZONES	MZ1	MZ2	MZ3	MZ4	MZ5	MZ6	TOTALS
APPROXIMATE SIZE	4.6	3.7	1.0	1.7	13.6	9.8	34.4
COMMERCIAL	●	✓	✓	✓	✓	●	
RESTAURANT	✓	●	✓	✓	✓	✓	
HOTEL	✓			✓	✓	✓	
LIVE / WORK UNITS	✓				✓	✓	
RESIDENTIAL LOFTS (UPPER FLOORS ONLY)	✓			✓	✓	✓	
APARTMENTS / CONDOS (INCLUDING GROUND FLOOR RESIDENTIAL)	✓			✓	✓		
SINGLE FAMILY RESIDENTIAL ATTACHED (TOWNHOMES)					NOTE 3		
SINGLE FAMILY RESIDENTIAL DETACHED					NOTE 2	✓	
OPEN SPACE LABEL	OS1	OS2	OS3	OS4	OS5a b c	OS6	

NOTE1: Street I area is approximately 4.1 acres with no specified land use making the total for the MU-TEN subzone a total of 38.5 acres.

NOTE 2: The maximum single-family detached platted lots is limited to 20 lots within this Micro-zone.

NOTE 3: Attached townhomes, whether platted individually or together, are limited to Edgemere and Sunset Blvd, and must be used as a buffer for structured parking, or where shown on Figure 3.3 above.

Single-family attached (SFA) units are only allowed in the MZ 5 Microzone. However, they are limited by Note 3, which indicates “Attached townhomes, whether platted individually or together, are limited to Edgemere, and Sunset Blvd frontage, and must be used as a buffer for structured parking, and where shown on Figure 3.3 above.” The frontage provisions allow the SFA units currently under construction, the units shown on the plan between the two towers immediately south of the existing condo tower, and the outlined area in the Microzone map. It does not limit SFA units to those three areas. However, if any more are to be built, the note requires they must be used to buffer structured parking.

Single-family detached units are only allowed in the MZ 5 and MZ 6 Microzones. However, they are limited by Note 2 in MZ 5, which indicates “The maximum single-family detached platted lots is limited to 20 lots within this Micro-zone.”

These notes regulate the number of single family attached and detached units that are allowed in MZ 5, as discussed during the work session.

Microzone 6 is required to have commercial uses. Therefore, the developer cannot exclusively build single-family units in this Microzone.

III. MODIFICATIONS

Modifications are discussed in the March 26 report. However, below is a simplified list of the remaining modifications:

Item	
1.	Land use changes (various)
2.	Minimum Block Dimension for Hines tract
3.	Parkway and planter widths for the Hines tract
4.	Reduction of floor-to-floor height
5.	Bonus height (step back exemption)
6.	Max front setback for hotel and restaurants
7.	Allowance for one cul-de-sac
8.	EIFS on building 4 stories or taller

The removal of the tree mitigation request along with adding clarifying language regarding ground floor residential reduced the overall number of modifications required.

IV. OUTSTANDING ISSUES

Below was the list of outstanding issues identified in the March 26, 2018, Planning and Zoning Commission staff report (see Attachment B(1) for details).

1. Residential units
2. Exempting multi-family uses from tree mitigation
3. Lakeside Village Boulevard sidewalk
4. New uses
5. Bonus Provisions

6. Park fees
7. Development agreement

At the March 26 meeting, the applicant agreed to withdraw the following requests:

1. Exempting multi-family uses from tree mitigation
2. Lakeside Village Boulevard sidewalk
3. New uses

The remaining outstanding issues are as follows:

1. Residential units (transfer of units detailed in Attachment B(1))
2. Bonus Provisions
3. Park fees (Considered by Town Council)
4. Development agreement (Considered by Town Council)

Regarding bonus provisions, the Mixed Use Zoning District Regulations (MUZDR) indicate that the “planning and zoning commission shall make a recommendation to the town council on the proposed bonus package and the town council shall make the final decision on the appropriateness of the amenity/design package for the bonuses requested.” This is raised as an outstanding issue since the applicant is requesting a modification from the criteria (exemption from the step back).

V. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had received 22 emails in support, 21 in opposition, and two emails containing questions and general correspondence for this request. Attachment C(1) includes all of the correspondence the Planning office has received on this request.

VI. ATTACHMENTS

A. Background Information

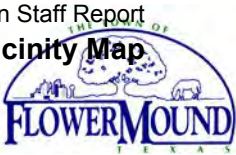
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. March 26, 2018, Planning and Zoning Commission staff report
2. Draft and Revised Zoning Code

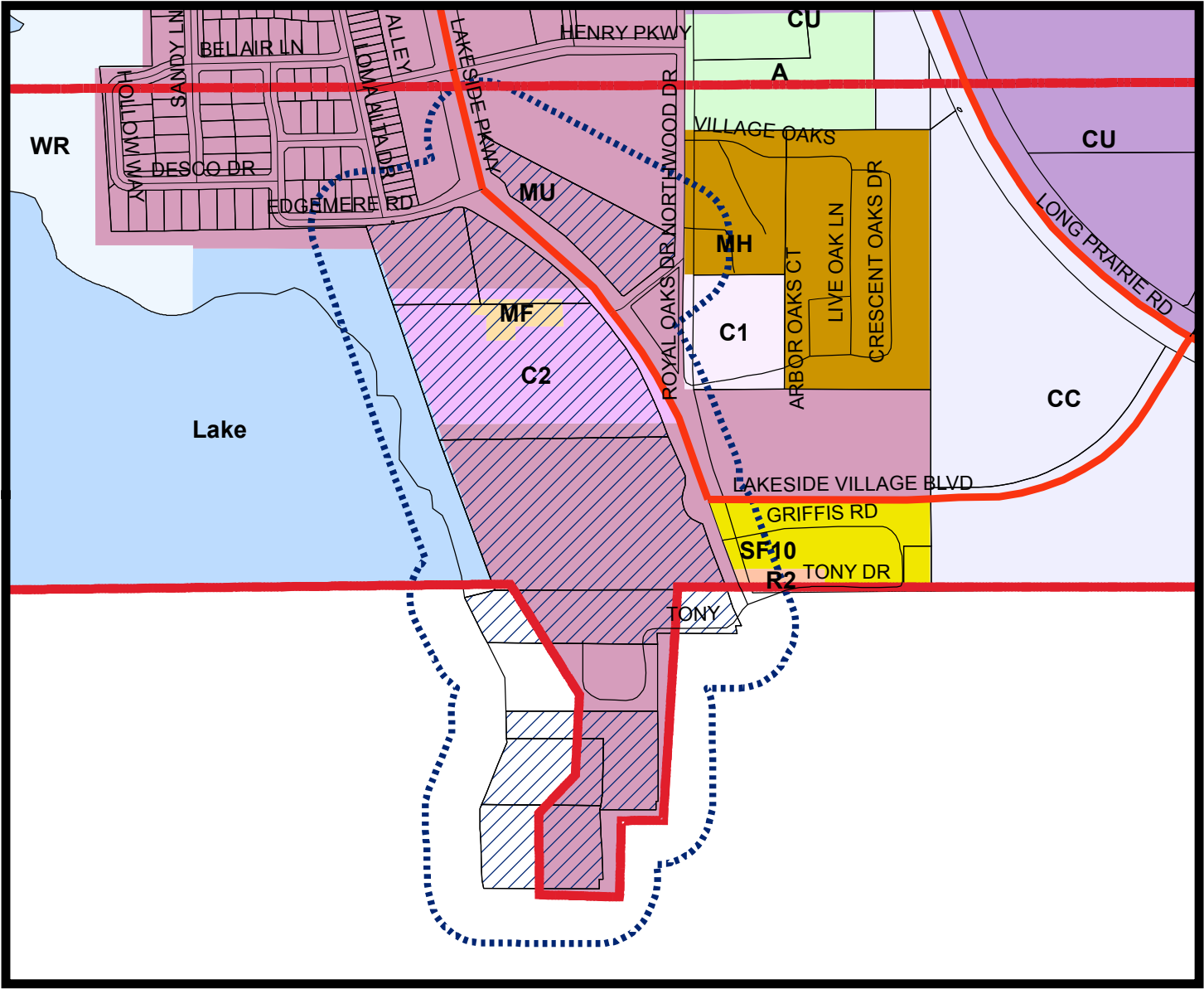
C. Correspondence

1. Email correspondence



Vicinity Map

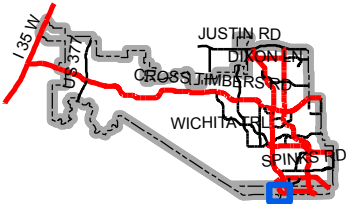
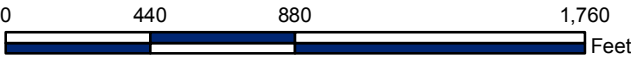
Reference Project: MPA17-0010 & MU17-0002



LEGEND

- | | | | |
|------------------|------------------|------------------------------|--------------|
| Agriculture | Lake | *Combined Uses-See Ordinance | Commercial 1 |
| Commercial 2 | Mixed Use | Mobile Home | Retail 2 |
| Single Family 10 | Water Recreation | Multi-Family | |

- Subject Property
- 200 ft Notification Buffer around Property



March 8, 2018

Mr. Tommy Dalton
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Letter of Intent
Lakeside DFW, Village Rezoning
MU17-0002

Dear Mr. Dalton,

When the Town of Flower Mound granted the original entitlements for the Lakeside DFW mixed-use development district on November 19, 2012, the planned development phasing included saving the land at the southern tip of the property, known as Lakeside Village, for a later phase, after the value of the development had been proven. Now the timing is appropriate to realize the potential of Lakeside Village: the development is thriving, it has been well received by the Town, the Hines property has been incorporated into the partnership, and the local and national economies are robust.



It is the intention of the owners and the development team to continue raising the bar for the Lakeside Business District and request a change of zoning from PD 39 to Mixed Use for the 9-acre annexation and combine the 30 acres identified as subzones MU-TEN(1) AND MU-TEN(2) into a unified Lakeside Village. We believe that this zoning would enable the development team to provide substantial benefits to the Town of Flower Mound in the form of outstanding public open spaces, unique commercial and dining opportunities and greatly expanded tax base.

The Lakeside DFW property owners and development team are proposing to expand the existing mixed use development in accordance with the Flower Mound Mixed Use Ordinance offering:

- A) A mixture of complementary land uses that includes housing, retail, offices, commercial services, and civic uses creating economic vitality;
- B) Vehicular and pedestrian connectivity to adjacent land uses balancing neighborhood integrity with the transportation benefits of connectivity, and market demand for development and regional access;
- C) A high level of development standards that creates development of exemplary and enduring quality and design;
- D) Vertical and horizontal mixed use areas that are safe, comfortable and attractive to pedestrians;
- E) Public access to significant environmental features on the site treating them as “features” rather than constraints;

- F) A variety of connected community gathering places and entertainment opportunities of differing scales and character to extend and enhance the trails and urban streetscape;
- G) A range of residential options that reflect changing lifestyles while balancing market demand and community preferences;
- H) Appropriate transitions to protect existing adjacent neighborhoods promoting sustained value; and
- I) Efficient use of land by facilitating compact development.

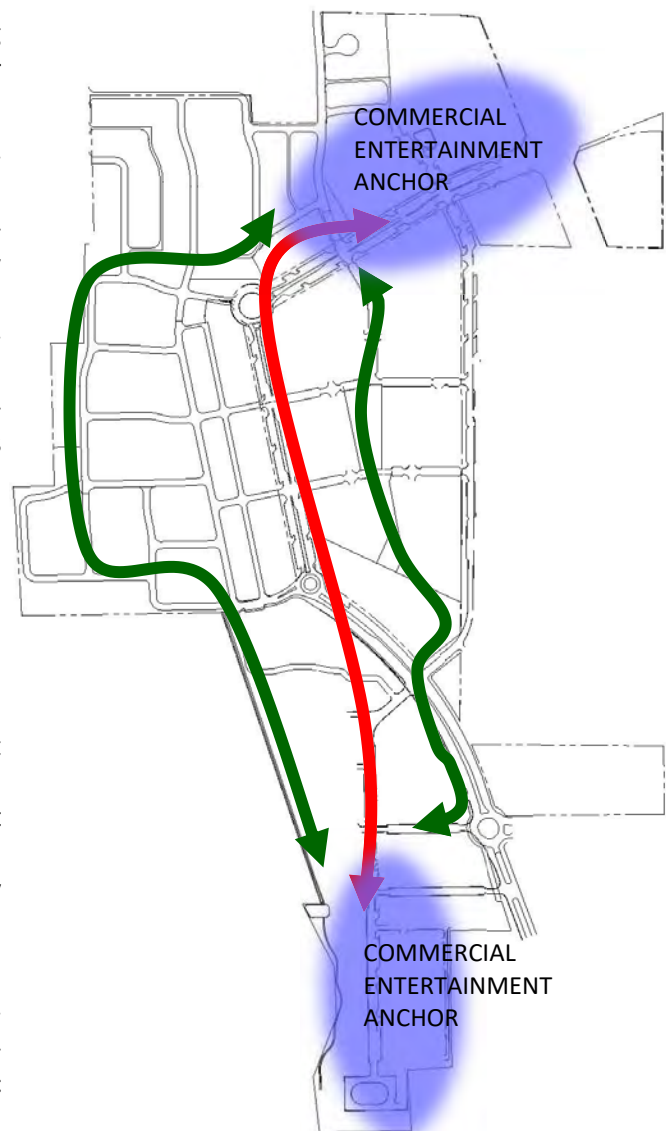
The proposed area, called Lakeside Village, continues the mixed-use concept by creating a new commercial center offering another anchor destination at the dramatic south end of the community. The pattern of providing two anchoring destinations at opposite ends of a pedestrian oriented venue has proven to work well to promote and encourage robust pedestrian activity between the commercial anchors and activating the spaces in between.

The center of the proposed Lakeside Village addition consists of a number of restaurants configured around a village square, offering dramatic views of the lake from the elevated bluff. Adjacent to the cluster of restaurants is the Community Lawn which can serve as a gathering venue overlooking the proposed natural amphitheater and westerly views of the lake.

There are 3 major pedestrian links between the northern and southern commercial/entertainment anchors, each with its distinct character and function. The westerly portion of the boardwalk serves the single family residents and includes the trailhead and coastal views. The easterly portion of the Boardwalk serves the multi-family portion of the community and weaves through the internal open spaces. The walk along Lakeside Parkway is the “Main Street” urban character that includes commercial streetscape and live/work frontage.

Since the distance between these anchors is over a mile from tip to tip, variety in the streetscape and associated land use is needed to insure that the walk, jog, or bike ride remains a visually interesting experience. We are introducing single family lots along the route fronting on both Lakeside Parkway and Sunset Boulevard to add variety and maintain the pedestrian scale of the street regardless of which path is chosen. Walking on Lakeside Parkway between attractive home facades and on-street parking establishes Lakeside Parkway as part of the community fabric, rather than as an arterial roadway dividing the community into pieces.

The addition of larger scale residential towers on the western side of Sunset Boulevard helps to keep the public open spaces active during most of the day and evening hours, since people are the main attraction of public spaces.



The sequence of public spaces along the western edge of Lakeside Village weaves together a continuous, unbroken park beginning with the existing Trailhead and Boardwalk at the northern portion of the Lakeside Village, then connecting to the 6,000 SF viewing deck called Sunset Point.

The trail and natural open spaces are proposed to continue along the coastal boundary to connect to the intimate amphitheater set into the natural grade within the open space called Sunset Green. Finally, the trail continues to the southern tip culminating in the set of terraces, both public and commercial, which is labelled as the Waterfront Bluff in the open space plan.



We also intend to use the opportunity to promote economic development, attracting hotels, restaurants, retail business, offices and residents to share in the project and help to generate increased commercial activity to Lakeside DFW and to the overall Business District.

The chart below indicates the portion of the development that is already built and the anticipated building program being proposed.

We also are maintaining the general balance of commercial and residential land uses that was initially established in the original November 20112 zoning. The table below compares the the proposed land use from the 2012 zoning application to the current proposed land use.

PROJECTIONS OF COMMERCIAL BUILD-OUT	COMMERCIAL SF	HOTEL
Maximum Commercial permitted in Ordinance 63-13, November 2012	905,400	INCL
2012 Smart Growth Engineering Projections	689,400	284
Building Permits Issued to Date and in the Application Process	145,182	0
2017 Smart Growth Engineering Projections for Lakeside Village: MU-TEN, MU-C(3)	395,200	310
TOTAL: Completed To Date PLUS 2017 Engineering Projections	540,382	310

PROJECTIONS OF RESIDENTIAL BUILD-OUT	RESIDENTIAL UNITS
Current Residential Entitlements	2,275
Building Permits Issued To Date	1,400
Proposed Residential Units to be Constructed	875
TOTAL RESIDENTIAL UNITS	2,275

The impact of the proposed zoning amendment will drive more economic activity, provide more public amenities, and offer more places to spend leisure time, that may be appreciated by all the residents of Flower Mound.

We thank you for your consideration and hope to work with you on this important and outstanding project.

Sincerely,

James W. Archie
Managing Director
Realty Capital Management, LLC

ATTACHMENT
TABULATION OF RESIDENTIAL UNITS
ENTITLED, CONSTRUCTED AND PROPOSED.

CURRENT RESIDENTIAL ENTITLEMENTS	RESIDENTIAL UNITS
ORDINANCE 63-13 (November 2012)	2200
ORDINANCE 12-14 (Add 0.8 acres)	10
PD 39 HINES, Amended	65
TOTAL	2275

TOTAL BUILDING PERMITS ISSUED	RESIDENTIAL UNITS
DETACHED RU PHASE 1	119
DETACHED RU PHASE 2	70
DETACHED RU PHASE 3	61
ORDINANCE 12-13	5
SUBTOTAL	255
ATTACHED RU PHASE 1	466
ATTACHED RU PHASE 2	425
ATTACHED RU PHASE 3	200
SUBTOTAL	1091
LAKESIDE TOWER CONDO	51
LAKESIDE TOWER TOWNHOME	6
SUBTOTAL	54
TOTAL	1400

PROPOSED FUTURE CONSTRUCTION	RESIDENTIAL UNITS
DETACHED RU	80
ATTACHED RU	795
TOTAL	875



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 11

DATE: March 26, 2018

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider a request for rezoning (MU17-0002 – Lakeside DFW/Lakeside Village) to amend Mixed Use District-1 (MU-1) to include additional land, amend certain conceptual plans and development standards in the Lakeside DFW Development Code, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC. The request includes certain exceptions and modifications to the Town's regulations which necessitate special consideration by the Commission (see Analysis below), as well as outstanding issues.

The project has a companion Master Plan Amendment request (MPA17-0010) for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

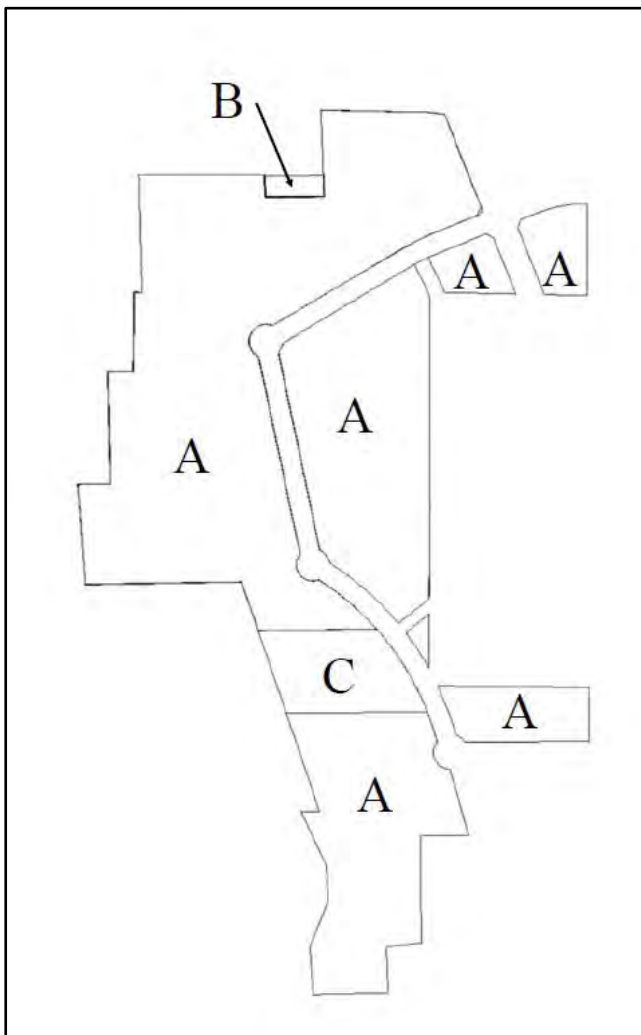
This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to amend the Lakeside DFW Mixed-Use code as described in the caption above as well as in more detail below. The proposed development encompasses approximately 156 acres. Approximately 147 acres is zoned Mixed Use District-1 (MU-1), and 9 acres is zoned Planned Development District-39 (PD-39) with C-2 uses. **Figure 1** below shows the various tracts that compose the Lakeside DFW and Village development.

Tracts labelled "A" were part of the original Lakeside DFW MU-1 (146 acres). Tract "B" was annexed on March 4, 2013, into the Lakeside DFW development district (.88 acres). Tract "C" formerly known as the Hines property is proposed to be annexed into the Lakeside DFW MU-1 (9 acres).

Figure 1: Lakeside DFW Tracts



[Ordinance No. 63-12 \(Ord. 16-13\)](#), which established MU-1 and was approved by the Town Council on November 19, 2012, provides a comprehensive and prescriptive level of performance standards with respect to all elements of the built environment within the mixed use project, while at the same time allowing more flexibility than conventional zoning.

Due to the nuanced nature of the Town's [Mixed Use Zoning District Regulations](#) (MUZDR), and Ord.16-13, and the nature of the proposed changes to Ord. 16-13, the following analysis is detailed and aided by tables and figures.

There are five major components to the request, and each will be covered separately below, followed by a summary:

1. Adding approximately 9 acres, formerly the Hines tract, into the project;
2. Combining approximately 38 acres formerly identified as MU-TEN(1) and MU-TEN(2) with the Hines tract into a single subzone (MU-TEN);
3. Amendments to various plans and development standards;
4. Modifications/Adjustments from the MUZDR; and,
5. Outstanding issues

1. **Annexation of Hines Tract:** The site is currently undeveloped and Master Planned for Campus Commercial Uses. The companion Master Plan amendment proposes to change the land use from Campus Commercial to Mixed-Use in order to incorporate the property into the MU-1 District. The property is currently zoned PD-39 with C-2 uses.

A site plan (SP04-06) was approved by the Planning and Zoning Commission on January 22, 2007, for a 461,041-square-foot, 18-story, luxury hotel and high rise condominiums. Grading for the project began in 2008; however, the developer stopped work and ultimately restored the property.

Incorporating the Hines tract into the MU-1 will provide continuity in terms of development and design.

2. **Single Subzone:** *Figure 2* below shows the concept plan from the original MU-1 zoning code which indicates the various subzones within the property. The subject property is generally outlined in orange, and consists of two major

subzones along the lake (MU-TEN(1) and MU-TEN(2)). These two subzones along with the Hines tract are being combined into a new MU-TEN subzone (**Figure 3**). MU-C(3) is also part of the Village, but remains largely unchanged.

The MUZDR defines an Environmental transition zone (TEN) as “the area between the mixed use core or neighborhood and a major environmental feature.” In this case, it is Grapevine Lake. Further, the MUZDR states that “the environmental feature may be a creek, water body, significant grades, or tree stands. In particular, the environmental transition zone shall consider appropriate buffers and edge conditions to the specific environmental resource in order to maximize its intrinsic value to the overall mixed use development as a focal point.”

Figure 2: Ord. No. 63-12 Concept Plan

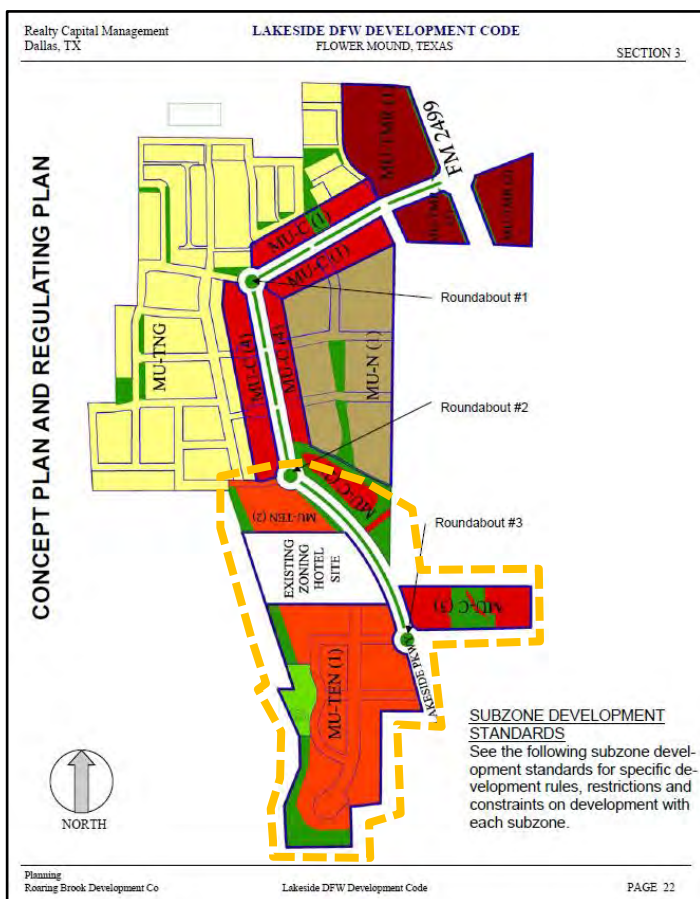
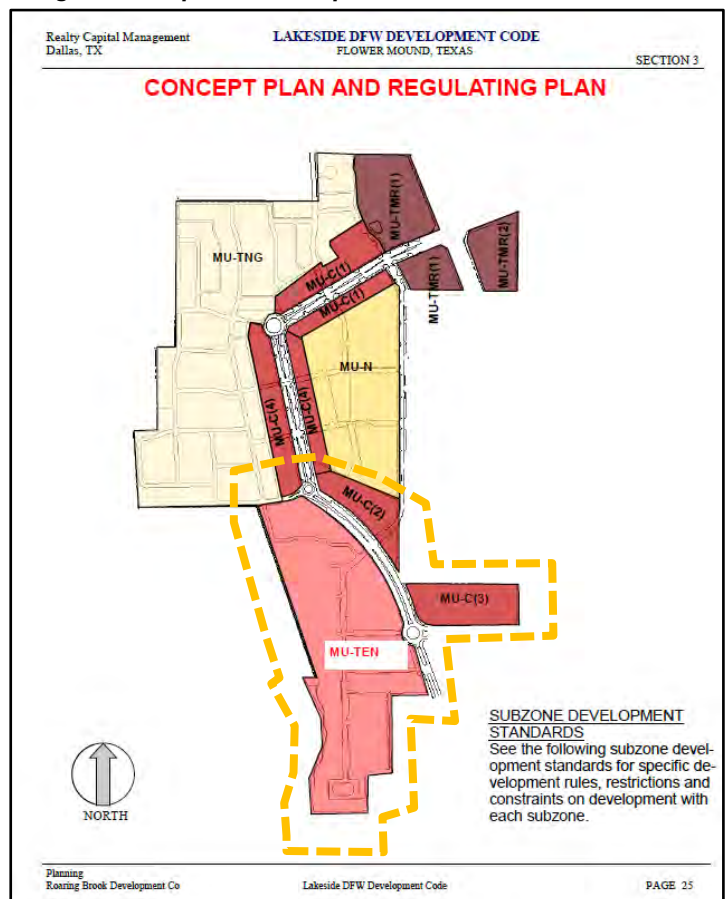


Figure 3: Proposed Concept Plan



- 3. Development Standard Amendments:** Various amendments are proposed by the applicant to realize the vision outlined in the applicant’s letter of intent (Attachment A(2)). The applicant has provided a red-lined version of the development code (Attachment B(1)) that provides for the various edits being proposed.

Several of the proposed development standards are modifications or adjustments from the Town’s MU Zoning District regulations. These are items that must be

approved by the Council following a recommendation from the Planning and Zoning Commission. Modifications will be discussed in more detail below.

The following table provides a brief overview of the changes to the document (**Table 1**) followed by details of the substantive changes (**Tables 1.1 – 1.5**).

Table 1: Overview of Changes

Item	Page(s)	Change	Notes
1.	1-3	Updates to title page and table of contents	
2.	4-10	Proposed for deletion	Superfluous non-regulatory information
3.	11	Proposed for deletion	Outlined the prior modifications granted by the Town Council. These approvals are still in effect, unless further modification is required as outlined in the next section
4.	12	Replaced by page 19	
5.	13	Proposed preface to the zoning code	
6.	14-18	Proposed for deletion	Superfluous non-regulatory information
7.	19	Revised Land Use Statistical Report	
8.	20	No change	
9.	21	Proposes combining the MU-TEN(1)&(2) subzones into one subzone under the Definition of the Character Zones	
10.	24	Replaces the old concept plan with the revised plan on page 25	
11.	25	Revised concept plan	
12.	26-27	Previous permitted uses and associated tables to be replaced with those proposed on pages 28-30 for the MU-TEN subzone only.	
13.	28-30	Revised land use tables	See Table 1.1 for the substantive changes and notes are provided as applicable
14.	31-33	Previous development standards and bulk regulation tables to be replaced with revised tables on pages 34-37	
15.	34-37	Revised development standards and bulk regulation tables	See Table 1.2 for the substantive changes and notes are provided as applicable
16.	38	Revised Bonus Height provisions	The bonus height provisions require the Council to approve the proposed modifications. (Detailed later in this report)
17.	39-42	Previous subzone standards for MU-TEN(1) and MU-TEN(2) to be replaced with subzone standards on pages 43-49, and revised subzone standards from MU-C(3) on page 50	
18.	43-49	Revised MU-TEN and MU-C(3) Subzone Standards	See Table 1.3 for the substantive changes and notes are provided as applicable
19.	61	Previous street plan to be replaced with revised plan on page 62.	
20.	62	Revised street plan	The revised plan acknowledges that additional fire lanes may be required at site plan application. New street designations are outlined by a red box.
21.	63	Changes to the table are highlighted in yellow instead of noted in red text.	
22.	64	New streets added to the table (MU Street 2, and Fire Lane), as well as a new "Note 6."	
23.	65-66	Minor amendments to where streets are permitted.	Amended as a result of combining MU-TEN(1) & and MU-TEN(2)
24.	67	New street section permitted only in the MU-TEN subzone.	
25.	68-71	Same as item 20 above.	
26.	72	New Fire Lane section	

27.	73	Same as item 20 and 22 above	
28.	74	No change	
29.	75	Previous park and open space plan to be replaced with revised plan on page 76.	
30.	76	Revised open space plan	Updated legend and plan that incorporates Hines tract and reflects new/revised parks and open spaces in the MU-TEN.
31.	77	Previous open space requirements to be replaced with revised table on page 78	
32.	78	Revised numbers for the MU-TEN.	Includes open space increases for bonus height (3%) and single family uses (5%)
33.	79	Revised park and open space category list	
34.	80-87	No change	
35.	88	Revised Long Prairie Park typology	Reflects accommodation of a HOA clubhouse and/or dog park as an "other consideration."
36.	89	Previous Long Prairie Park typology graphic proposed for deletion.	
37.	90-91	No change	
38.	92-94	Park and open space typologies related to the MU-TEN to be replaced by pages 96-103	
39.	95	No change	
40.	96-103	Revised mapping and standards for parks and open spaces within the MU-TEN.	See Table 1.4 for the substantive changes and notes are provided as applicable. The amenities in the Village have changed over time, please see Table 1.5 for amenity evolution.
41.	104	Previous trail figure to be replaced by the new figure on page 105	
42.	105	New trail figure and updates to the A.C.O.E. trailhead connection.	Trailhead has been approved by the A.C.O.E. and constructed.
43.	106	New section for a natural trail has been included	
44.	106-110	No changes	
45.	111	Previous parking figure to be replace by the new figure on page 112.	
46.	112	New parking figure shows locations of surface and structured parking	Nine parking structures are being proposed in the MU-TEN. The most northern is under construction and associated with the condo tower.
47.	113	The previous parking table is proposed for deletion	Superfluous non-regulatory information
48.	114-140	No change	End of document

Table 1.1: Substantive Land Use Changes in the MU-TEN & MU-C(3)

Item	Page	Use	Subzone	Change	Requires Modification Approval
1.	28	Home occupation	MU-TEN	Added as an accessory use	No
2.	28	Apartments/condos	MU-TEN	Added as a permitted use	Yes ¹
3.	28	Single-family Townhomes	MU-TEN	Added as a permitted use	Yes ¹
4.	28	Single-family Detached	MU-TEN	Added as a permitted use	Yes ¹
5.	29	Theater, cinema, dance, or music establishment	MU-TEN	Added as a permitted use	Yes ¹

6.	29	Museums, and other special purpose recreational institutions	MU-TEN	Added as permitted use	Yes ¹
7.	30	Full-service hotel	MU-TEN	Detail is expanded	No
8.	30	Select-service hotel	MU-TEN	Added as a permitted use	Yes ²
9.	30	Limited-service hotel	MU-TEN	Added as a SUP	Yes ²
10.	30	Outdoor temporary displays	MU-TEN	Added as a permitted use	Yes ¹
11.	30	Sidewalk sales limited to retail tenants with storefronts	MU-TEN	Added as a permitted use	Yes ²
12.	30	Drive through facility	MU-C(3)	Added as a permitted use	Yes ¹
13.	30	Vet Clinic	MU-C(3)	Added as a permitted use	Yes ¹

¹ These uses were not identified as permitted uses within Ord. 63-12 or the subzones listed in the MUZDR in Section 98-901. Allowing them requires Council approval.

² Any use not specifically listed in the MUZDR is prohibited (Section 98-901(c)). These uses are not listed in the MUZDR, and requires Council approval.

Table 1.2: Substantive Development Standards & Bulk Regulation Changes in the MU-TEN & MU-C(3)

Item	Page	Standard	Subzone	Change	Requires Modification Approval
1.	34	Character Zones	MU-TEN	Combined acreages for the MU-TEN, adjust residential units, commercial square footage, and hotel rooms	No ¹
2.	34	Minimum Block Face Dimension	MU-TEN	Reduce from 200' to 170' (MUZDR provides between 500' and 1000')	Yes ²
3.	34	Max lot coverage	MU-TEN	MU-TEN(1) provided for 85% and MU-TEN(2) provided for 50%. The MUZDR allows this standard to be flexible.	No
4.	34	MU Street 2	MU-TEN	Creation of a new street section	No
5.	35	Commercial minimum width for alleys	MU-TEN	No change	No ³
6.	35	Residential Minimum width for alleys	MU-TEN	No change	No ³
7.	35	Commercial Fire Lane	MU-TEN	Creation of a fire lane cross section	No
8.	35	Streetscape Standards	MU-TEN	Changes to the sidewalk and parkway/planter widths along with street tree spacing, preferred pattern, and species.	Yes ⁴
9.	35	On-street Parking	MU-TEN	No Change	No ³
10.	35	Parking Lane Width	MU-TEN	No Change	No ³
11.	36	Min Parking Stall	MU-TEN	No Change	No ³
12.	36	Built to commercial standards	MU-TEN	Defers to subzone standards that reduces the minimum required floor-to-floor height from 15' to 12'.	Yes ⁵
13.	36	Residential Occupancy on ground floor	MU-TEN	Defers to subzone standards that allows more than 50% of the ground floor to be occupied by residential uses specifically in	Yes ⁶

				MZ1, MZ4, and MZ5 on page 44 of the proposed code.	
14.	36	Building height	MU-TEN	Minor Change to the text	Yes ⁷
15.	36	Setbacks	MU-TEN	No change except for the max front yard setback. The applicant is proposing to exceed the maximum front yard setback of 25'	Yes ⁸
16.	37	Notes	MU-TEN	Proposing additional notes	No

¹ The proposed zoning increases the residential units in this subzone and within the overall Lakeside DFW project. This is further detailed in the outstanding issues below.

² Council previously granted a modification in the original zoning code (Ord. 63-12) as outlined in Table 1.2 of that code.

³ These are shown as red in the proposed document since the application has combined MU-TEN(1) and MU-TEN(2) into one subzone. These items are consistent with Ord. 63-12.

⁴ A modification is required for the planting pattern. Ord. 63-12 granted a modification from 6' wide continuous strips to 4.5' and a 6' x 6' tree well to a 4.5' x 4.5' tree well. The pattern is flexible. Sidewalks/trails/walkways meet or exceed the requirements of the MUZDR. The species change clarifies that trees will be selected from the Town's approved list. (Ord. 63-12 allowed trees not on the Town's list)

⁵ Section 98-903(d)(1) requires that the "minimum ground floor height measured from the finished sidewalk to the second floor for all vertical mixed use, commercial, and live-work buildings shall be 15 feet." Ord. 63-12 granted a reduction down to 14'. The application is requesting a further reduction down to 12'. See page 49, Section 3(G)(3)(a).

⁶ A minimum of 50 percent of the ground floor building area built and occupied as a nonresidential use only, is a requirement of Section 98-903(i)(4)(a)(4) of the MUZDR "bonus height" provisions. If bonus height is granted (in this case more than 5 stories), the ground floor of those buildings must be 50% commercial uses. The applicant is requesting a modification to that standard.

⁷ Ord. 63-12 previously granted bonus height in this area. However, MU-TEN(2) only allowed 18 stories and the applicant is proposing 25, which was previously granted for MU-TEN(1). However, the applicant is also requesting a modification to the minimum standards to bonus height under the MUZDR. This modification is detailed later in this report.

⁸ The MUZDR allows for the applicant to propose their own setbacks (Section 98-902 (table 3)). However, the maximum front setback for a TEN subzone is 25.' Note 13 on page 37 limits the exceedance to restaurant and hotels.

Table 1.3: Substantive Subzone Standard Changes in the MU-TEN & MU-C(3)

Item	Page	Standard	Subzone	Change	Requires Modification Approval
1.	43	Microzone Narrative	MU-TEN	Provides narrative and microzones descriptions.	No
2.	44	Land Use	MU-TEN	Provides land use table and microzone map	Yes ¹
3.	44	Cul-de-sacs	MU-TEN	Map depicts a cul-de-sac	Yes ²
4.	45	Open Space Regulations	MU-TEN	Provides new narrative and descriptions for the proposed open space	No ³
5.	46	Tree Mitigation	MU-TEN	Exemption of Multi-family uses from the tree mitigation requirements	Yes ⁴
6.	46	Commercial Streetscape Regulations	MU-TEN	Map that identifies where commercial streetscape standards apply, text identifying ground floor commercial occupancy requirements.	No ⁵
7.	47	Street Network Regulations	MU-TEN	New map and text that references conformance with Section 4	No
8.	48	Public Access Definition	MU-TEN	New map text to identify public vs. private (commercially) accessible areas	No ⁶
9.	48	Single Family Bld. Standards	MU-TEN	Provides a table for building standards	No
10.	49	Architectural Standards (Sections 1-3)	MU-TEN	Requires that building meet the original architectural standards except as provided in this section, as well as detention standards.	No

11.	49	Architectural Standards (Section 4)	MU-TEN	Provides Park, Trees, and Open Space standards	Yes ⁷
12.	49	Architectural Standards (Section 5)	MU-TEN	Provides for modifications for the ground floor, and windows. Exception to bonus height standard. Allows EIFS to be used beyond the Condo Tower on buildings 4 stories or taller.	Yes ⁸
13.	50	Sidewalk	MU-C(3)	Exempts sidewalks adjacent to Lakeside Village Parkway	No ⁹

¹ The table allows more than 50% of the ground floor to be occupied by residential uses specifically in MZ1, MZ4, and MZ5 (see **Table 1.2**, item 13 above).

² Cul-de-sacs are prohibited under the MUDZR.

³ Ord. 63-12 provided for a Lakefront Microzone (**Figures 4 a & b**) that proposed a 30' to 50' buffer along Grapevine Lake. This buffer originally included the Boardwalk trail head, general open space, and the amphitheater park. The Hines tract separated the trailhead from the rest of the open space and prevented continuity along the lake. The proposed plan incorporates the buffer into OS2, 3, 4, and 5 at varying widths (**Figure 5**).

⁴ The Tree Mitigation Language exempts Multi-Family uses from tree mitigation. The development should comply with the tree preservation standards outlined within the MUZDR (Section 98-905(c)(3)). Tree survey and mitigation requirements apply to residential uses, which includes multi-family uses. Tree mitigation requirements do not apply to non-residential uses within Mixed Use districts.

⁵ The streetscape standards only apply to the areas indicated in red on the exhibit (**Figure 6**). A substantial portion of Street I (Sunset Blvd) will not have to provide any streetscape standards.

⁶ One of the main draws to the "village" concept with the original zoning was the prospect of public open space and public access to lake views, as well as lake front dining. The public realm is provided along the edge of the lake in MZ5, and MZ3. Additional public open space is provided on the east side of Sunset Blvd on the Community Lawn (MZ1), and along the planned trails.

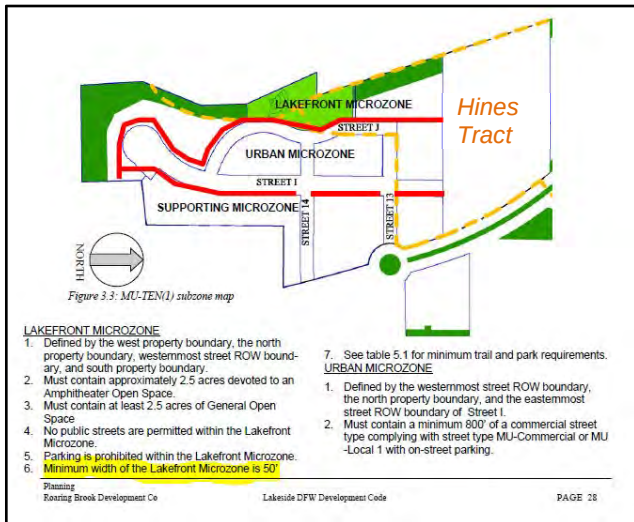
⁷ In order to be granted a waiver from park fees for Multi-family uses, the proposed zoning must provide a minimum of 200 square feet per unit as courtyards, forecourts, roof-top terraces, recreational amenities such as pools, play courts, etc., or any other private common open space that is accessible to all residents of the building or development. The modified standard in Section 4(b) requires that the applicant pay for any shortfall of that standard.

Section 4(c) exempts Multi-family uses from the MUZDR's mitigation tree mitigation requirements (See **Table 1.3. Item 4** above).

⁸ As indicated above, the reduction of the floor-to-floor high for ground floor commercial standards requires that Council approve a modification. A modification is also required for the increase in window percentage. Ord. 03-17 allowed EFIS to be used on the condo tower, and this request is to expand that use to buildings that are 4 stories or taller, which requires a modification. As indicated in **Table 1.2**, item 14, a modification to the minimum standards for bonus height under the MUZDR is required.

⁹ This is an outstanding issue, as not requiring a sidewalk along Lakeside Village Parkway will create a sidewalk gap once the adjacent property to the east develops.

Figure 4a: Ord. 63-12 Lakefront Microzone



Figures 4a, 4b, and 5 show the previous and proposed treatment of the lakefront area. Previously, the buffer along the lake was fractured by the Hines tract. It is currently proposed to be a continuous trail from Edgemere to OS2 in Figure 5. However, the proposed code does not specify a minimum width. OS4 does specify on page 100 that "Required trail connectivity within a public use easement at least 10' east of the trail and extending to the western property boundary of the Microzone MZ-4." This is to prevent a future property owner from erecting a fence on the edge of the boardwalk easement. Public access opens back up in OS3 with the Sunset Green Amphitheater.

Figure 4b: Ord. 63-12 Lakefront Microzone

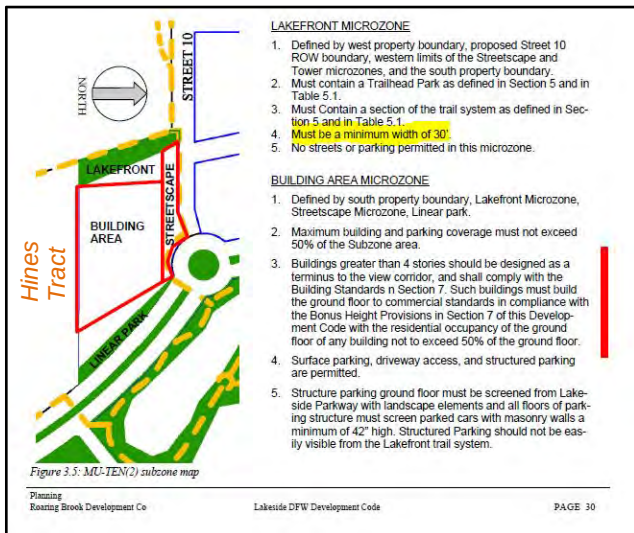


Figure 5: Proposed Open Space

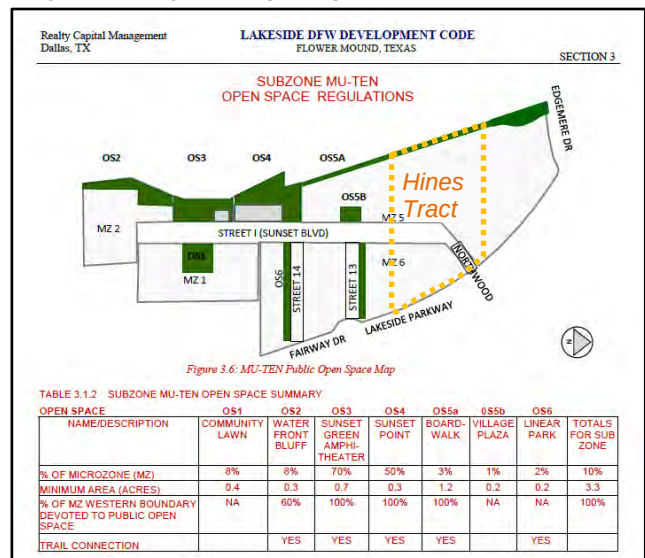


Figure 6: Proposed Commercial Street Scope

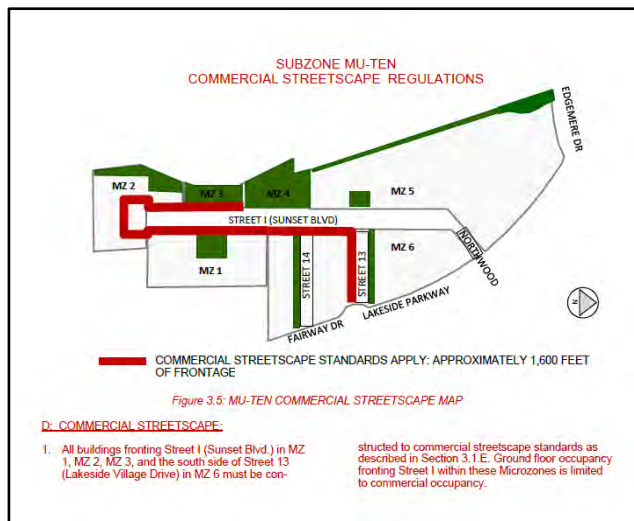


Table 1.4: Substantive Park Typology Changes in the MU-TEN

Item	Page	Typology ¹	Change	Requires Modification Approval
1.	82	Linear Park	This existing standard addresses linear parks adjacent to Street 13 and 14 in OS6	No
2.	96	Overall Village Lakefront Area	New map showing location of parks and open space	No ²
3.	97	Community Lawn	New standards and concept plan	No ³
4.	98	Waterfront Bluff	New standards and concept plan	No
5.	99	Sunset Green Amphitheater	Revised standards and concept plan	No ⁴
6.	100	Sunset Point	New standards and concept plan	No ⁵
7.	101	Boardwalk	New standards and concept plan	No ⁶
8.	102	Village Green	New standards and concept plan	No ⁷
9.	103	Corner Park	New standards and concept plan	No ⁸

¹ Parks and open spaces are subject to the standards set forth in the MUZDR as provided in **Figure 7** below.

See **Table 1.3**, Items 3 and 7 above regarding the Lakefront Microzone in addition to **Figures 4a, 4b, and 5**.

² According to the MUZDR Section 98-903(g)(3), specific criteria shall be used to evaluate the merits of proposed civic/open spaces in the MU. An excerpt from the MUZDR is provided below as **Figure 7**. Please note linear parks along Streets 13 and 14 in OS6 comply with the existing standards on page 82.

³ The Community Lawn was not part of the original zoning code, but was addressed in the Second Amendment to Development Agreement (DA) for Lakeside DFW. It was to contain a minimum 5,000 square feet and be constructed on natural grade with low impact design on the southern tip of the Village and connected directly to the Boardwalk. The proposed .4 acre Community Lawn is relocated to the east side of Sunset Blvd and on top of a parking structure. It's connected to Sunset Blvd.

⁴ The amphitheater was part of the original zoning and planned for a minimum 2.5 acres with seating for 500. The proposed amphitheater is a minimum of .7 acres with seating for 250. Both are planned as open air venues with low impact design.

⁵ The original zoning proposed an observation deck which was changed to an observation plaza with the second amendment to the development agreement (see **Table 1.5**). The proposed name is now Sunset Point. This amenity has been constructed and the incorporation of the standards and concept plan serve to ratify what has been built.

⁶ The Boardwalk was addressed under the trail standards of the original zoning code, and has been constructed. The incorporation of the standards and concept plan serve to ratify what has been built. However, the Boardwalk will now terminate at the Sunset Point instead of extending to the southern boundary of the development. Instead, a natural trail is proposed south of the Sunset Point into the restaurant area in MZ2.

⁷ This is a minimum .2 acre open space located between residential towers to offer a gathering place. It is open to the public, but used primarily by the residents of the neighboring residential buildings.

⁸ This is a small .3 acre open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.

Table 1.5: Naming Evolution of Village Amenities

Original DA and Zoning	2 nd Amendment to DA	Proposed Zoning
Boardwalk	Boardwalk	Boardwalk
Observation Deck	Observation Plaza	Sunset Point (name change)
Park, and Amphitheater	Sunset Green, and Community Lawn	Sunset Green, and Community Lawn (different location with different details/amenities). Sunset Green includes a smaller scale amphitheater

Figure 7: Open Space Criteria

(g) <i>Civic/open space standards.</i> (1) The provision of adequate and appropriate civic/open space areas shall be integral to all development in the district. The minimum requirement for civic/open space in the district is five percent of the gross area of the site which shall be dedicated open space and shall be included in the zoning change/development plan application for a proposed MU. Any open space provided in excess of five percent may be eligible for bonus provisions as outlined in subsection (h). (2) The civic/open space provided shall be appropriately designed and scaled in each of the district components. (3) The following criteria shall be used to evaluate the merits of proposed civic/open spaces in the MU: a. The extent to which environmental elements preserved are considered as "features" or "focal points" and integrated into and prominently located as "front yards" in the development; adding value to the development; b. The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state; c. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been addressed; and d. The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective MU component. (4) Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves. Active sports fields and structured recreational activities shall be limited to less than ten percent of any parks located in the district.

The proposed zoning code contains open space provisions that exceed the minimum requirements after consideration of the additional 3% required above the base for Bonus Heights, and the additional 5% required for single-family areas (see the Open Space table on page 78 of the proposed code) The open space criteria provide standards that shall be used to evaluate the merits of civic/open space in the development. The following are the proposed open spaces:

1. OS1: Community Lawn
2. OS2: Waterfront Bluff
3. OS3: Sunset Green Amphitheatre
4. OS4: Sunset Point
5. OS5a: Boardwalk
6. OS5b: Village Green
7. OS5c: Corner Park
8. OS6: Linear Park

The Community Lawn is planned above a parking structure that is generally level, but will be elevated two to three feet above the sidewalk on Sunset Blvd. It is intended as a broad lawn for public gatherings and events. Since this space is planned on a parking structure, no environmental elements are preserved (see Sections (g)(3)(a & b) in **Figure 7** above). However, the narrative on page 45 of the proposed code indicates the Community Lawn fronts on Sunset Boulevard overlooking the amphitheater across the street and provides views of the lake to the west. The Community Lawn is planned to be accessed by a sidewalk, and crosswalks across Sunset Boulevard will provide access to the Sunset Green Amphitheatre (see Sections (g)(3)(c & d) in **Figure 7** above).

The waterfront bluff is a combination of natural grade, pedestrian trails and public and commercial terraces acting as the terminus to the natural trail from the Sunset Point. Natural grades will be utilized as well as include stairs and retaining walls to be designed as an extension of the building architecture (Sections (g)(3)(a & b) in **Figure 7** above). It is adjacent to the parking structure and is intended to allow pedestrian access to the trail, the waterfront bluff, the parking structure, and the restaurants (Sections (g)(3)(c & d) in **Figure 7** above).

The Sunset Green Amphitheatre includes a woodland amphitheater with benched seating that follows the natural contours of the land and imposes minimal disturbance to the existing trees (Sections (g)(3)(a & b) in **Figure 7** above). The performance area is anticipated to be an intimate low-key venue, compatible with the natural setting. Seating capacity shall be determined by the natural features but shall not be less than 125 seats. Lighting and sound system equipment shall be optional. The trail shall connect to OS 2 and OS 4 (Sections (g)(3)(c & d) in **Figure 7** above).

The Sunset Point, as mentioned above is already constructed, as is the Boardwalk.

The Village Green is a .2 acre open space located between residential towers to offer a gathering place, open to the public, but used primarily by the residents of the neighboring residential buildings.

The Corner Park is a .3 acre open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.

The linear parks adjacent to Street 13 and 14 serve to preserve existing trees on the tract and will also serve as larger yards for the planned single-family homes (Sections (g)(3)(a & b) in **Figure 7** above). Both buffers will incorporate sidewalks (Sections (g)(3)(c & d) in **Figure 7** above).

4. **Modifications/Adjustments:** The MUZDR provide a prescriptive level of performance standards with respect to all elements of the built environment while being more flexible with respect to use than conventional zoning. The regulations are intended to give direction to the establishment of a mixed-use zoning district, but they are also flexible in allowing a developer to propose unique standards for a particular piece of property.

Section 98-905 entitled "Modifications" of the MUZDR provides that "town council may approve modifications to any of the standards in the MU after a recommendation by the planning and zoning commission based on unique site conditions and development context at the time of the application. In granting a modification, the town council may impose any conditions that it deems necessary or desirable to protect the public interest and implement the goals of the town's master plan with respect to mixed use."

If the proposed development application differs from the standards provided in the MUZDR, a modification is required. The modifications have been addressed above, and a summarized comprehensive list is provided as Attachment B(1).

5. Outstanding Issues: In addition to the modifications that need consideration, the following outstanding issues should also be considered. These are issues that warrant careful consideration or issues where the staff and applicant do not agree.

- a. Residential units: Ord. 63-12 provided for 2,200 residential units as distributed among the subzones listed below (reference **Figure 8** for subzone location):

Subzone	Units
MU-C(1)	276
MU-C(2)	0
MU-C(3)	0
MU-C(4)	358
MU-N	735
MU-TEN(1)	175
MU-TEN(2)	360
MU-TNG	248
MU-TMR(1)	48
MU-TMR(2)	0
Total	2,200

Ord. 12-13 added .88 acres to the project and 10 residential units, and the Hines tract was already entitled for 65 units. The current total residential entitlement is 2,275 units.

The proposed code allows 2,604 units as distributed in the table below (reference **Figure 9** for subzone location), or 329 more units.

Subzone	Units
MU-C(1)	276
MU-C(2)	0
MU-C(3)	0
MU-C(4)	358
MU-N	735
MU-TEN	929
MU-TNG	258*
MU-TMR(1)	48
MU-TMR(2)	0
Total	2,604

*Includes the .88 ac. annexation

The applicant has pointed out that the max number of units within the first phases were not built, and is essentially requesting to utilize un-built units for the village.

To date, 1,398 units have been built (including the condo tower). 331 units were not built with the fist phases, and the village property currently has 546 units available. The 546 available units include the

Acknowledging that additional units cannot be constructed in built areas, and assuming the applicant builds all of the proposed 875 additional units added to the MU-TEN, the build-out projection will be two units less than the original 2,275 units. The current and proposed zoning versus planned build-out is provided below:

Built/Proposed Projections vs. Original Max Zoning					
	Current Build-Out	Proposed Projections	TOTAL	Original Zoning Max	Difference
Residential Units	1,398	875	2,273	2,275	-2

However, regardless if the first phases are built out, those properties still enjoy the residential entitlement and theoretically could demo their sites and build to the max units allowed.

Figure 8: Ord. 63-12 Subzones

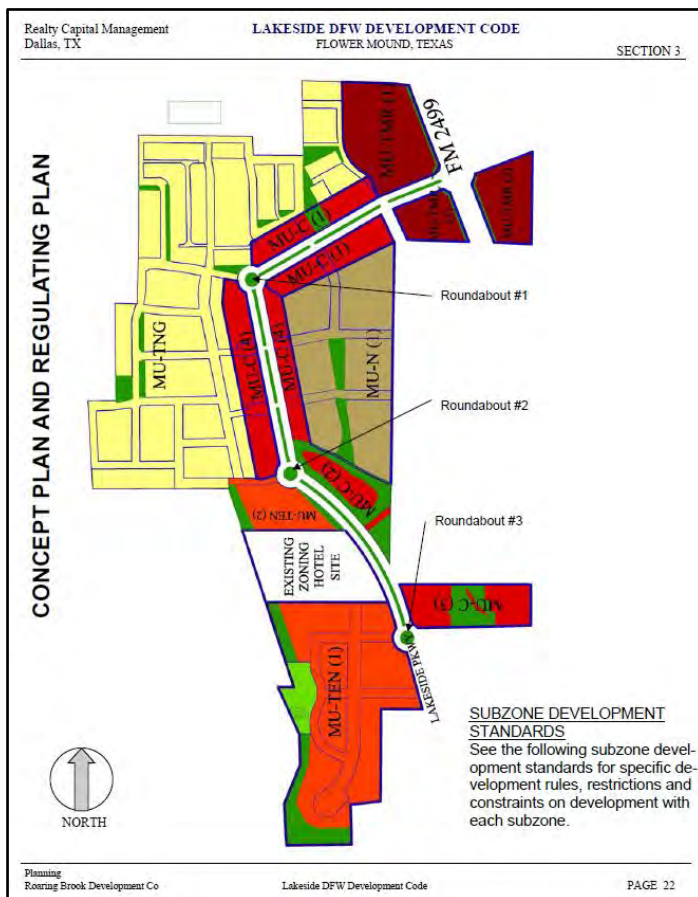
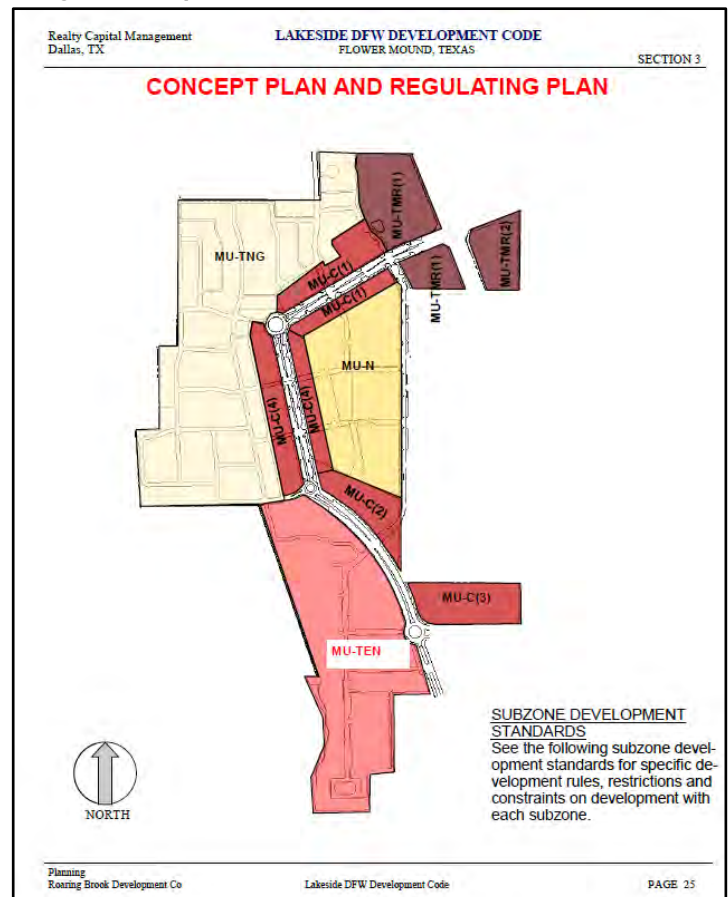


Figure 9: Proposed Subzones



- b. Tree mitigation exempting multi-family uses: As previously indicated, the applicant is proposing a standard that exempts multi-family buildings from the Town's tree mitigation ordinance. Under the MUZDR, tree mitigation applies to residential units (single and multi-family), but would not apply to mixed-use buildings. Staff is not in support of this request/modification as it is inconsistent with the MUZDR, and how the tree mitigation ordinance is applied in the Lakeside Business District.
- c. Lakeside Village Parkway Sidewalk: The applicant is proposing not to require a sidewalk along the north side of Lakeside Village Parkway. The proposed standard will also leave a sidewalk gap between the entrance to the MU-C(3) subzone, and the roundabout. As illustrated in **Figure 10** below, the sidewalk should be extended. Staff is not in support of this request since it will leave sidewalk gaps.

Figure 10: Lakeside Village Pkwy sidewalk extension



- d. New uses: As previously indicated several new uses are being proposed. The MUZDR indicated that any uses not listed are prohibitive. This is considered a modification from the MUZDR, and staff believes it should be specifically considered since this is not a modification of a standard.
- e. Bonus provisions: The MUZDR indicate that the “planning and zoning commission shall make a recommendation to the town council on the proposed bonus package and the town council shall make the final decision on the appropriateness of the amenity/design package for the bonuses requested.” Below are the criteria and standards to be considered.

This is raised as an outstanding issue since the applicant is requesting two modifications from the criteria. Those include exemption from ground floor commercial uses, and the minimum building setback (items a(3 and 4) below).

Criteria for evaluating height bonuses in the mixed use core and environmental transition zones are as follows:

- a. The following minimum standards shall apply to all buildings that exceed the height limitations within the core and environmental transition zones:
 1. Distance requirement of 1,200 feet from any existing adjacent neighborhood as measured from the closest property line of any platted residential subdivision not entitled under the MU;
 2. A minimum increase in open space of three percent over the base requirement;
 3. A minimum 12-foot building step back from the front facade at the 6th story, provided that the front facade faces and is located on a public street, and
 4. A minimum of 50 percent of the ground floor building area built and occupied as a nonresidential use only. In the event the building that exceeds permitted height limitations is part of a functionally related complex of buildings, the ground floor nonresidential use requirement may be transferred to a different building or floor within the complex.
- b. In addition to the above standards, the planning and zoning commission and town council shall take into consideration the following criteria in evaluating height bonuses in the MU:
 1. Visual impacts of the buildings on adjacent neighborhoods and roadways;
 2. Impact of site specific conditions such as grades, vegetation, automobile and pedestrian access;
 3. Design considerations such as:
 - i. The extent to which the architectural design of the mid-to high rise buildings are appropriately integrated with the overall context of the mixed use zoning district including terminating important vistas and creating community landmarks;
 - ii. The extent to which transitions have been considered to adjoining buildings and neighborhoods; and
 - iii. The extent to which amenities such as plazas, square, and other civic spaces are integrated with the building design.

- f. Park Fees: This application was reviewed by the Parks Board on February 1, 2018. The meeting may be viewed [online](#). The scope of the consideration involved the Hines tract since it is not currently covered by Ord. 63-12 which already establishes park fee standards for the rest of the project.
 - g. Development Agreement: The village will be subject to a Development Agreement (DA) that will be considered by the Town Council. Elements of the DA include provisions on the timing and construction of the remaining amenities, escrow for those amenities, electric service and festive landscape lighting, major amenity reimbursement fees, evaluation of a potential parking district, sanitary sewer escrow and improvements, park dedication and development fees, and reconstruction of Fairway Drive and the southernmost roundabout.
- 6. Summary:** As indicated in the beginning of the application analysis, a MU project is nuanced and is intended to provide a comprehensive and prescriptive level of performance standards with respect to all elements of the built environment within the mixed use project, while at the same time allowing more flexibility than conventional zoning. As such, it is intended to allow developers to create standards in context of the proposed project that allow a mixture of complementary land uses, emphasize vehicular and pedestrian connectivity, establish high development standards, encourage vertical and horizontal mixed-use areas, provide flexibility in the siting and design of development that anticipate changes to the marketplace, leverage significant environmental features, create connected community gathering places, include a range of residential options, provide appropriate transitions, and encourage efficient use of land.

In that context, the MUZDR acknowledges that in order to achieve this, modifications may be needed, and allows the Town Council to consider modifications to any of the standards of the MUZDR after a recommendation by the Planning and Zoning Commission.

Overall, nine acres is being added to the project and incorporated into a revised MU-TEN subzone. Various amendments to plans and development standards are requested, several of which require modifications to be authorized. Finally, this item contains outstanding issues that will require a recommendation by the Planning and Zoning Commission and consideration by the Town Council.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had received 12 emails in support of this request.

IV. ATTACHMENTS

A. Background Information

- 1. Vicinity Map

2. Letter of Intent

B. Application Details

1. Modification List
2. Draft Zoning Code

C. Correspondence

1. Email correspondence



LAKE SIDE DFW
DEVELOPMENT CODE
AMENDED

MU17-0002

SUBZONE MU-TEN
LAKE SIDE VILLAGE:
REVISING MU-TEN(1) AND MU-TEN(2)
AND ADDING APPROXIMATELY 9 ACRES

Flower Mound, TX

~~November 20, 2012~~
April 6, 2018

A DEVELOPMENT BY
Realty Capital Management, LLC
~~8333 Douglas Ave, Suite 110~~
909 Lake Carolyn Parkway Suite 150
Irving, TX 75039
James W. Archie, Managing Director
469.533.4131

PLANNING BY
Roaring Brook Development Co.
~~401 Summit Ave, Suite 606~~
~~Fort Worth, TX 76102~~
3058 Lakeside Parkway
Flower Mound, TX 75022
Dan Quinto
817.706.8353

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

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SECTION 6	Parking Standards
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	Ordinance 58-15
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Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 1

~~**ZONING EXHIBITS**~~
PREFACE TO AMENDED CODE

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 1

The following excerpts from the Town's Master Plan is a required exhibit for the zoning application.

MASTER PLAN 2001 FEATURES	
Land Use Plan	The Land Use Plan says, "The Lakeside Business District emphasizes high quality, regional commercial development enabling Flower Mound to effectively compete in the economic development arena and develop a balanced tax base which will lower the tax burden on homeowners."
Specific Plan Area	The Specific Plan Area says, "Large-scale developments such as corporate offices, office parks, hotels, resorts and similar uses, in a planned campus settings. Retail and restaurant uses serving the campus commercial uses could be included, if they are planned as integral elements of the developments. Architecture should be uniform in style and character."
Urban Design Plan	Lakeside Business District is included in the Urban Design Plan
Parks and Trails	The Long Prairie District is made up of the suburbanized eastern part of town. This district houses the majority of the Town's park system, largely due to the application of the Parkland Dedication Ordinance as this district developed. The trails in this district are multi-purpose concrete trails for use in a suburban setting for jogging, bicycles, etc.
	The Lakeside Business District is intended to be predominantly commercial; therefore its parks evaluation and needs are included as part of the Long Prairie District.
Open Space Plan	The Open Space Plan for Flower Mound does not specifically include parks and trails. While there may be occasions where areas that are identified as important open space may also serve some recreational purposes, this is not the primary intent of the Open Space Plan. The Town's Parks and Trails Plan address these active use areas. The primary intent of the Open Space Plan is to encourage and enable the private, voluntary conservation of open space in Flower Mound, as an alternative to converting it to urban development.
Thoroughfare	The roadways projected to carry the most traffic within Flower Mound are SH 121, FM 3040, Morris Road, and FM 499. Defined as Major Arterials, these roadways should be planned to carry significant traffic in the year 2020, and efforts to coordinate with TxDOT to obtain funding and construct improvements should continue.
	1. Lakeside Parkway connection to SH 121 - A direct connection to SH 121 would provide another access to the center of Flower Mound and relieve FM 2499. Implementation requires continued coordination with the City of Grapevine.
Water Plan	"The Town of Flower Mound obtains its treated water from the Upper Trinity Regional Water District (UTRWD) and the City of Dallas Water Utilities Department (UTRWD) and the City of Dallas Water Utilities Department (DWU). Water is supplied from the UTRWD at the Stonehill Pump Station and from DWU at the Pintail Pump Station. Under its current contract with the UTRWD, the Town of Flower Mound is required to take a minimum of 3.7 MGD. During the winter months (November-May) water from the UTRWD is used to meet morning peak demands. The remaining daily demand is met with DWU water supplied from the Pintail Pump Station. The Town of Flower Mound attempts to maximize its use of DWU water because of its lower cost."
Wastewater Plan	This area is currently served by the existing collection system and wastewater treatment plant. It has significant room to expand as a commercial or retail area. Based on the Master Plan Update, the existing wastewater infrastructure is adequate to serve this area for the foreseeable future.
Economic Impact	Focus marketing efforts on the commercial/industrial/mixed-use uses specified in the Area Plans for the Lakeside Business District and the Denton Creek District, and on appropriate retail uses for these Districts, the Tax Increment Reinvestment Zone (TIRZ) and other Specific Plan Areas.
	Generate inquiries through referrals by brokers, developers, landowners, site consultants, utility partners and other allies.

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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

LETTER OF INTENT

Mr. Doug Powell
Executive Director of Development Service
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Lakeside DFW

Dear Mr. Powell,

It is the intention of the owners and the development team to request a change of zoning from PD 39 to Mixed Use. We believe that this zoning would enable the development team to overcome substantial obstacles to the Town of Flower Mound. It would enable us to promote and initiate development that is consistent with the vision and the mission of Flower Mound, preserving what is characteristic and adding amenities to enhance the quality of life.

The Lakeside DFW property owners and development team are proposing a mixed use development in accordance with the Flower Mound Mixed Use Ordinance for the following reasons:

- A) A mixture of complementary land uses that includes housing, retail, offices, commercial services, and civic uses creates economic vitality;
- B) Emphasizing vehicular and pedestrian connectivity creates a vibrant land use that balances neighborhood integrity with the transportation benefits of connectivity, market demand for development, and regional access;
- C) Establishing a high level of development standards creates development of exemplary and enduring quality and design;
- D) Encouraging the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;
- E) Providing flexibility in the siting and design of new developments to anticipate changes in the marketplace while establishing human-scaled residential and non-residential buildings;
- F) Leverages any significant environmental features on the site and treats them as “features” and not constraints;
- G) Creates a variety of connected community gathering places and entertainment opportunities of differing scales and character to make walking easy from one place to another;
- H) Includes a range of residential options that reflect changing lifestyles while balancing market demand and community preferences;
- I) Provides appropriate transitions to protect any existing adjacent neighborhoods and to promote sustained value; and
- J) Encourages efficient uses of land by facilitating compact development.

Our intention is also to create a development of lasting beauty, of architectural and artistic merit, and appropriate to the location and the land. The mixed use format acts as a framework to generate a network of amenities that serve not only the residents of Lakeside, but also the residents of the larger community of Flower Mound. These amenities include the access to the Army Corps of Engineers trail on Lake Grapevine, numerous pocket parks of varying character, internal trails and access to views of the priceless amenity of lake Grapevine.

We also intend to use the zoning to promote economic development, by attracting restaurants, retail business, offices and residents to share in the project and help to generate increased tax base and sales tax revenue. This added level of goods and services will help to keep the local resources in the local economy.

In comparing the impact of the proposed development with the current zoning, we believe that a mixed use development would drive more economic activity, create less overall traffic, provide more public amenities, and offer more places to spend leisure time, and be far more appreciated by the residents of Flower Mound.

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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 1

We thank you for your consideration and hope to work with you on this important and outstanding project.

Sincerely,

James W. Archie
Managing Director
Realty Capital Management, LLC

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PROPOSED ZONING COMPLIANCE WITH MASTER PLAN

Consistent with the zoning Ordinance of the Town of Flower Mound, we are requesting a zoning change on the subject site from PD 39 to MU Mixed Use. This request is intended to be compatible with the vision statement of the Town of Flower Mound;

"The vision of Flower Mound is to preserve our unique country atmosphere, heritage, and quality of life while cultivating a dynamic economic environment."

And with the purpose of the SMARTGrowth Ordinance;

for the purpose of ensuring that development occurs in a manner that contributes to the accomplishment of community character and quality of life objectives.

And with the purpose of the Master Plan;

The Master Plan is intended to continue the vision stated in the Master Plan 2001, not only preserve the unique atmosphere and natural environment that makes Flower Mound a unique and desirable community, but also create a great place to live, work and play that sustains the community that has been created.

The stated purpose of the mixed use ordinance when it was passed unanimously on October 6, 2008 was as follows:

Sec. 98-896 - Purpose and Intent.

The purpose and intent of the mixed use zoning district (MU) is to implement the mixed use land use category guidelines established in the Town's master plan. the MU is intended to:

- 1. Allow a mixture of complementary land uses that include housing, retail, offices, commercial services, and civic uses to create economic vitality;*
- 2. Emphasize vehicular and pedestrian connectivity to adjacent opportunities land uses that balances neighborhood integrity with the transportation benefits of connectivity, market demand for*

development and regional access;

- 3. Establish a high level of development standards to create development of exemplary and enduring quality and design;*
- 4. Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;*
- 5. Provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace while establishing human-scaled residential and nonresidential buildings;*
- 6. Leverage any significant environmental features on the site and treat them as "features" and not constraints;*
- 7. Create a variety of connected community gathering places and entertainment opportunities of differing scales and character to make walking easy from one place to another; Include a range of residential options that reflect changing life styles, balancing market demand and community preferences;*
- 9. Provide appropriate transitions to protect any existing adjacent neighborhoods and to promote sustained value, and*
- 10. Encourage efficient uses of land by facilitating compact development, minimizing the amount of land that is needed for surface parking.*

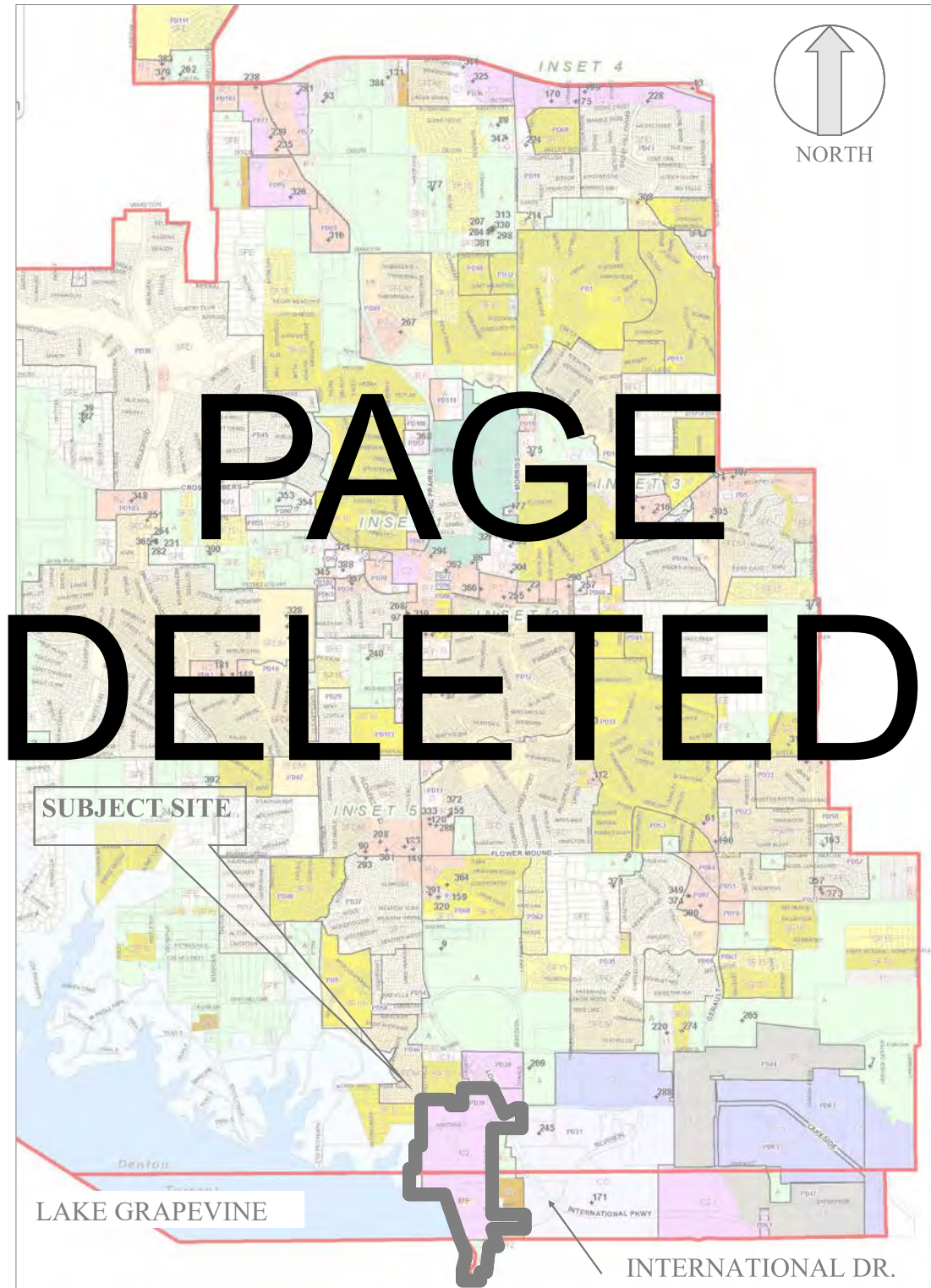
We believe this particular tract of land is uniquely suited to support a successful mixed use format of development by virtue of its location, its topography, its demographics, and its history. The combination of the special restrictions, responsibilities and liberties defined by the Mixed-Use ordinance enables the market forces to capitalize on economic demand to create a development of significant aesthetic merit.. The ordinance is not a method to defeat density restrictions, it is an invitation to excel and to innovate, to use the power of the economic forces to create a development that will be worthy of this remarkable site.

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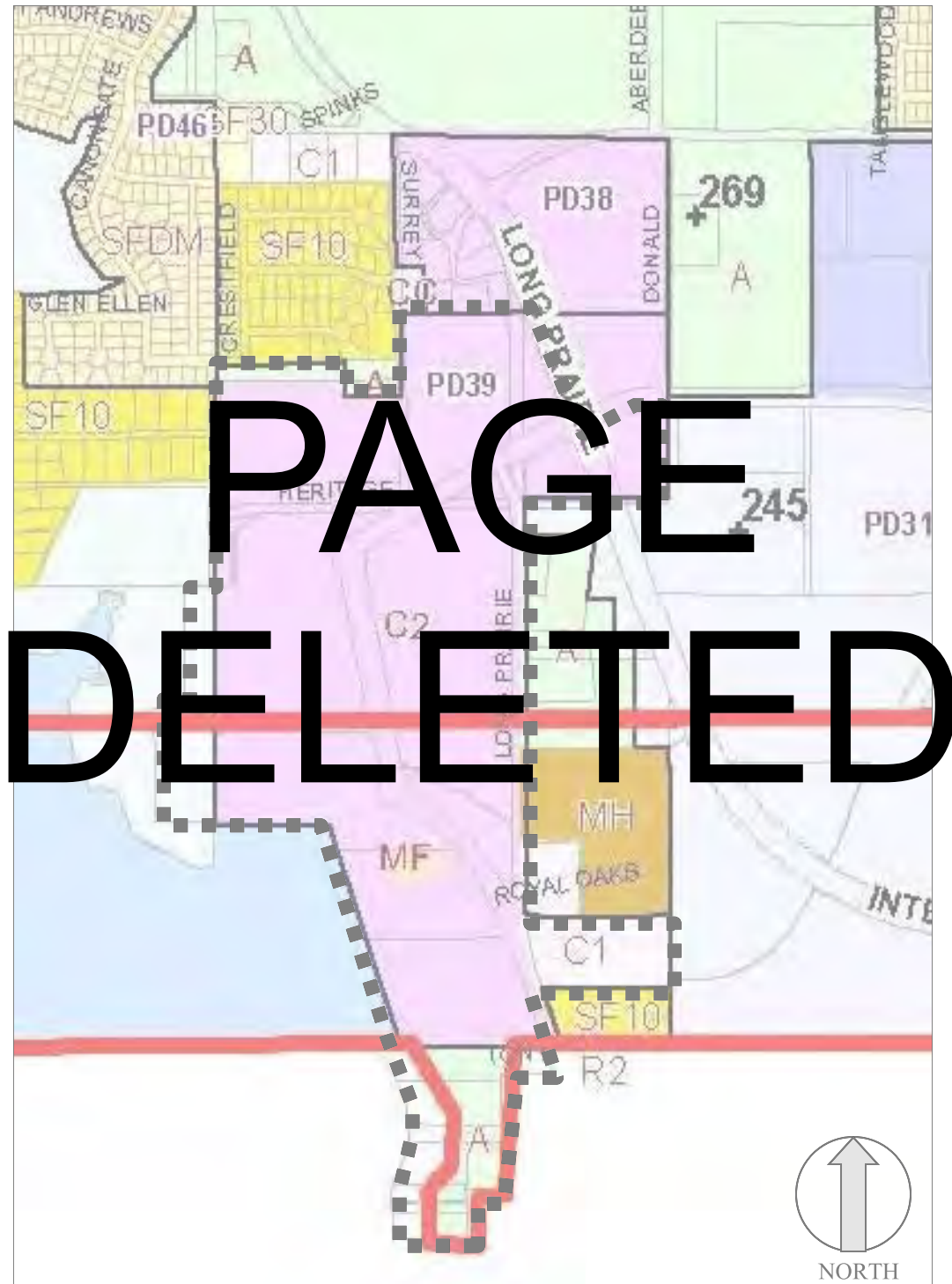
LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 1

LOCATION MAP OF THE SUBJECT SITE



EXISTING ZONING OF THE SUBJECT SITE

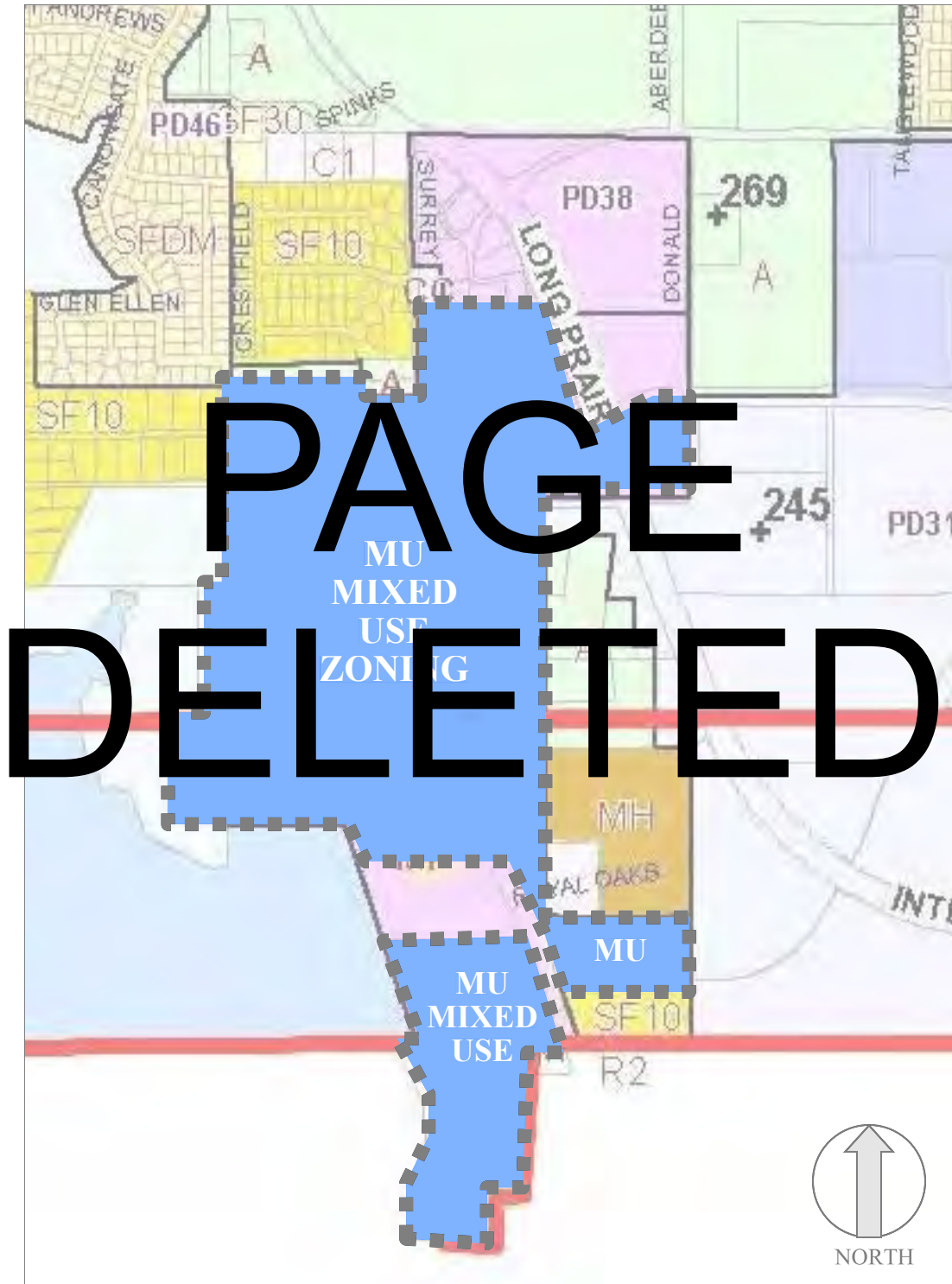


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FLOWER MOUND, TEXAS

SECTION 1

PROPOSED ZONING OF THE SUBJECT SITE



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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 1

TABLE 1.2

ADJUSTMENTS FROM MU ORDINANCE		TABLE 1.2	
¶	MU STANDARD	PROPOSED STANDARD	REASON
98-900. b.	MU Core: no ground floor residential	Ground floor residential in limited areas	The 5600' of commercial frontage will be absorbed over time. Residential use for a portion of the site until commercial demand strengthens is beneficial to the long term goals.
98-902. Table 3	Planter strip 6' wide	4.5' wide in stream areas	Adequate for healthy trees; 4'0" in Southlake T.S.
	Tree wells: 6' x 6'	4.5' x 4.5'	Adequate for healthy trees; 4'0" in Southlake T.S.
	Block face dimensions:		
	MU-C: 400' to 600'	750' reduced from 1200'	Dimension that works with the proposed development
	MU-EN: 500' to 1000'	200' to 1200'	Shape of MU-TEN(1) is long and may not have cross streets; but may have short blocks at one end to access parking.
	MU-TMR(1): 500' to 1000'	200' to 600'	The proposed standard is more appropriate in this specific location than the MU Standard
	Building Standards		
	MU-C: 2 to 5 stories	1 to 4 stories	located only 1 story buildings limited to 30% of frontage, only at mid-block location in MU-C and MU-EN(4) subzones
	MU-N: 2 to 4 stories	1 to 4 stories	To accommodate accessory uses in 1 story bldgs
	MU-MR: 1-3 stories	1 to 4 stories	Allowing for commercial flexibility
98-903. d.1	Commercial Standard: 15' fl to fl	14' fl to fl	Commercially viable in mixed use buildings.
98-903. d.2	Residential buildings raised 2' 0" above sidewalk	0" above sidewalk for residential	Separation of private spaces is achieved with fences and landscaping
98-903. d.3	Windows, No tinting permitted	Prohibition of tinting applies to commercial storefront only	May be needed for energy code compliance or for end-user defined requirements
98-903. f.7	All lots 60' and wider, width of the garage limited to 30% of the front façade width.	Change 30% to 40%	Required to accommodate width of garages.
98-903. f.7	Lots smaller than 60' in width must be served by an alley or a pull-through driveway.	Permit 30 lots, 55' width or greater, to use pull-through driveways. Compliance with Section 7 rules for front loaded lots is required.	This allows flexibility for the design of a limited number of lots.

PROPOSED LAND USE INVENTORY

Each category below is a gross area that includes land to be dedicated for public rights-of-way and infrastructure easements. The land area tabulation also includes existing rights-of-way within the boundaries of the proposed MU zoning that may be reconfigured in the final development. It does not include the Lakeside Parkway right-of-way. The acreage is an approximation based on the acreage identified in table 3.2.

STATISTICAL REPORT TABLE

1.1

	Acreage	% of Land
Gross Acreage	49.7	0%
Open Space	12.7	6%
Civic Space	2.7	2%
Commercial only	9.7	6%
Mixed Commercial/Residential	42.7	29%
Condominium Ownership	6.3	4%
Multi-family	6.3	14%
Single Family Lots	6.8	38%
	9.7	100%

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ZONING SUMMARY

1. Change land use designation from PD 39 and AG to MU zoning with exceptions to the MU Ordinance noted in the following table 1.2
2. Approve request for alternative compliance regarding the parks and open space requirements under the amended rules for Mixed Use development as enabled by Ordinance 49-12 .
3. Approve request for alternative compliance of the Tree preservation requirements under the amended rules for MU zoning as enabled by Ordinance 49-12.
4. Approve proposed use of the areas of 12% slope pursuant to the proposed uses delineated in Appendix A.

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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 1

PREFACE TO AMENDED DEVELOPMENT CODE

The Lakeside Development Code was passed by Town Council on November 19 2012 as Ordinance 63-12. Since that time, there have been 4 modifications to the Code:

- Ordinance 12-13 annexing approximately 0.9 acres into the development district;
- Ordinance 14-15 amending signage rules;
- Ordinance 58-15 regarding on-site sales activities on the condominium tower;
- Ordinance 03-17 amending permitted materials.

These amendments are included as appendices to this draft of the development code.

The purpose of this Amended Lakeside Development Code is to annex an additional approximately 9 acres of land (formerly known as the Hines Property) into the development and to update the development regulations for the area within Lakeside DFW known as Lakeside Village encompassing subzones MU-TEN 1, and MU-TEN 2. This amendment also includes some minor modifications to the commercial subzone MU-C3 fronting on Lakeside Village Parkway.

There are no changes to the following subzones.

MU-C(1)
MU-C(2)
MU-C(4)
MU-TMR(1)
MU-TMR(2)
MU-TNG
MU-N

The intent is to maintain a single unified document that governs all of the Lakeside DFW development district to facilitate the Town's enforcement obligations without the need to research a lengthy history of amendments and ordinances.

The rules and regulations pertaining to previously developed areas remain within the body of the document. Language that refers to proposed or intended development activities which have already occurred has been modified or eliminated to avoid confusion regarding the scope of the current proposal before the Town.

Where general rules or standards are modified and apply only to Lakeside Village, then those rules have been added to the subzone regulations in Section and supersede the general rules. For instance, the architectural standards in Section 7 are not being modified, but a new set of architectural standards is added to Subzone MU-TEN in Section 3.

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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 2

~~THE SUBJECT SITE~~
STATISTICAL ANALYSIS OF LAND USE

THE SUBJECT SITE

The subject land is uniquely situated at the intersections of the towns of Flower Mound and Grapevine, at the beginning of Lake Grapevine, and fronting on the main traffic thoroughfare through Flower Mound on FM 2499. These factors, among others, indicate that the 155 acres proposed for MU zoning has remarkable potential for a mixed use project.

We believe that the proposal contained in this Development Code constitutes 'the highest and best use' of the land in all the senses of the phrase. The land has had the opportunity to develop commercially for many years and the market forces have proven that the current zoning is not well suited to produce higher and best use within a reasonable time horizon, if ever.

Because of its location, its geographic features, and the demographics of the region, it has the opportunity to emerge as a significant center for commercial and entertainment activity over the coming years. In order to capitalize on this opportunity, the landowners would need the flexibility to respond to the dynamic market forces and the Town will require the assurance of predictability of what uses will be developed, where, and the location and what the minimum quality of the development will be.

The proposed zoning addresses these concerns in a number of ways. The zoning requires the identification of 'character zones' within the development. These character zones or subzones respond to the conditions at the perimeters and to the inherent properties within the zone. (See Section 3 for a more detailed definition of the proposed character zones.)

Specifically, the Development Code proposes to place a primarily residential area next to the existing residential areas, as requested by the residents of those neighborhoods. However, the proposed residential areas will take advantage of the location and contain public parks with access to the Lake Grapevine trail system.

The residential neighborhoods being created will also act as a transition zone and buffer between the existing residential areas and proposed commercial areas along Lakeside Parkway.

Lakeside Parkway will become a main

thoroughfare offering on-street parking to support potential commercial uses in a main street format lining Lakeside Parkway. This main street profile will connect the proposed commercial center at the intersection of FM2499 and lakeside Parkway with the anticipated entertainment center, called the Village, at the southern tip of the property which is also the southern tip of Flower Mound. The Village has panoramic views of the lake and sits high on the bluff overlooking the water. Minutes from the DFW airport, it is a natural location for hospitality and entertainment uses.

Between the proposed "Main Street" of Lakeside Parkway and the busy thoroughfare of FM 2499, the proposed plan indicates the placement of some urban residential densities separated from all existing neighborhoods. This population brings demand, activity, and intensity to the location without significant impact to the existing neighborhoods.

These three growth areas, the Village entertainment area, the commercial corner at Lakeside & 2499, and the residential population, benefit each other and help the growth of the commercial activity. This will benefit the land to the east with additional growth. The proposed plan could also be incorporated into a larger pattern of commercial growth for the area.

Although this is a general description of the planned uses and strategy for growth and for success, the market forces still determine the outcome of the development. For this reason, the Development Code defines what is fixed and what is flexible and may change in future submittals. The Mixed Use Ordinance defines a Concept Plan in the following way:

A concept plan in the district is not intended to be a detailed proposal; rather, it shall illustrate the general location of land uses, street layout, treatment of transition areas to adjacent uses and any other appropriate information required by decision makers.

The quality of the public spaces and public access to trails and parks is an integral part of the development strategy. The Development Code defines 11 different kinds of public open spaces that will be developed within Lakeside DFW, all open to the public at large, not just to the residents of Lakeside DFW. The Code also contains commitments on the construction of a minimum 8

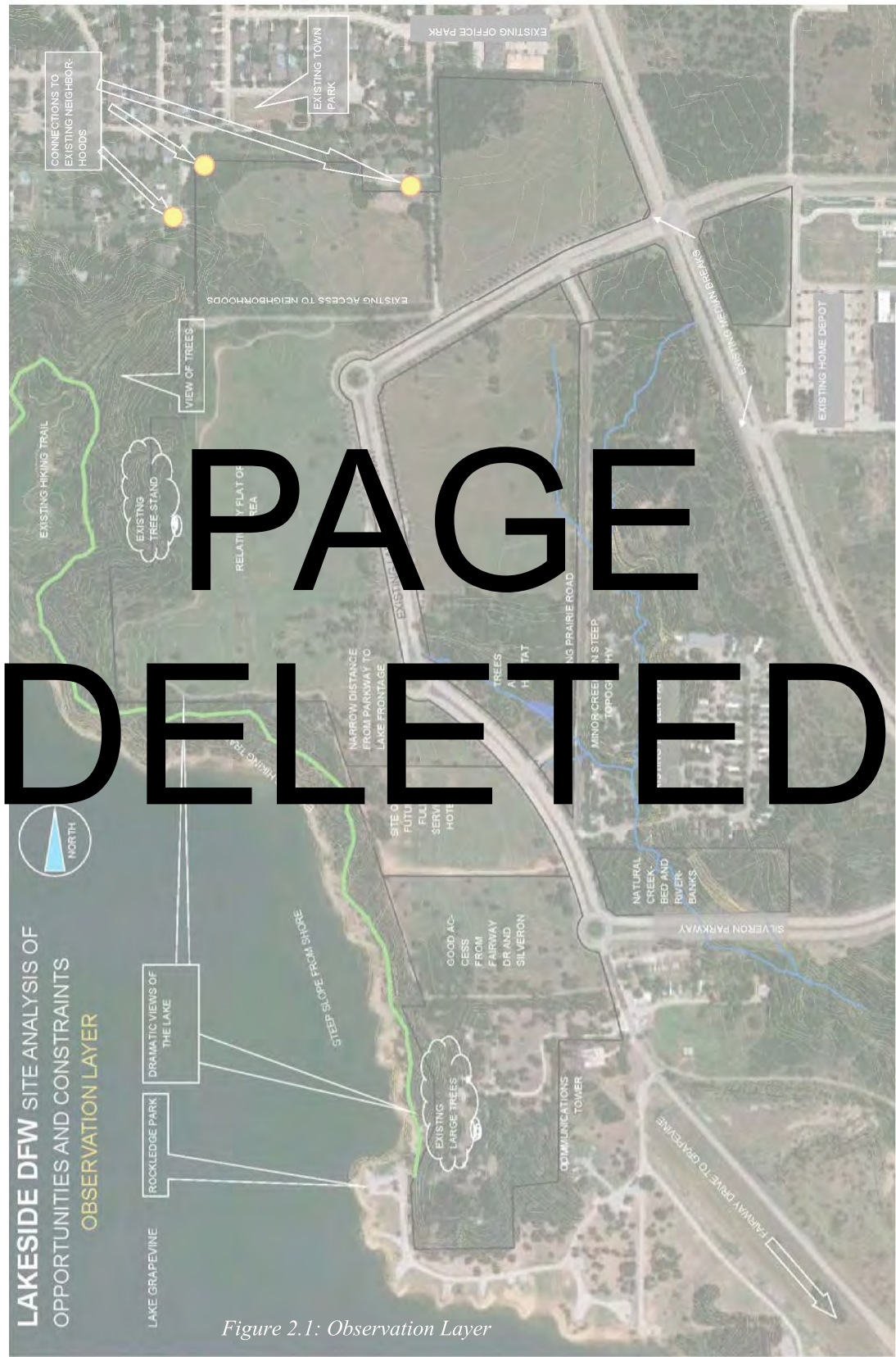
foot-wide trail system throughout the development that connects, with permission from the Army Core of Engineers (ACOE), to the Lake Grapevine trail system.

The quality of the project is further defined by the building and architecture standards in Section 7 of the proposed Development Code. These rules define minimum quality standards for walls, doors, windows, balconies, porches, roofing, articulation, among many other items. Each detail, together with the thousands of other details, determines the overall quality of the development.

“Highest and best use’ may mean many things to many people. In this case, the intended meaning is a comprehensive development approach that provides significant public benefit in the form of accessible and beautiful open spaces, public

places that people want to use, new businesses and restaurants that people want to support, and attractive and long-lasting additions to the tax base. It is the highest possible value creation combined with the highest possible contribution to the quality of life for the Flower Mound community.

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FLOWER MOUND, TEXAS

LAND USE STATISTICAL ANALYSIS

Each category below is a gross development area and is an approximation based on the acreage identified in table 3.2. and other land use regulations within the Code.

TABLE 1.1 STATISTICAL ANALYSIS

	Acres	% of Land
Gross Acreage	155.8	
Open Space	15.6	10%
Commercial only	24.5	16%
Mixed Commercial/Residential	21.6	14%
Multi-family	34.8	22%
Single Family	59.4	38%
	155.8	100%

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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 3

CHARACTER ZONE STANDARDS

SECTION 3: DEFINITION OF CHARACTER ZONES

It is the intention of the Applicant to create a development uniquely appropriate to the site and to preserve the most beneficial aspects of the land while creating and attracting new amenities, services, businesses, and residents to the project.

The proposed development encompasses over 150 acres and covers a variety of land, conditions, access, visibility and value. Because the tract is so large and diverse, we have divided the site into more subzones than the original Mixed Use ordinance had envisioned. The purpose of subzones is to allow each portion of the larger development to respond uniquely to the site and the surrounding conditions.

Despite this division into subzones, the intention of the development is to maintain consistency among the various subzones, the subsequent phases, and the different developers so that the singular character of the place is recognizable as unique.

MU-C (1) is comprised of the frontage along Lakeside Parkway between FM 2499 and the first traffic circle. where all of the mixed-use buildings line the streets. It is the intention of the development to use the profile of the existing parkway to provide on-street parking for the shops, offices and residents lining the street. These building will vary somewhat in height from one to four stories, depending on the location, distribution of parking, and prevailing traffic flows. The upper stories would house apartments, lofts, or offices. The architecture would be consistent with small-town downtowns.

MU-C (2) is comprised of the major natural drainage area. This area will contain the detention/retention areas required by the project and landscaping consistent with the aesthetics of the project.

MU-C (3) plans for a pair of high rise office towers bracketing a ravine and green space. Parking ~~would also~~ **may** need to be structured on this site to meet the demand for an office of that size.

MU-C (4) is comprised of the frontage along Lakeside Parkway between the first and second traffic circles. These buildings are constructed to be consistent with the mixed use buildings, but the occupancy permit residential uses to enliven the streetscape.

MU-N (1) is predominantly higher density residential with significant frontage on a park to the south. A linear greenspace weaves through the center of this zone and the project's hike and bike trail follows that green space.

MU-TNG anticipates a highly walk-able residential community comprised of small blocks, sidewalks with street trees, and several pocket parks, including locations adjacent to the Corps property with views of the lake. The pocket parks could also act as a trailhead to the CORPS property if permitted by the CORPS and would be open and available to the public. The largest lots would be located where the views to the water would be the most advantageous.

~~**MU-TEN (1)** is the south peninsula, with immediate proximity to the lake and Rockledge Park. It is the intention of the development to capture the extraordinary character of the site and create a village that is woven into the landscape and the topography. It would house restaurants with broad porches and views of the lake, public parks, small shops and upper story living within the development. A small amphitheater would fit comfortably into the setting for weddings or gatherings looking for a dramatic setting.~~

~~There is also ample room for a small unique hotel, a B&B or lakefront cottages on the property. Near the existing roadway there is also room for additional retail and office space.~~

~~**MU-TEN (2)** affords spectacular views of Grapevine Lake and the opportunity to take advantage of the location. This is a good location for high rise towers because of the view, the geography of the site, and the proximity to a proposed highrise tower nex door. Parking could be structured under and adjacent to the towers leaving much of the land available to take advantage of the open space, both public and private.~~

MU-TEN is the south peninsula, with close proximity to the Grapevine Lake and Rockledge Park. It is the intention of the development to capture the extraordinary character of the site and create a village that takes advantage of the landscape and the elevated topography. The Village includes restaurants with terraces overlooking the lake, public parks, shops, offices, an hotel and upper story living within the development. A small amphitheater would fit comfortably into the natural setting for weddings or gatherings looking for a dramatic setting.

MU-TMR (1) encompasses the intersection of FM 2499 and Lakeside Parkway as the entrance to the project. It offers and opportunity to provide great retail and commercial space while establishing the entrance to the project with multi-story buildings on the corners. The upper stories of the buildings may house residential or office occupancies. Tucked between these initial buildings are small public plazas. There is also room for a larger retail anchor visible from 2499.

SECTION 3: DEFINITION OF CHARACTER ZONES

MU-TMR (2) is located across FM 2499 from the major entrance to the project, and MU-MR (1). It is appropriate that this site be exclusively commercial, since pedestrian connectivity to the site may slightly longer across the arterial than is comfortable.

There are ample opportunities for making great places among these nine zones. A network of trails ties these zones together through a string of pocket parks and open spaces. Where the trail runs along the western boundary of the property, it is intended to have the character of an elevated trail overlooking the views of the water.

This array of development opportunities allows the development team to initiate development at the most promising areas. The actual sequence of development will follow the dictates of the market.

Each of the subzones contains its own set of development regulations embedded in Table 3.1, the Table of Permitted Uses, in Table 3.2, the table of Development Standards, and in the subzone rules on the following pages.

Administrative Provisions:

Discrepancies: In the case of a discrepancy between this Development Code and the existing Mixed Use Ordinance 62-08, the LDR's, or the SmartGrowth requirements, this Development Code shall govern.

Planning Director: The planning director may approve minor changes or variations to the plan at the time of the Site Plan application, or of Preliminary Platting.

Permitted Changes: The following criteria shall allow the planning Director to approve non-material changes at the time of preliminary plat application or Site Plan application.

1. **Streets:** streets may be realigned up to 200 feet from the location indicated in the regulating plan and or street plan.
2. **Street Profile:** the profile or cross section of the street may be adjusted by adjusting size and location of medians, sidewalks, changing landscaping or furnishings if, in the opinion of

the Planning director, the changes benefit the project and the public interest.

3. **Subzones:** Subzones may be increased or reduced in size provide the final areas remain within 10% of the maximums and minimums identified in table 3.2.
4. **Setbacks:** Setbacks or Build-to-lines may be adjusted up to 20% provided the relationship of the building to the sidewalk is maintained or improved.
5. **Open Space:** Open spaces may be relocated within the development from one subzone to another provided the total open space area is not reduced, the required standards in Table 5.1 and Section 5 apply, and provided the required adjacencies are maintained.

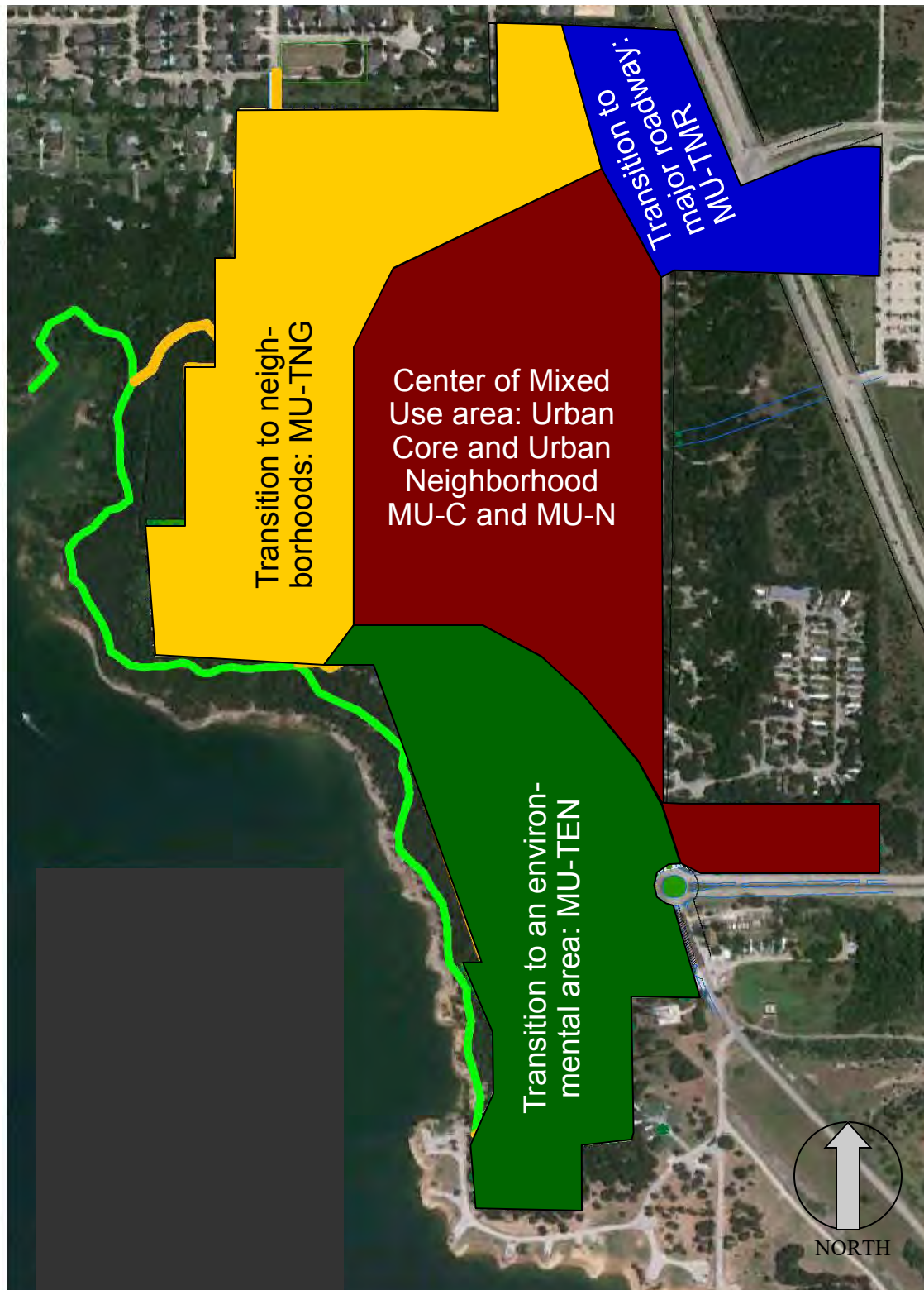
Private Deed Restrictions:

Concurrent with the Plat Application, or earlier, the Applicant will submit to the Town Planning Department a copy of proposed deed restrictions applicable to the development district. Deed restrictions shall conform to the standards established in this Development Code and where a conflict exists between the proposed deed restrictions and this Development Code, then this Development Code shall govern. The deed restrictions will, at a minimum, address the following issues:

1. Establish design guidelines for residential and commercial buildings that conform to and compliment the Mixed Use Ordinance requirements.
2. Establish design guidelines for landscaping and open space that conform to and compliment the Mixed Use Ordinance requirements.
3. Establish a review and approval process for planned improvements
4. Establish, in conjunction with the Town, an appropriately constituted body empowered to facilitate the mercantile and social activity within the public rights-of-way.
5. Establish an association of Property Owners to maintain all common assets and property within the development district.

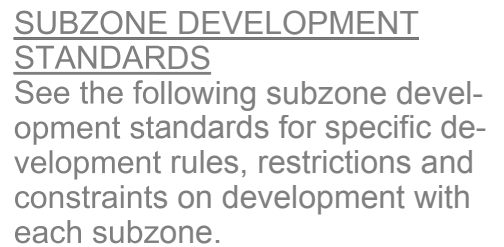
The Town's review of the proposed deed restrictions is limited to assurance that they conform to the performance standards specifically established herein, not to impose new design requirements.

GENERAL RATIONALE OF CHARACTER ZONES



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SECTION 3

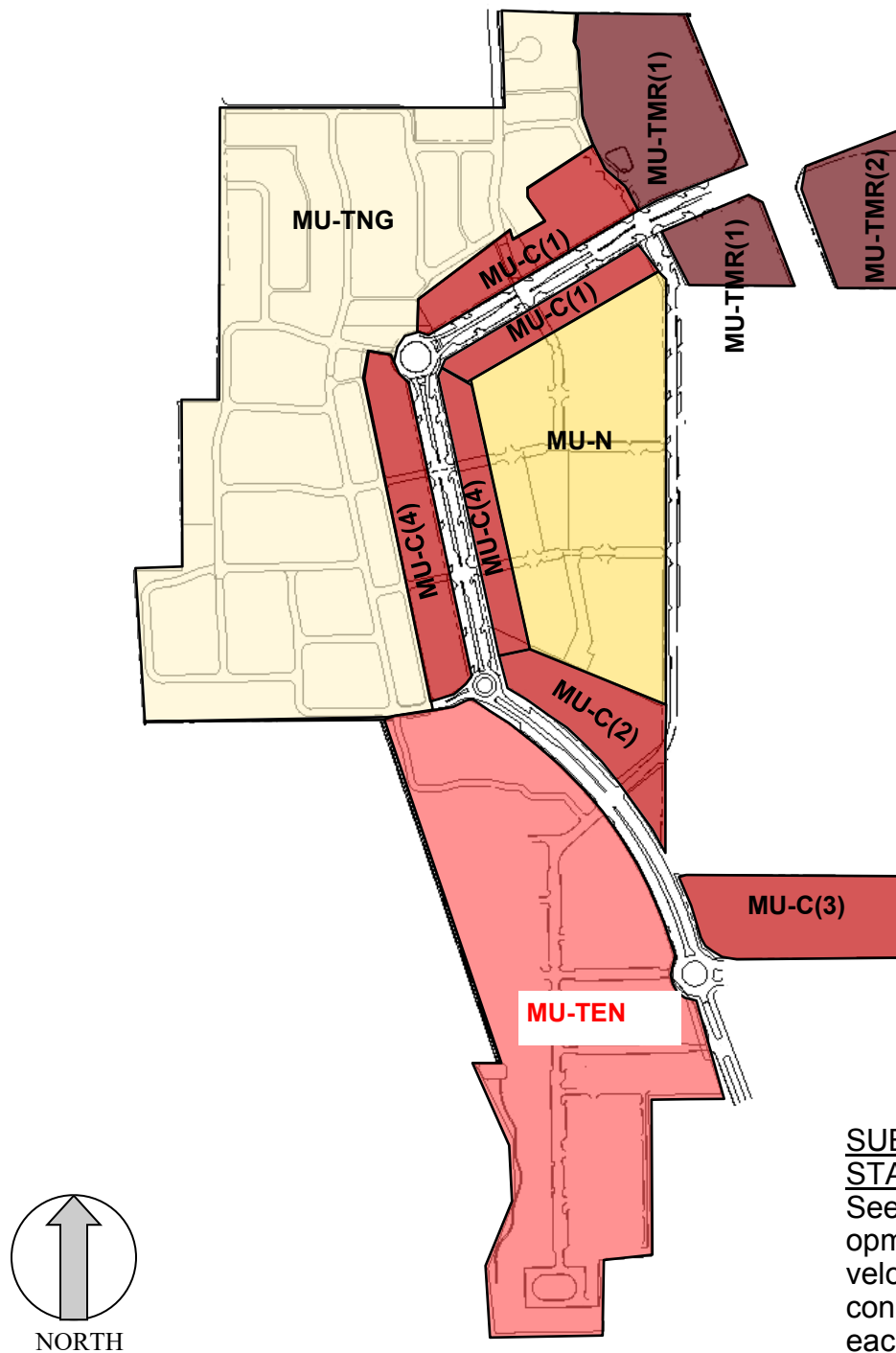


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SECTION 3

CONCEPT PLAN AND REGULATING PLAN



SUBZONE DEVELOPMENT STANDARDS

See the following subzone development standards for specific development rules, restrictions and constraints on development with each subzone.

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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 3

TABLE 3.1: PERMITTED USES

Permitted Land Use categories in Table 3.1 apply to Land Use areas which are listed in Table 3.2 with associated maximum values for residential units and commercial square footage. The areas for each subzone is not an engineered boundary and is approximate so that each zone has flexibility in establishing the final boundary during the site plan and platting process. The allowable minimum and maximum areas for each Subzone is listed in Table 3.2.

Table 3.1: PERMITTED USE TABLE						Use Status				
Land Use Category	MU- C1	MU- C2	MU- C3	MU- C4	MU- N	MU-T (Transition)				
						NG	EN1	EN2	MR1	MR2
Commercial Uses (Office, Retail, and Service Uses)										
Retail sales or service (includes from this category are retail sales and services establishments geared towards the automobile including gasoline service stations.)	P	P	P	P	P	NP	P	P	P	P
Retail sales or service including establishments geared towards the automobile including gas stations)	NP	NP	NP	NP	NP	NP	NP	NP	P/C	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.		P	P	P	P	NP	P	P	P	P
Offices for business, professional, or technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P	NP	P	P	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P	P	P	P	NP	P	P	P	P
Accessory residential uses such as leasing office, fitness center.	P	P	NP	P	P	NP	P	P	P	NP
Residential Uses										
Home occupations	NA	NA	NA	NA	NA	A	NA	NA	NA	NA
Live/work units	P/C	P/C	P/C	P/C	P	P/C	P	P	NP	NP
Residential lofts (Upper Floor Residential)	P	P/C	P/C	P	P	NP	P	P	P	NP
Apartments/condos (Including Ground Floor Residential) NOTE 1	NP	NP	NP	P	P	NP	P	P	NP	NP
Single-family residential attached dwelling unit (Townhomes) NOTE 1	NP	NP	NP	NP	P	P	P/C	P/C	NP	NP
Single-family residential detached dwelling unit	NP	NP	NP	NP	P/C	P	P/C	P/C	NP	NP
Arts, Entertainment, and Recreation Uses										
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P/C	NP	P	P	P	P
Games arcade establishments	P	P	P	P	NP	NP	P/C	P/C	P	P
Theater, cinema, dance, or music establishment	P	P	P	P	NP	NP	P	P/C	P	P
Museums and other special purpose recreational institutions	P	P	P	P	NP	NP	P	P/C	P	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds	P	P	P	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)	P	P	P	P	P/C	NP	P	P	P	P

2 COLUMNS DELETED: MU-TEN1 & MU-TEN2
1 COLUMN ADDED: MU-TEN

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Table 3.1: PERMITTED USE TABLE cont'd		Use Status									
Land Use Category		MU- C1	MU- C2	MU- C3	MU- C4	MU-N	MU-T (Transition)				
							NG	EN1	EN2	MR1	MR2
Educational, Public Administration, Health Care and Other Institutional Uses											
Business associations and professional membership organizations		P	P	P	P	NP	NP	P	P/C	P	P
Child day care and preschools		P	P	P	P	P/C	NP	P/C	P/C	P	P
Schools, libraries, and community halls		P	P	P	P	P/C	NP	P	P	P	P
Universities and colleges		P/C	P/C	P/C	P/C	NP	NP	P/C	P/C	P	P
Hospitals		P	P	P	P	NP	NP	NP	NP	P	P
Civic uses		P	P	P	P	P/C	NP	P	P	P	P
Social and fraternal organizations		P	P	P	P	P/C	NP	P	P	P	P
Public safety facilities			P	P	P	P/C	NP	P	P	P	P
Religious institutions		P	P	P	P	P/C	NP	P	P	P	P
Other Uses											
Model homes, attached and detached, for sales and promotion**			P/C	P/C	P/C	P	P	P/C	P/C	P/C	P/C
Full-service hotels		P	P	P	P	NP	NP	P	P	P	P
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces		SUP	SUP	SUP	SUP	NP	NP	SUP	SUP	SUP	SUP
Outdoor vendor sales			P	P	P	NP	NP	P	P	NP	NP
Parking, surface			P	P	P		A	P	P	P	P
Parking, structured		P	P	P	P	NP	NP	P	P	P	P
Sales from kiosks			P	P	P	NP	NP	P/C	P/C	P/C	P/C
Any permitted use with a drive through facility		P	NP	NP	NP	NP	NP	NP	NP	P	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)		SUP	SUP	SUP	SUP	NP	NP	NP	NP	P	P
Information centers			P	P	P	P	NP	P	P	P	P

P=Permitted
P/C=Permitted only where identified in the subzone rules
NP=Not Permitted
SUP=Permitted with a Specific Use Permit
A=Permitted as an accessory use
NA=Not applicable

NOTE 1:

Added clarifications of definitions in the MU Ordinance :

Apartments are residential units that may occupy any floor of a building including the ground floor.

Lofts are residential unit, that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2

Ground floor residential in subzones MU-TEN(1) and MU-TEN(2) is limited to 50% of the ground floor in any individual building.

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TABLE 3.1: PERMITTED USES

Permitted Land Use categories in Table 3.1 relate to Land Use areas which are listed in Table 3.2 with associated maximum values for residential units and commercial square footage. The areas for each subzone is not an engineered boundary and is approximate so that each zone has flexibility in establishing the final boundary during the site plan and platting process. The allowable minimum and maximum areas for each Subzone is listed in Table 3.2.

Land Use Category	Use Status								
	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Commercial Uses (Office, Retail, and Service Uses)									
Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)	P	P	P	P	P/C	NP	P	P	P
Retail sales or service including establishments geared towards the automobile (including gas stations)	NP	NP	NP	NP	NP	NP	NP	P/C	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	P	P	P	P	P/C	NP	P	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P/C	NP	P	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P	P	P	P/C	NP	P	P	P
Accessory residential uses such as leasing office or fitness center	P	P	NP	P	P	NP	P	P	NP
Residential Uses									
Home occupations	NA	NA	NA	NA	A	A	NA A	NA	NA
Live/work units	P/C	P/C	P/C	P/C	P	P/C	P	NP	NP
Residential lofts (Upper Floor Residential) NOTE 1	P	P/C	P/C	P	P	NP	P	P	NP
Apartments/condos (Including Ground Floor Residential) NOTE 1	NP	NP	NP	P	P	NP	P NOTE2	NP	NP
Single-family residential attached dwelling unit (Townhomes) NOTE 1	NP	NP	NP	NP	P	P	P/C P	NP	NP
Single-family residential detached dwelling unit	NP	NP	NP	NP	P/C	P	P/C P	NP	NP

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2: Ground Floor residential in Subzone MU-TEN1 and MU-TEN2 occupancy in Subzone MU-TEN is limited to 50% of the ground floor in any individual building.

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Table 3.1: PERMITTED USE TABLE		Use Status								
Land Use Category		MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Arts, Entertainment, and Recreation Uses										
Fitness, recreational sports, gym, or athletic club		P	P	P	P	P/C	NP	P	P	P
Games arcade establishments		P	P	P	P	NP	NP	P/C	P	P
Theater, cinema, dance, or music establishment		P	P	P	P	NP	NP	P	P	P
Museums and other special purpose recreational institutions		P	P	P	P	NP	NP	P	P	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds		P	P	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)		P	P	P	P	P/C	NP	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses										
Business associations and professional organizations		P	P	P	P	NP	NP	P	P	P
Child day care and preschools		P	P	P	P	P/C	NP	P/C	P	P
Schools, libraries, and community halls		P	P	P	P	P/C	NP	P	P	P
Universities and colleges		P/C	P/C	P/C	P/C	NP	NP	P/C	P	P
Hospitals		P	P	P	P	NP	NP	NP	P	P
Civic uses		P	P	P	P	P/C	NP	P	P	P
Social and fraternal organizations		P	P	P	P	P/C	NP	P	P	P
Public safety facilities		P	P	P	P	P/C	NP	P	P	P
Religious institutions		P	P	P	P	P/C	NP	P	P	P

P = Permitted use
P/C = Permitted only where identified in subzone rules
NP = Use Not Permitted
SUP = Permitted with a Special Use Permit
A = Permitted as an accessory use
NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2: Ground Floor residential in Subzone MU-TEN1 and MU-TEN2 occupancy in Subzone MU-TEN is limited to 50% of the ground floor in any individual building.

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Table 3.1: PERMITTED USE TABLE	Use Status								
Land Use Category	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Other Uses									
Model homes, attached and detached, for sales and promotion	P/C	P/C	P/C	P/C	P	P	P/C P	P/C	P/C
Full-service Hotels	P	P	P	P	NP	NP	P	P	P
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces	SUP	SUP	SUP	SUP	NP	NP	SUP P	SUP	SUP
Outdoor vendor sales	P	P	P	P	NP	NP	P	NP	NP
Parking, surface	P	P	P	P	P	A	P	P	P
Parking, structured	P	P	P	P	P	NP	P	P	P
Sales from kiosks	P	P	P	P	NP	NP	P/C P	P/C	P/C
Any permitted use with a drive through facility	NP	NP	P	NP	NP	NP	NP	P	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)	SUP	SUP	SUP P	SUP	NP	NP	NP P	P	P
Information centers	P	P	P	P	P	NP	P	P	P

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2: Ground Floor residential in Subzone MU-TEN1 and MU-TEN2 occupancy in Subzone MU-TEN is limited to 50% of the ground floor in any individual building.

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE										
SECTION 3: Character Zones										
	MU-C(1)	MU-C(2)	MU-C(3)	MU-C(4)	MU-TEN	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TNR (1)	MU-TNR (2)
Area: Concept Plan	7.2	4.8	5.7	8.1	26.2	26.2	4.3	56.8	11.5	4.5
Minimum Area	7	4	5	8	26	26	4	35	11	4
Maximum Area	12	6	6	12	27	27	5	59	17	5
Minimum Residential Area	276	0	0	358	175	175	360	248	48	0
Maximum Residential Area	180,000	8,400	240,000	180,000	8,000	150,000	20,000	-	85,000	34,000
SEE SECTION 3: CHARACTER ZONE STANDARDS FOR ADDITIONAL INFORMATION ON SITE DEVELOPMENT STANDARDS										
Lot and Block Standards	Regular	NA	NA	Regular	Regular	Regular	NA	Regular	Regular	NA
Block Type (Note 4)	Regular	NA	NA	Regular	Regular	Regular	NA	Regular	Regular	NA
Block Face Dimensions	100'	100'	100'	200'	200'	200'	200'	200'	200'	NA
Maximum (Note 5)	100'	NA	750	600'	1200'	1200'	600'	750	600'	NA
Lot Dimensions	100 SF	NA	100 SF	2000 SF	2400 SF	2400 SF	NA	2400 SF	2000 SF	1 BLOCK
Minimum Lot Area	20'	NA	100'	20'	30'	30'	NA	30'	20'	NA
Minimum Lot Depth	80'	NA	100'	80'	80'	80'	NA	80'	80'	NA
Maximum Lot Coverage	100%	NA	90%	100%	85%	85%	50%	90%	100%	90%
SECTION 4: Thoroughfare Standards										
Design Speed	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph
Street Types Allowed	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD
MU Commercial	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street
MU Local 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1
MU Local 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2
MU Local 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3
MU Commercial / Residential	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley
MU Residential Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1
MU Residential Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2
Turning Radii (Note 2)	15', 25'	15', 25'	15', 25'	15', 25'	15', 25', 25'	15', 25', 25'	15', 25'	15', 25'	15', 25'	15', 25'
Alleys	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential
Streetscape Standards	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential
Sidewalks, Tree Wells, Walkways	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards
Minimum Width	18'	12'	18'	18'	18'	18'	12'	12'	18'	18'
Parkway/Planter	4.5' min	NA	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min
Tree Well	4.5' min	NA	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min

2 COLUMNS DELETED: MU-TEN 1 & MU-TEN 2
1 COLUMN ADDED: MU-TEN

REPLACED

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TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C(1)	MU-C(2)	MU-C(3)	MU-C(4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TMG	MU-TMR (1)	MU-TMR (2)
Street Trees (Max Spacing (Note 6))	40'	NA	40'	40'	40'	40'	40'	40' Note 10	40'	40'
Species	Matched	NA	Matched	Matched	Matched	Matched	Matched	Matched	Matched	Matched
					Oak, Elm, Maple, Redwood, Ash, Gingko, Texas Palm, Chestnut					
SECTION 5: Open Space Standards										
Open Space (Note 3)										
Civic Space (Note 3)										
SECTION 6: Parking Standards										
Parallel	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Angled	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	No	Permitted	Permitted
Parking Lane Width	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'
Parallel	8'	18'	18'	18'	18'	18'	18'	NA	18'	18'
Angled										
Street Parking										
Mandatory cross-access easement required	no	no	no	yes	no	yes	no	no	yes	yes
Min Parking Stall	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'
Drive Aisle width	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'	9' x 18'
Maximum Street Frontage per block face	25% of Frontage on Type A streets and 50% of Frontage on Type B streets. No parking on block corners									
Off Street Loading	Shall comply with Section 82-83 of the Town LDR									
Screening	Shall comply with Division 3 Article 1 of the Town LDR									
Landscaping	Shall comply with Division 2 Article V of the Town LDR									
	Shall comply with Section 82-27.5 of the Town LDR									
SECTION 7: BUILDING STANDARDS										
Building Standards										
Ground Floor Requirements	Required	Required	Required	Required	Required	Required	Required	Prohibited	Required	Required
Shall comply with Section 7	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Occupancy on ground floor	NOTE 7	0	1 Story	NOTE 7	1 Story	1 Story	1 Story	1 Story	NOTE 7	1 Story
Minimum Height	4 Stories	1 story	25 Stories	4 Stories	25 Stories	18 Stories	18 Stories	3 Stories	4 Stories	4 Stories
Maximum Height										
Setbacks	0'	0'	0'	0'	0'	0'	0'	See Section 3	0'	0'
Front - Min	5' Note 8	5' Note 8	NOTE 9	5' Note 8	25'	15'	15'	See Section 3	NOTE 9	NOTE 9
Front - Max	0'	10'	0'	0'	0'	0'	0'	See Section 3	0'	0'
Side	0'	10'	0'	0'	0'	0'	0'	match adj	0'	0'
End/Corner	0'	10'	0'	0'	0'	0'	0'		0'	0'

2 COLUMNS DELETED: MU-TEN 1 & MU-TEN 2
1 COLUMN ADDED: MU-TEN

REPLACED PAGE

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C(1)	MU-C(2)	MU-C(3)	MU-C(4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Building Orientation	5' to Street	10' to Street	5' to Street	5' to Street	to Street	5' to Lake & St	0' to Lake	5' (Note 1) to Street	5' to Street	5' to Street
Accessory Building										

- Note 1: Setback from the ACU property line shall be 0' (zero feet).
- Note 2: Turning radius shall be the smallest radius approved by the Public Works Department.
- Note 3: Civic/Open spaces are assumed to be dedicated to a Property Owners' Association unless the owner requests Ownership.
- Note 4: "Regular" as used in the MU Code, implies a form as rectangular as practical under existing topographical constraints.
- Note 5: The maximum block dimension shall be measured as the continuous lot frontage, unintended by streets or public open space.
- Note 6: Matched Plots means that the side of the street are matched on either side of the street, symmetrical & same species.
- Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.
- Note 8: Building front facade may extend 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.
- Note 9: The max Setback from Lakeside Parkway (twist of FM 2499) must comply with MU-C(1) for front buildings.
- Note 10: See Section 7 for standards for lot setbacks for the sub-zoned lots

TABLE 3.3: ZONUS HEIGHT PROVISIONS			
MU	ORDINANCE REQUIREMENT	MU-C(1)	MU-TEN(1)
BASE HEIGHT BY ZONING (IN STORIES)		5	5
PROPOSED HEIGHT		25	18
MAXIMUM RESIDENTIAL UNIT		175	360
MAXIMUM COMMERCIAL SF		150000	20000
1200' FROM PLATTED SUBDIVISION		YES	YES
3% INCREASE IN OPEN SPACE	YES, SEE OPEN SPACE TABLE 5.1		
12' BUILDING SETBACK AT 6TH STORY		YES	YES
MAX 50% GROUND FLOOR AS RESIDENTIAL		YES	YES
VISUAL IMPACT ON ADJACENT NEIGHBORHOODS	SEE GRAPHICS IN SUBZONE STANDARDS		
IMPACT OF SITE SPECIFIC CONDITIONS	TO BE SPECIFIED AT SITE PLAN		
APPROPRIATE ARCHITECTURAL DESIGN	TO BE SPECIFIED AT SITE PLAN		
TRANSITIONS TO ADJACENT NEIGHBORHOODS	TO BE SPECIFIED AT SITE PLAN		
OPEN SPACE CRITERIA	SEE PARK AND OPEN SPACE PLAN/ SUBZONE STANDARDS		

See Section 7, Figure 7.xxx on Building standards for buildings exceeding 4 stories.

2 COLUMNS DELETED: MU-TEN 1 & MU-TEN 2
1 COLUMN ADDED: MU-TEN

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TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
SECTION 3: Character Zones									
Area: Concept Plan (acres)	7.2	4.8	5.7	8.1	20.5	57.7	38.5	11.5	4.5
Minimum Area	7	4	5	8	20	35	38.5	11	4
Maximum Area	12	6	6	12	23	59	38.5	17	5
Maximum Residential Units	276	0	0	358	735	258	929*	48	0
Maximum Commercial SF x 1000	180	8.4	125	180	8	0	270	85	34
Estimated Hotel Rooms			135				175		

*929 RU'S INCLUDES THE 54 RU'S IN LAKESIDE TOWER

Lot and Block Standards

SEE SECTION 3: CHARACTER ZONE STANDARDS FOR ADDITIONAL INFORMATION ON SITE DEVELOPMENT STANDARDS

Block Type (Note 4)	Regular	NA	NA	Regular	Regular	Regular	Regular	Regular	NA
Block Face Dimensions									
Minimum	200'	NA	200'	200'	200'	200'	200' 170'	200'	NA
Maximum (Note 5)	600'	NA	750	600'	600'	750	1200'	600'	NA
Lot Dimensions									
Minimum Lot Area	2000 SF	NA	2000 SF	2000 SF	10000 SF	2400 SF	2400 SF	2000 SF	1 BLOCK
Minimum Lot Width	20'	NA	100'	20'	100'	30'	30'	20'	NA
Minimum Lot Depth	80'	NA	100'	80'	100'	80'	80'	80'	NA
Maximum Lot Coverage	100%	NA	90%	100%	100%	90%	85% 100%	100%	90%

SECTION 4: Street Standards

SEE SECTION 4: THOROUGHFARE STANDARDS FOR TYPICAL STREET SECTIONS

Design Speed	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph
Street Types Allowed									
MU BLVD	YES		YES	YES	YES		NA	YES	
MU Commercial	YES	YES	YES	YES	YES		YES	YES	
MU Street 2							YES		
MU Local 1	YES	YES	YES	YES	YES	YES	YES	YES	
MU Local 2	YES	YES	YES	YES	YES	YES	YES	YES	
MU Local 3		YES			YES	YES	YES		
MU Commercial Alley	YES	YES	YES	YES	YES		YES	YES	YES
MU Residential Alley 1					YES	YES	YES		
MU Residential Alley 2					YES	YES	YES		
Turning Radii (Note 2)	15', 25'	15', 25'	15', 25'	15', 25'	10', 15', 25'	5', 10', 15'	5', 10', 15', 25'	15', 25'	15', 25'

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TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Alleys									
Commercial Minimum Width	20'	20'	20'	20'	20'	NA	20'	20'	20'
Residential Minimum Width	NA	NA	NA	NA	NA	12'	12'	NA	NA
Commercial Fire Lane							26'		
Streetscape Standards									
Sidewalks, Trails, Walkways									
Minimum Width	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards								
Maximum Width	18'	12'	18'	18'	12'	12'	18'	18'	18'
Parkway /Planter									
Continuous - Min width	4.5'	NA	6'	4.5'	6'	6'	4.5	4.5'	4.5'
Tree Well - Min width	4.5'	NA	4.5'	4.5'	4.5'	4.5'	4.5	4.5'	4.5'
Street Trees									
Maximum Spacing	40'	NA	40'	40'	40'	40' Note 10	40'	40'	40'
Preferred Pattern (Note 6)	Matched	NA	Matched	Matched	Matched	Matched	Matched	Matched	Matched
Species	Tree species to be selected from the list of Town approved tree species								

SECTION 5: Open/Civic Space Standards

Open Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS
Civic Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS

SECTION 6: Parking Standards

On-street Parking (Excluding alleys)									
Parallel	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Angled	Permitted	Permitted	Permitted	Permitted	Permitted	No	Permitted	Permitted	Permitted
Parking Lane Width									
Parallel	8	8	8	8	8	8	8	8	8
Angled	18	18	18	18	18	NA	18	18	18

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TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Off-Street Parking									
Mandatory cross-access easement required	yes	no	no	yes	no	no	yes	yes	yes
Min Parking Stall	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18
Drive Aisle width	See Parking Standards, Section 6								
Maximum Street Frontage per block face	25% of Frontage on Type A streets and 50% of Frontage on Type B streets. No parking lots at block corners								
Off Street Loading	Shall comply with Section 82-83 of the Town LDR								
Screening	Shall comply with Division 3 Article V of the Town LDR Land Development Regulations, and Section 5 herein.								
Landscaping	Shall comply with Division 2 Article V of the Town LDR								
Lighting	Shall comply with Section 82-275 of the Town LDR								

SECTION 7: Building Standards

Ground Floor Requirements

Built to commercial standards: See Section 7	Req'd	Req'd	Req'd	Req'd	Not Req'd	Prohibited	NOTE 11	Required	Required
Residential occupancy on ground floor	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted	NOTE 12	Prohibited	Prohibited
Building Height									
Minimum Height	NOTE 7	0	1 Story	NOTE 7	1 Story	1 Story	NOTE 14	NOTE 7	1 Story
Maximum Height	4 Stories	1 story	25 Stories	4 Stories	4 Stories	3 Stories	25 Stories	4 Stories	4 Stories
Set Backs									
Front - Min	0'	0'	0'	0'	0'	See Section 3	0'	0'	0'
Front - Max	5' NOTE 8	5' NOTE 8	NOTE 9	5' NOTE 8	15'	See Section	25' NOTE	NOTE 9	NOTE 9
Side	0'	10'	0'	0'	0'	See Section 3	0'	0'	0'
Side/Corner	0'	10'	0'	0'	0'	match adj	0'	0'	0'
Rear	5'	10'	5'	5'	5'	5' (Note1)	0'	5'	5'

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TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Building Orientation	to Street		to Street	to Street	to Street	to Street	to Lake & Street	to Street	to Street
Accessory Buildings									

Note 1: Setback from the ACOE property shall be 0' (zero feet).

Note 2: Turning radii shall be the smallest radius approved by the Public Works Department

Note 3: Civic/Open Spaces are assumed to be dedicated to a Property Owners' Association unless the Town requests Ownership.

Note 4: "Regular" as used in the MU Ordinance, implies a form as rectangular as practical within existing geographical constraints

Note 5: The maximum block dimension shall be measured as the continuous lot frontage, uninterrupted by streets or public open space.

Note 6: Matched Pattern for tree spacing means that the trees on one side of the street are matched on the other side of the street, symmetrical & same species.

Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.

Note 8: Building front façade may exceed 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.

Note 9: The max Setback from FM 2499 or Silveron is not limited by this Code. Setbacks from Lakeside Parkway (west of FM 2499) must comply with MU-C(1) for front buildings.

Note 10: See Section 7 for street tree planting requirements for front-loaded lots

Note 11: Areas required to be built to commercial standards are identified in the Subzone standards

Note 12: Areas permitting residential occupancy on the ground floor are identified in the Subzone Standards.

Note 13: Restaurants and hotels may exceed the maximum 25' front setback. See Table 3.1.3 for front setback for single family detached lots.

Note 14: The minimum building height for commercial occupancy is one story. Except as exempted below, the minimum height for buildings that include apartments/condos is 5 habitable stories. Buildings exempt from the 5 story minimum include residential units used to screen parking structures, the townhomes referenced in Note 3 Figure 3.3, and buildings of 3 or fewer stories with commercial occupancy on the ground floor.

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TABLE 3.3 BONUS HEIGHT PROVISIONS

MU ORDINANCE REQUIREMENT	MU-C(3)	MU-TEN(1)	MU-TEN(2)
BASE HEIGHT BY ORDINANCE (IN STORIES)	5	5	5
PROPOSED HEIGHT	25	25	18
MAXIMUM RESIDENTIAL UNITS	0	175	360
MAXIMUM COMMERCIAL SF	240000	150000	20000
1200' FROM PLATTED SUBDIVISION	YES	YES	YES
3% INCREASE IN OPEN SPACE	YES, SEE OPEN SPACE TABLE 5.1		
12' BUILDING SETBACK AT 6TH STORY	YES	YES	YES
MAX 50% GROUND FLOOR AS RESIDENTIAL	NO	YES	YES
VISUAL IMPACTS ON ADJACENT NEIGHBORHOODS	SEE GRAPHICS IN SUBZONE STANDARDS		
IMPACT OF SITE SPECIFIC CONDITIONS	TO BE SPECIFIED AT SITE PLAN		
APPROPRIATE ARCHITECTURAL DESIGN	TO BE SPECIFIED AT SITE PLAN		
TRANSITIONS TO ADJACENT NEIGHBORHOODS	TO BE SPECIFIED AT SITE PLAN		
OPEN SPACE AMENITIES	SEE PARK AND OPEN SPACE PLAN/ SUB-ZONE STANDARDS		

TABLE 3.3 BONUS HEIGHT PROVISIONS

SUBZONES MU-C(3) & MU-TEN	
BUILDING HEIGHTS	The MU Ordinance allows taller building heights based upon compliance with a set of criteria. The Bonus Height was established and adopted with the passage of the Lakeside DFW Development Code in 2012, and allowed buildings up to 25 stories in height, based on that criteria. The criteria has not changed with the exception of the modification as described below.
MODIFICATION	The criteria requires a “step-back” of 12’ from the front building façade for all stories above the 5th floor. This provision was intended to alleviate the potential for the “canyon” appearance of tall buildings lining a pedestrian-oriented, human-scaled streetscape. Since the proposed buildings are generally oriented with the shortest façade fronting the street, the facades constitute a small portion of the Sunset Boulevard streetscape, so the pedestrian experience will not be crowded with imposing facades lining the street.
OTHER CRITERIA	The additional criteria, including increased open space, distance to adjacent neighborhoods, integration of buildings and open spaces, remain in place.

SUBZONE STANDARDS

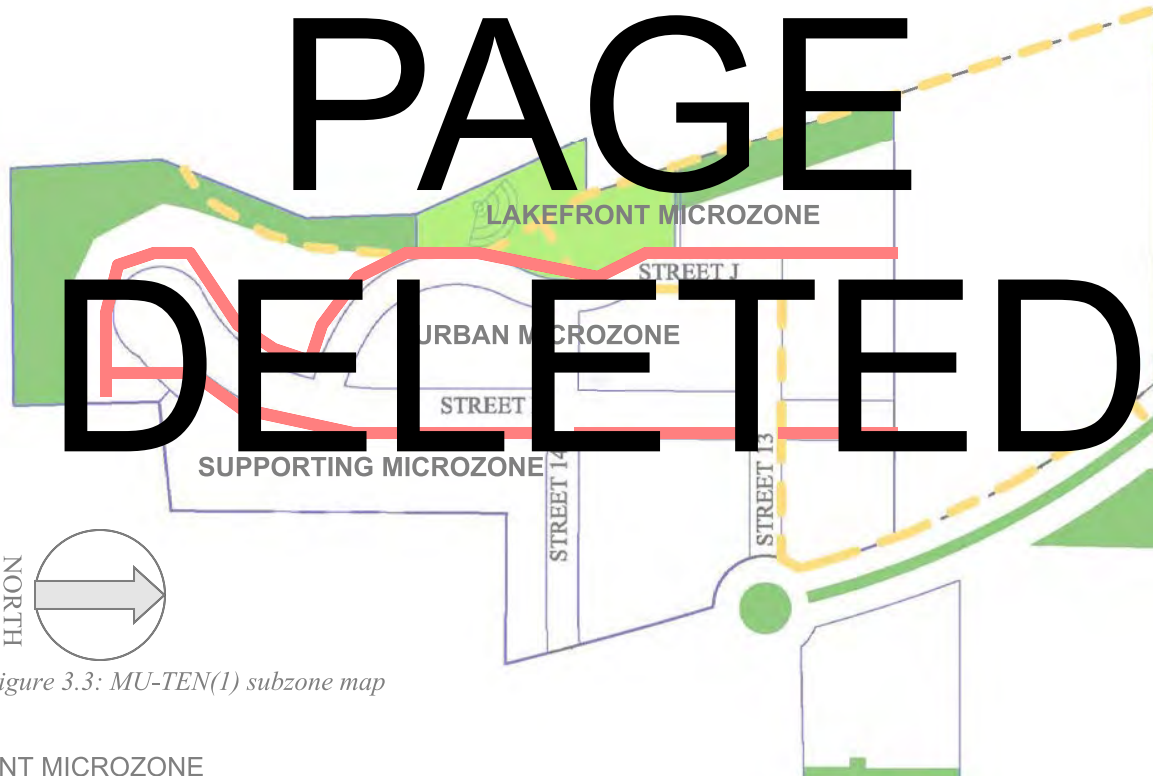
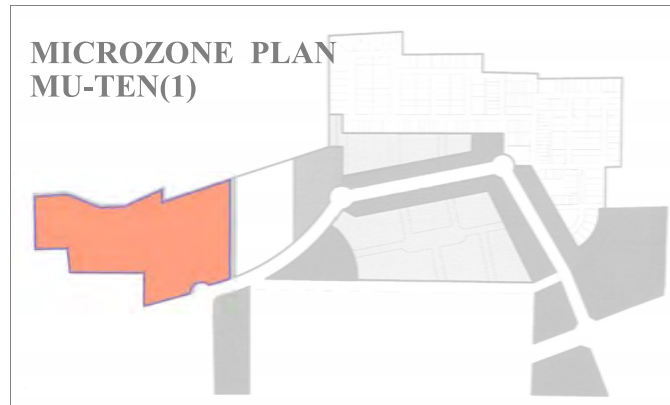


Figure 3.3: MU-TEN(1) subzone map

LAKEFRONT MICROZONE

1. Defined by the west property boundary, the north property boundary, westernmost street ROW boundary, and south property boundary.
2. Must contain approximately 2.5 acres devoted to an Amphitheater Open Space.
3. Must contain at least 2.5 acres of General Open Space
4. No public streets are permitted within the Lakefront Microzone.
5. Parking is prohibited within the Lakefront Microzone.
6. Minimum width of the Lakefront Microzone is 50'
7. See table 5.1 for minimum trail and park requirements.

URBAN MICROZONE

1. Defined by the westernmost street ROW boundary, the north property boundary, and the easternmost street ROW boundary of Street I.
2. Must contain a minimum 800' of a commercial street type complying with street type MU-Commercial or MU-Local 1 with on-street parking.

Parking is not permitted between buildings within 40'

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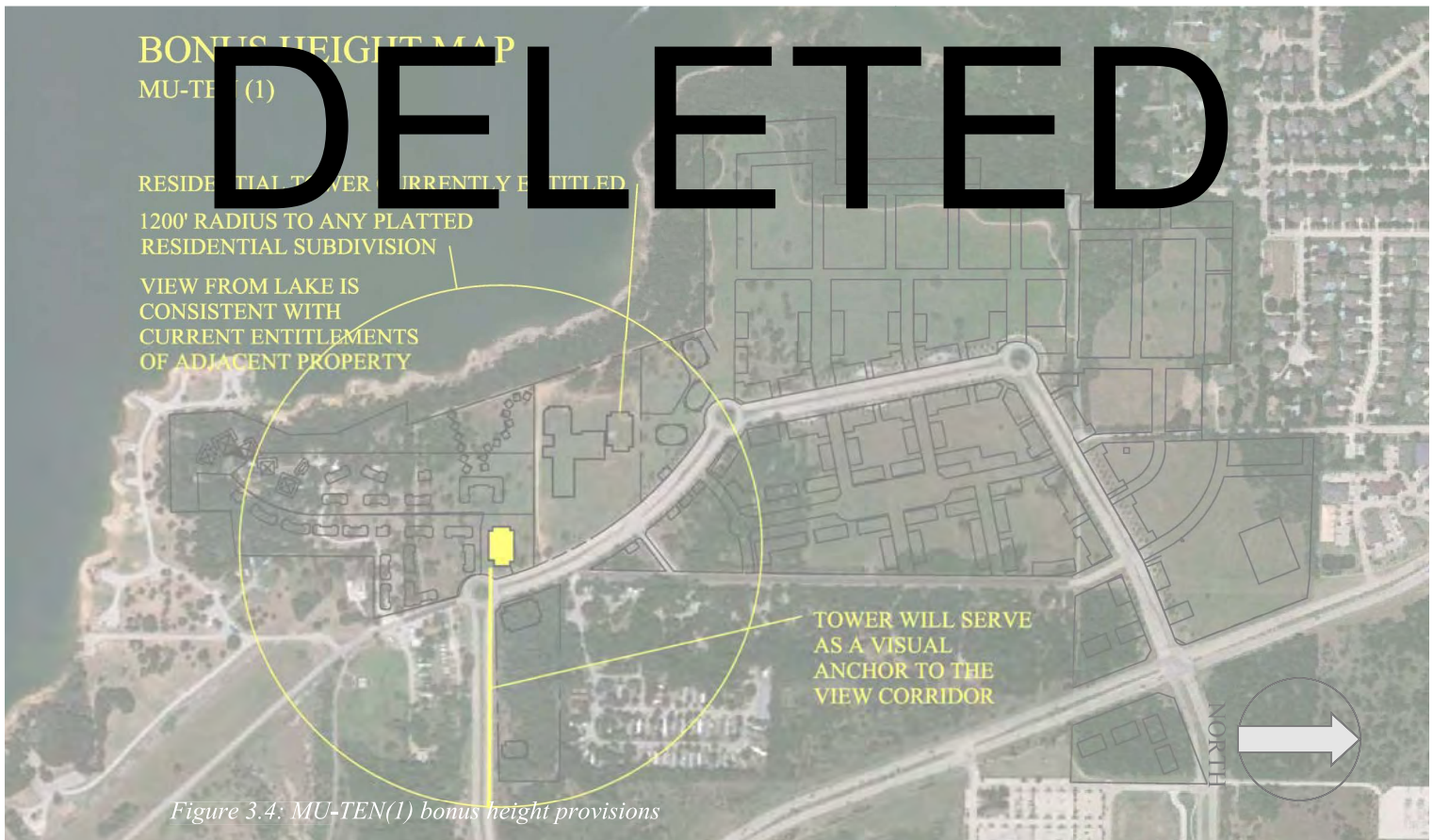
SUBZONE STANDARDS

1. of the street ROW. Parking behind buildings is permitted.
2. Access drives to parking lots behind buildings shall be spaced not more closely than 200' apart nor more sparsely than 600' apart.
3. Buildings must comply with Building standards in Section 7 for buildings built to commercial standards.
4. Buildings Exceeding 4 stories in height Must build the ground floor to commercial standards in compliance with the Bonus height provisions in Section 7 of this Development Code.
5. The residential occupancy on the ground floor of any building must not exceed 50% of the ground floor.
2. Must not contain more than 13 acres of area.
3. May contain dedicated streets, street easements, and drive aisles as needed to support the required parking.
4. Buildings must comply with Building standards in Section 7 for buildings built to commercial standards.
5. Parking structures are permitted within this microzone provided the ground floor of the structure is screened by landscaping from Lakeside Parkway, and does not occupy more than 130' of frontage on Street I. Parked cars on all floors of the parking structure shall be screened with masonry walls to minimum height of 42 inches.

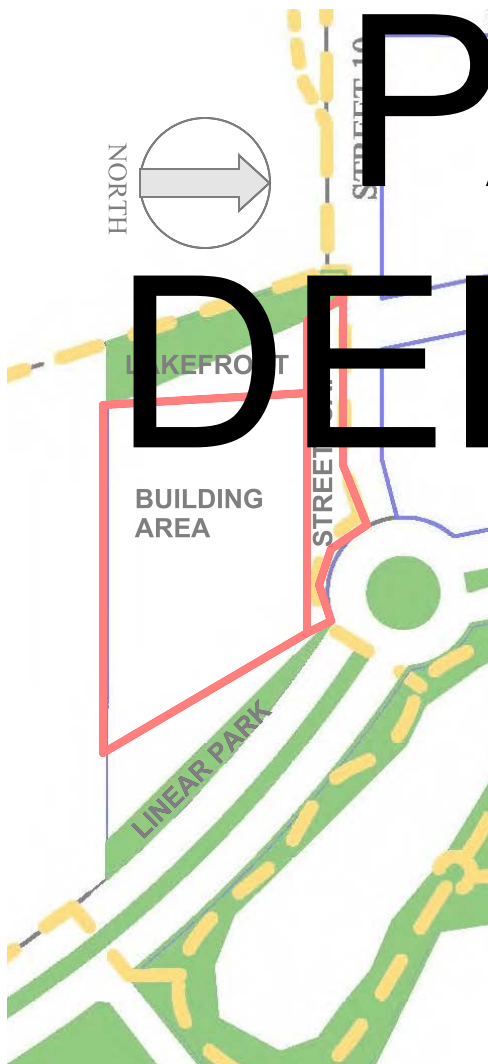
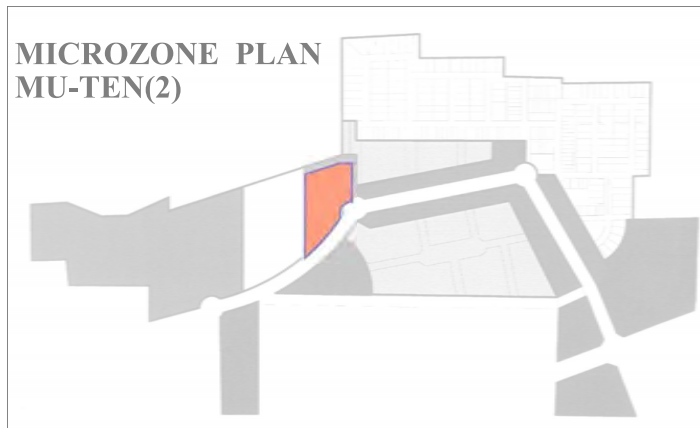
SUPPORTING MICROZONE

1. Defined by the easternmost ROW boundary of street I, the northern property boundary, the eastern property boundary, and the south property boundary.

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SUBZONE STANDARDS



1. Defined by west property boundary, proposed Street 10 ROW boundary, west side of the Streetscape and Tower microzones, and the south property boundary.
2. Must contain a trailhead Park as defined in Section 5 and in Table 5.1.
3. Must Contain a section of the trail system as defined in Section 5 and in Table 5.1.
4. Must be a minimum width of 30'.
5. No streets or parking permitted in this microzone.

BUILDING AREA MICROZONE

1. Defined by south property boundary, Lakefront Microzone, Streetscape Microzone, Linear park.
2. Maximum building and parking coverage must not exceed 50% of the Subzone area.
3. Buildings greater than 4 stories should be designed as a terminus to the view corridor, and shall comply with the Building Standards in Section 7. Such buildings must build the ground floor to commercial standards in compliance with the Bonus Height Provisions in Section 7 of this Development Code with the residential occupancy of the ground floor of any building not to exceed 50% of the ground floor.
4. Surface parking, driveway access, and structured parking are permitted.
5. Structure parking ground floor must be screened from Lakeside Parkway with landscape elements and all floors of parking structure must screen parked cars with masonry walls a minimum of 42" high. Structured Parking should not be easily visible from the Lakefront trail system.

Buildings Exceeding 4 stories in height Must build the ground floor to commercial standards in compliance with the

Figure 3.5: MU-TEN(2) subzone map

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SUBZONE STANDARDS

1. Bonus height provisions in Section 7 of this Development Code.
2. The residential occupancy on the ground floor of any building must not exceed 50% of the ground floor.
3. Bonus height provisions in Section 7 of this Development Code.
4. If not building is developed within this microzone, the area shall be developed as General Open Space, without parking structures or surface parking lots. However, driveways and alleys are permitted.

STREETSCAPE MICROZONE

1. Defined by proposed Street 10 ROW boundary, Lakeside Parkway ROW boundary, and Building Area and Lakefront Microzones.
2. Must be a minimum of 12' in width.
3. If a building, or portion thereof, is developed within this microzone, it shall be limited to 4 stories in height and must comply with the building standards in Section 7 for buildings built to commercial standards.

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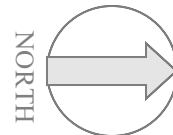
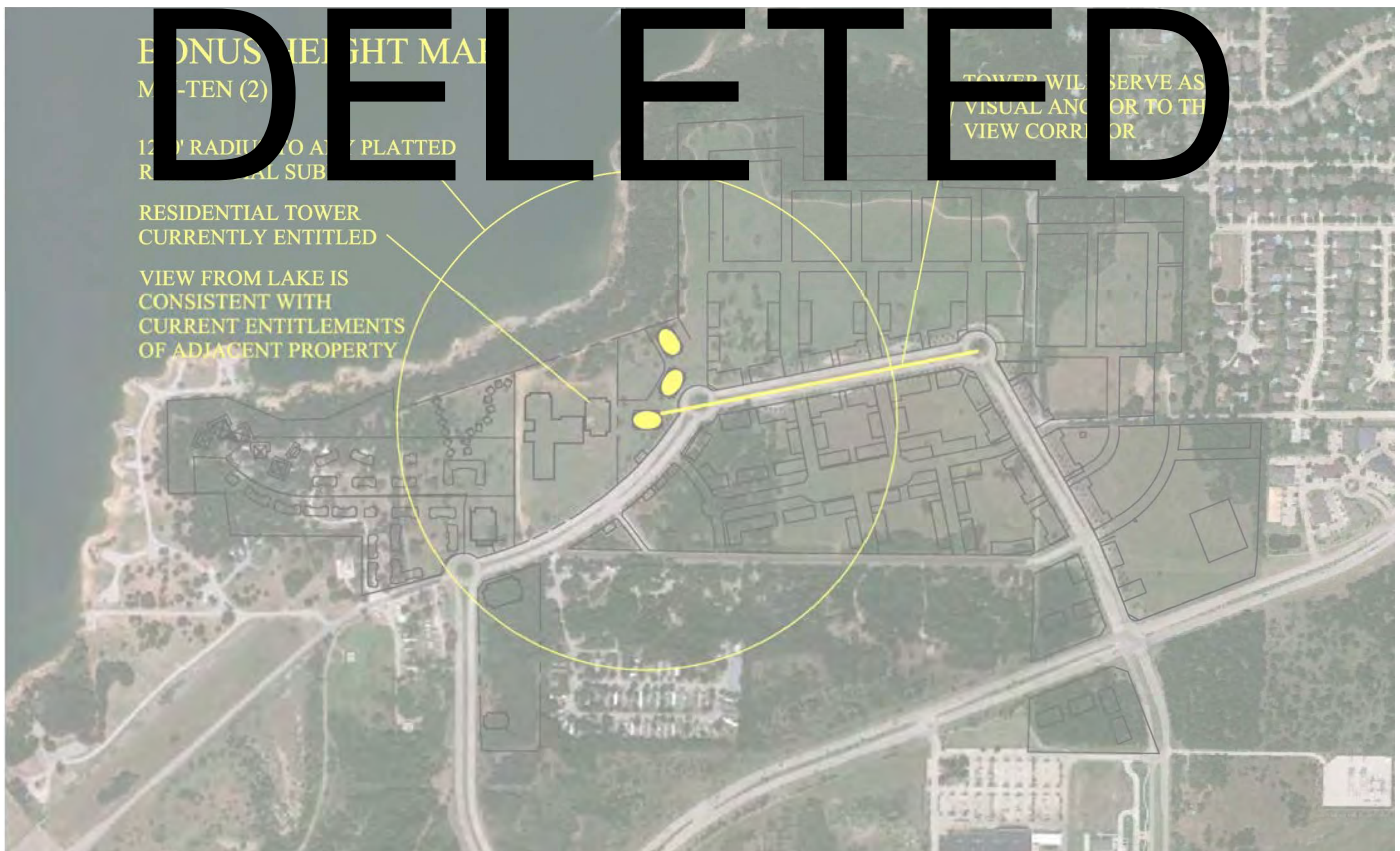
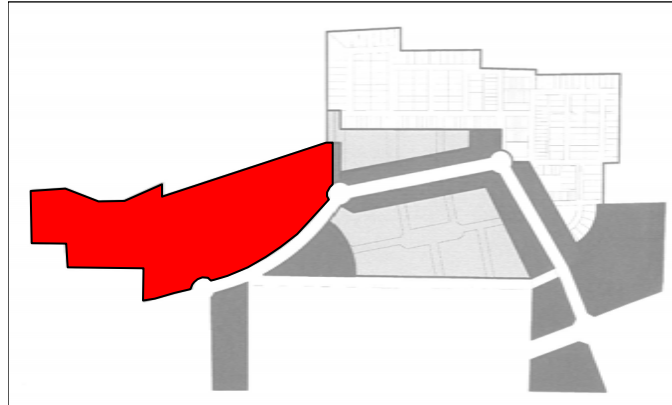


Figure 3.6: MU-TEN(1) bonus height map



SUBZONE STANDARDS

SECTION 3.1. SUBZONE PLAN MU-TEN



A: MICROZONE (MZ) NARRATIVE

Subzone MU-TEN incorporates former Subzones MU-TEN(1), MU-TEN(2), plus an additional 9.0 acres between those subzones.

The Microzones within the Subzone define how portions of each subzone may develop and function. Where minimum commercial or maximum residential land area is required in a microzone, the rules apply to the ground floor or street level occupancy. Floors above the street level may include the same category of use or may differ from the required ground floor land use.

MZ 1: Area is estimated to be approximately 4.6 acres and shall contain a maximum of 50% of land area devoted to residential occupancy and associated parking; MZ 1 must contain the Community Lawn open space (OS 1). Structured parking is permitted below the Community Lawn open space.

MZ 2: Area is estimated to be approximately 3.7 acres including the traffic turnaround for Street I (Sunset Blvd). The MZ shall contain publicly accessible and commercially accessible open space (OS 2) fronting on the western boundary with Grapevine Lake. Structured parking shall be located primarily below street level. Occupancy is projected to be primarily restaurants; no residential occupancy is permitted.

MZ 3: Area is estimated to be approximately 1.0 acre. The open space is intended to function as an extension of the Community Lawn and includes the Sunset Green Amphitheater (OS 3). It will include an amphitheater with benched seating that follows the natural contours of the land and imposes minimal disturbance to the existing trees. The performance area is antici-

pated to be an intimate low-key venue, compatible with the natural setting. Seating capacity shall be determined by the natural features but shall not be less than 125 seats. Lighting and sound system equipment shall be optional. The trail shall connect to OS 2 and OS 4. The area allows up to a maximum of 7500 indoor square feet of commercial occupancy. Parking for any commercial use within MZ 3 must be accommodated below grade or outside MZ 3. No residential occupancy is permitted.

MZ 4: Area is estimated to be approximately 1.7 acres, and contains the existing Sunset Point Observation Plaza. The open space (OS 4) shall connect to the trail and extend to Street I and shall occupy the entire western boundary facing Lake Grapevine. Public open space within the area shall be a minimum of 15% of the land area.

MZ 5: Area is estimated to be approximately 13.6 acres, and includes the existing Lakeside Tower condominiums as well as the existing Trailhead and Boardwalk (OS 5a). The MZ shall also include a village plaza (OS 5b) and the Corner Park (OS5c). Residential occupancy is permitted but single family lots are limited by Table 3.1.1.

MZ 6: Estimated to be approximately 9.8 acres, the area shall include a linear park along the length of Street 13 (Lakeside Village Dr) & Street 14, and may also include private open space for the use of the residents of the single family homes within the Subzone. The south side of Street 13, and the east side of Street I, are required to have commercial occupancy on the ground floor.

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**SUBZONE MU-TEN
LAND USE REGULATIONS**

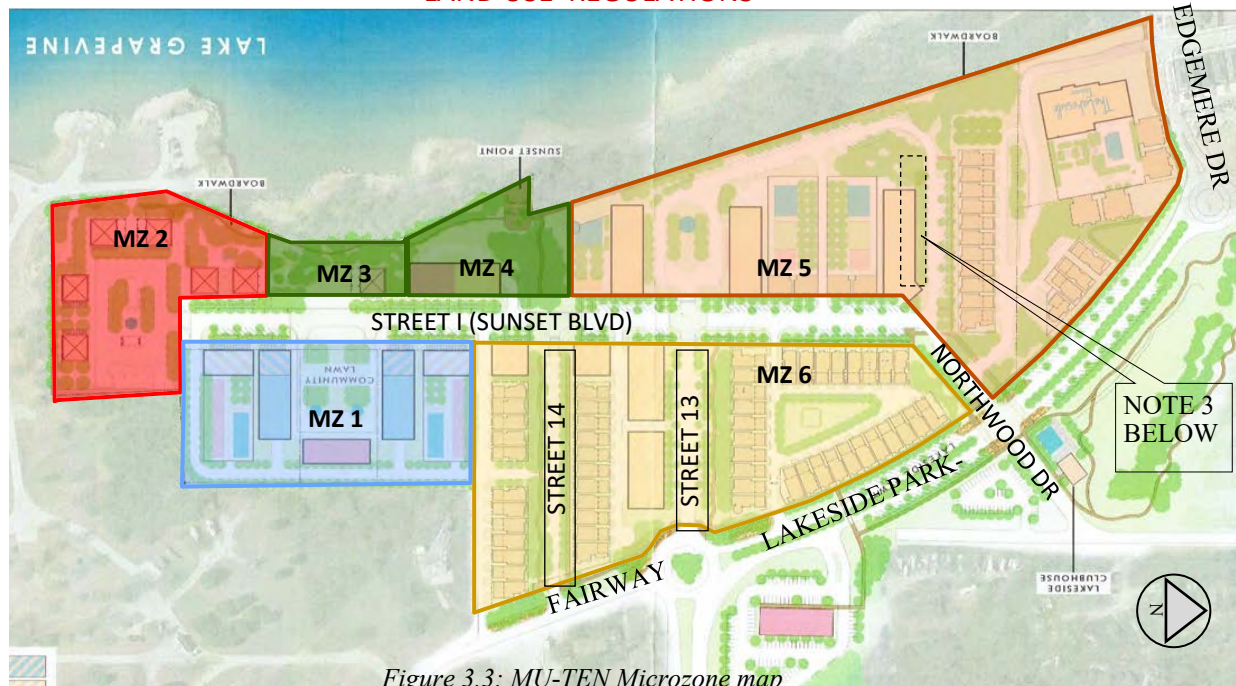


Figure 3.3: MU-TEN Microzone map

GENERAL LAND USE

TABLE 3.1.1: SUPPLEMENT TO TABLE 3.1 PERMITTED USE TABLE

SUBZONE MU-TEN PROJECTED, PERMITTED AND REQUIRED LAND USES BY MICROZONE

- ✓ PERMITTED
- REQUIRED
- PROHIBITED

MICROZONES	MZ1	MZ2	MZ3	MZ4	MZ5	MZ6	TOTALS
APPROXIMATE SIZE	4.6	3.7	1.0	1.7	13.6	9.8	34.4
COMMERCIAL	•	✓	✓	✓	✓	•	
RESTAURANT	✓	•	✓	✓	✓	✓	
HOTEL	✓			✓	✓	✓	
LIVE / WORK UNITS	✓				✓	✓	
RESIDENTIAL LOFTS (UPPER FLOORS ONLY)	✓			✓	✓	✓	
APARTMENTS / CONDOS (INCLUDING GROUND FLOOR RESIDENTIAL)	✓			✓	✓		
SINGLE FAMILY RESIDENTIAL ATTACHED (TOWNHOMES)					NOTE 3		
SINGLE FAMILY RESIDENTIAL DETACHED					NOTE 2	✓	
OPEN SPACE LABEL	OS1	OS2	OS3	OS4	OS5a b c	OS6	

NOTE1: Street I area is approximately 4.1 acres with no specified land use making the total for the MU-TEN subzone a total of 38.5 acres.

NOTE 2: The maximum single-family detached platted lots is limited to 20 lots within this Micro-zone.

NOTE 3: Attached townhomes, whether platted individually or together, are limited to Edgemere, Lakeside Parkway and Sunset Blvd, and must be used as a buffer for structured parking, or where shown on Figure 3.3 above.

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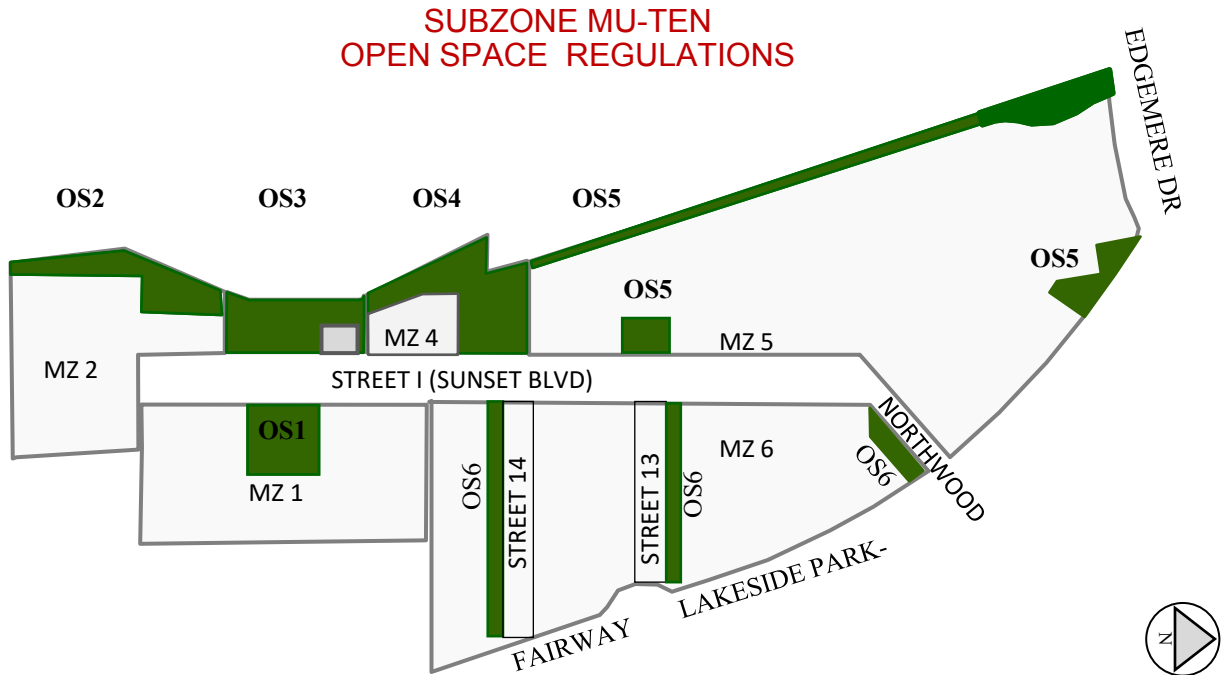


Figure 3.4: MU-TEN Public Open Space Map

TABLE 3.1.2 SUBZONE MU-TEN OPEN SPACE SUMMARY

OPEN SPACE	OS1	OS2	OS3	OS4	OS5a	OS5b	OS5c	OS6	TOTALS
NAME / DESCRIPTION	COMMUNITY LAWN	WATER FRONT BLUFF	SUNSET GREEN AMPHITHEATER	SUNSET POINT	BOARD-WALK	VILLAGE PLAZA	CORNER PARK	LINEAR PARKS	
APPROXIMATE PERCENTAGE OF MICROZONE (MZ) DEVOTED TO PUBLIC OPEN SPACE	8%	8%	70%	15%	3%	1%	2%	3%	9%
MINIMUM AREA (ACRES)	0.4	0.3	0.7	0.3	1.2	0.2	0.3	0.3	3.7
% OF WESTERN BOUNDARY OF MICROZONE DEVOTED TO PUBLIC TRAIL AND OPEN SPACE	NA	60%	100%	100%	100%	NA	NA	NA	92%
TRAIL CONNECTION REQUIRED		YES	YES	YES	YES			YES	

B: OPEN SPACE NARRATIVE

OS-1:COMMUNITY LAWN: This open space fronts on Street I overlooking the amphitheater across the street and provides views of the lake to the west.

OS-2:WATERFRONT BLUFF: This open space is adjacent to the parking structure and is intended to allow pedestrian access to the trail, the waterfront bluff, the parking structure, and the restaurants.

OS-3:SUNSET GREEN AMPHITHEATER: This open space provides pedestrian access to the trail, the amphitheater, and to unobstructed views of Grapevine Lake.

OS-4:SUNSET POINT: This open space includes the existing Sunset Point Observation Plaza and provides a public connection to Street I.

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OS-5a:BOARDWALK & TRAILHEAD: This Open Space includes the existing Boardwalk and trailhead which is accessed from existing Edgemere Road.

OS-5b:VILLAGE PLAZA: This Open Space shall have public access and may occur anywhere within MZ 5 to provide a central open space within the micro-zone.

OS-5c CORNER PARK: This open space occupies the corner fronting the traffic circle at the Edgemere and Lakeside Parkway.

OS-6:LINEAR PARK: This Open Space is situated adjacent to the street ROW for Streets 13 & 14 and serves to buffer the frontage of the residential lots.

**SUBZONE MU-TEN
COMMERCIAL STREETSCAPE REGULATIONS**

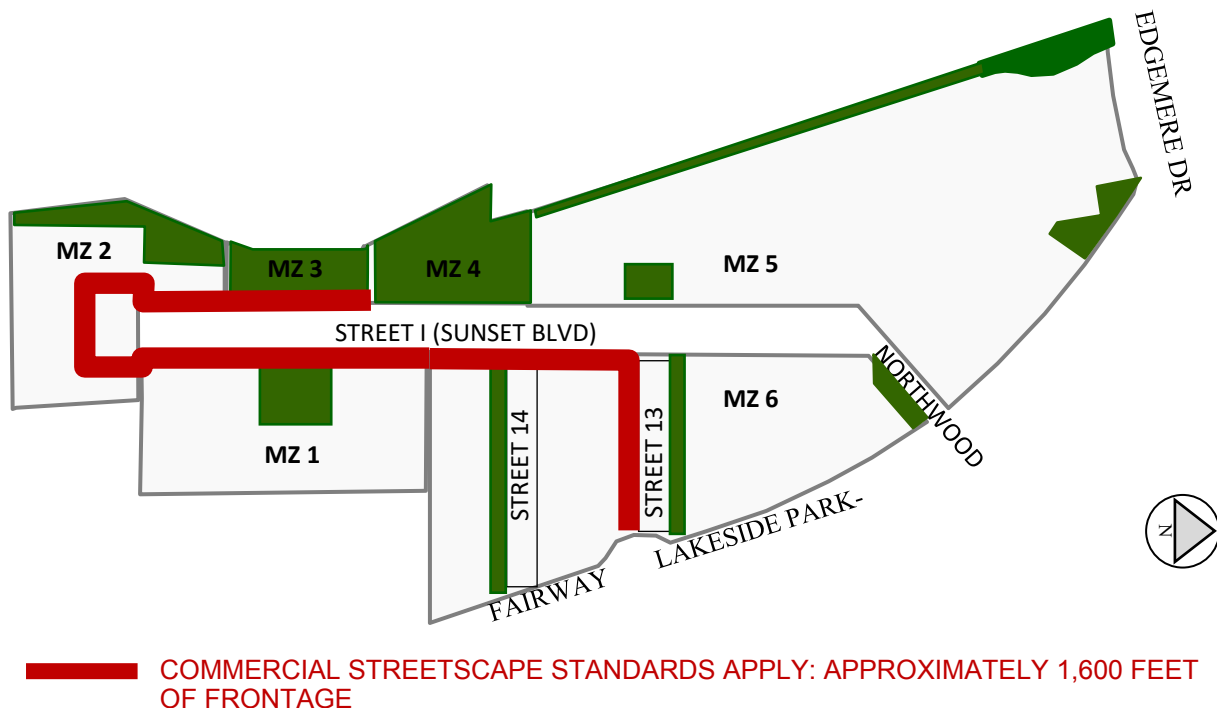


Figure 3.5: MU-TEN COMMERCIAL STREETSCAPE MAP

D: COMMERCIAL STREETSCAPE:

1. All buildings fronting Street I (Sunset Blvd.) in MZ 1, MZ 2, MZ 3, and the south side of Street 13 (Lakeside Village Drive) in MZ 6 must be con-

structed to commercial streetscape standards as described in Section 7 of this Code. Ground floor occupancy fronting Street I within these Microzones is limited to commercial occupancy.

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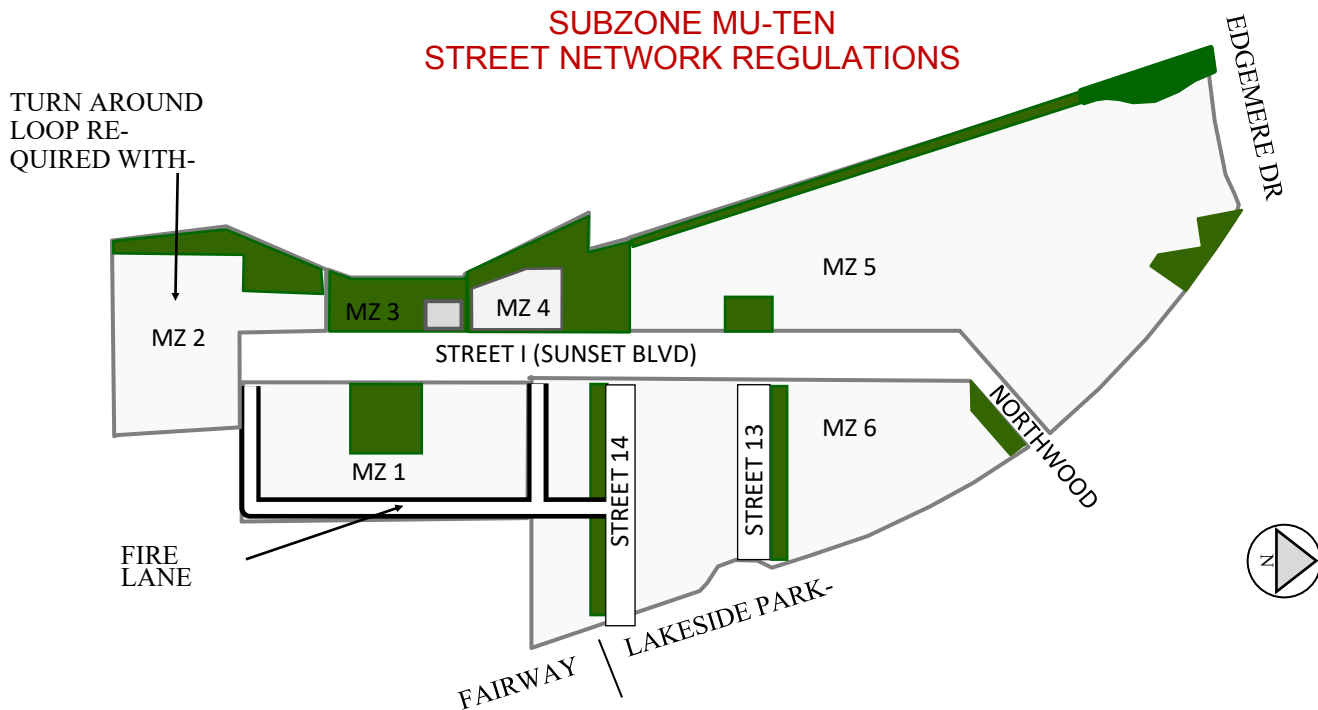


Figure 3.6: MU-TEN Street Network
See Table 4.1 for additional standards on Street types

E. STREET NETWORK STANDARDS

1. The street network shall comply with the minimum requirements in Section 4. Commercial buildings shall provide adequate emergency access via a minimum 26' wide clear travel path for emergency vehicles either within public Rights-of-way or public fire lanes or private access easements complying with minimum fire lane widths.
2. Residential lots shall also comply with emergency access via public rights-of-way providing a minimum 26' wide clear path, and via alleys which may be 20' or narrower in lieu of the standard fire lane provided the Fire Department approves the emergency access plan.
3. One cul-de-sac in MZ6, subject to review and approval by the Town Fire Department, shall be permitted.

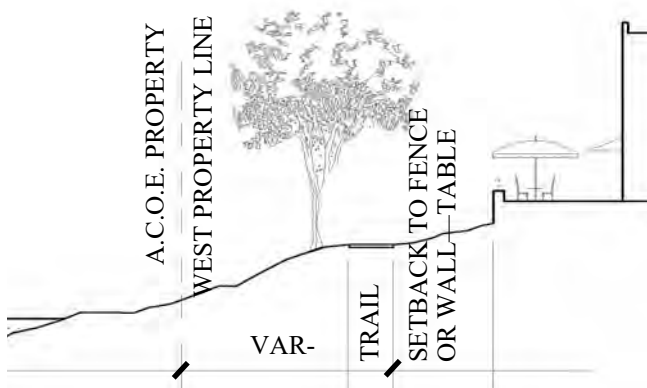


Figure 3.7: PUBLIC ACCESS EASEMENT: Width shall extend from the east edge of the trail to the west property line. The Public Access Easement should appear to be an integrated element of the site, and not appear to be walled off from the private development.

TABLE 3.1.4 PUBLIC ACCESS SETBACK TO WALL OR FENCE	
OS2: WATERFRONT BLUFF	5'
OS3: SUNSET GREEN	2'
OS4: SUNSET POINT	10'
OS5a: BOARDWALK	10'

SUBZONE MU-TEN
PUBLIC ACCESS DEFINITION

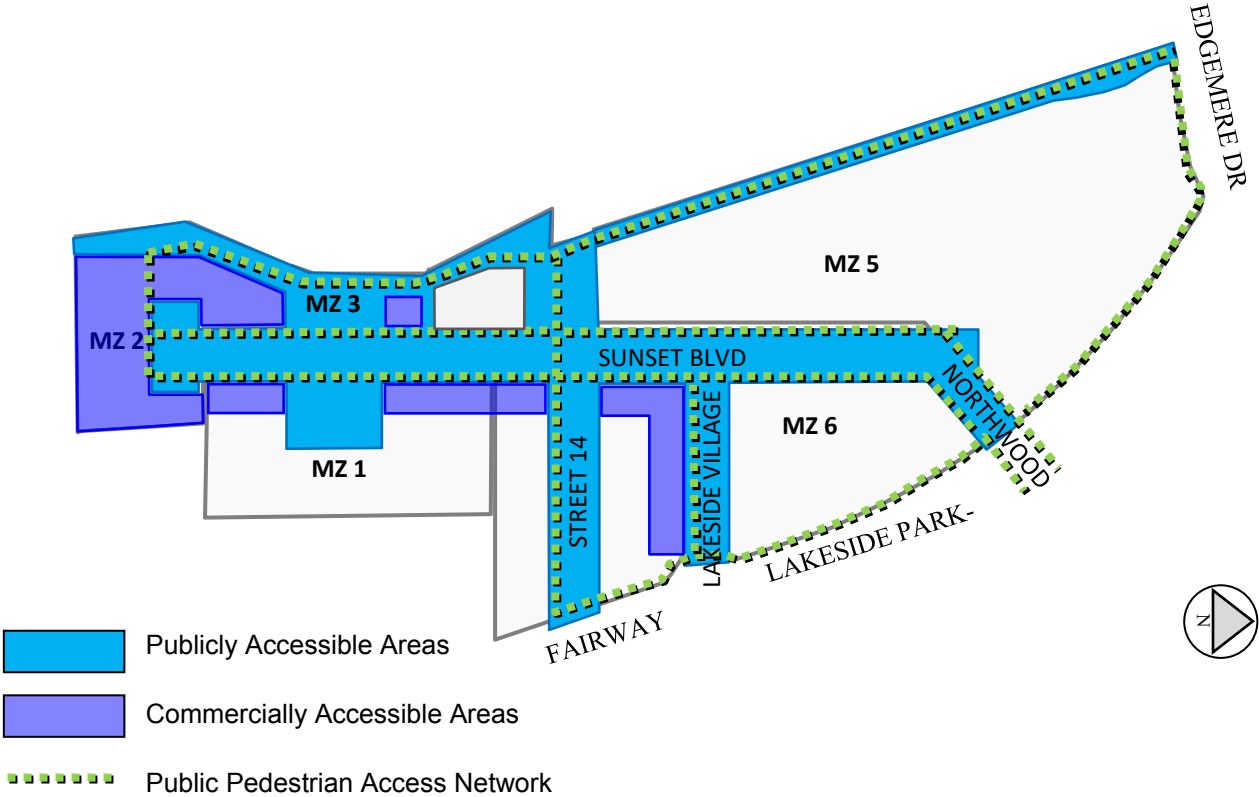


Figure 3.8: MU-TEN Public Access Map

F. PUBLIC PEDESTRIAN ACCESS NETWORK

Public pedestrian access network may include stairs and trails that do not comply with federal ADA standards provided there is an accessible route to commercial destinations.

TABLE 3.1.3: SUBZONE: MU-TEN

MICROZONES MZ 5, MZ 6		SINGLE FAMILY LOTS: ATTACHED AND DETACHED
BUILDING STANDARD		
Maximum Single Family Lots		80
Garage		All the single family lots must be alley served to access the garage.
Maximum Height of SF Homes		3 Stories
Front Set Back		5' minimum; 15' maximum from lot property line.
Minimum Side Set Back		5' one side, 0' other side
Minimum Side Setback Corner Lot		Match front setback
Minimum Rear Set Back		15' from house to property line; 5' from garage to alley.
Porches		May encroach on set-back line
Fences: Front yard		No privacy fences closer to front setback line than the front wall of the home

SUBZONE MU-TEN

G. ARCHITECTURAL STANDARDS

1. GENERAL

- a. All buildings within the MU-TEN Subzone shall comply with the Architectural standards included in Section 7 of this code, except as amended, supplemented, or modified in this section.

2. SITE DESIGN

- a. Building Primary Entries: Buildings four stories or greater are permitted to have a primary entrance designed as a porte cohere or covered drive to a front door. The porte cohere must be located on a side street, or private drive and may not be located between the building and Sunset Boulevard (Street I) ROW.
- b. Dumpsters and Loading Docks: Dumpsters and loading docks shall be accessed via alleys or secondary streets. Dumpsters and loading docks shall not be readily visible from public streets.
- c. Surface Parking shall comply with Section 6 of this Code.
- d. Structured Parking shall comply with Section 6 of this Code. Structured parking is defined as a parking structure, either above or below grade, and is more than 1 level of parking.

- 3. **DETENTION**: The development will meet the Town's drainage and detention requirements.

4. PARKS, TREES & OPEN SPACE

- a. Division 25 of the Mixed Use District standards pursuant to Section 98-905 (c) of the Town's Code of Ordinances shall apply.
- b. Section 98-905.b.2, private open space, shall apply to all residential units except single-family detached.
- c. This requirement supersedes the standards included in Section 5.3 Paragraphs C, D, and E of this Development Code.

5. BUILDING DESIGN

- a. Bonus Height Provision, ground floor: A minimum of 50% of the ground floor building area shall be built and occupied as non-residential occupancy only. The non-residential occupancy may include lobbies, fitness centers, and other resident services in addition to commercial occupancy.
- b. Ground floor: Shall comply with Section 7 of the Code, except the minimum required floor-to-floor height for Ground Floor Commercial Standards shall be 12' 0" floor-to-floor.
- c. Windows: All windows shall comply with Section 7 except as follows:
 - i. Buildings 4 stories or greater may exceed the maximum glass area up to a maximum of 90% of the building exterior.
 - ii. Buildings 4 stories or greater, may use tinted, mirrored, or opaque glass above the ground floor.
 - iii. Restaurants: Minimum glass area fronting the street shall be 15%; maximum glass area fronting the Lake shall be 90%.
- c. Towers exceeding 4 stories are not required to recess the building 12' from the front building line.
- d. The Exterior Insulation and Finish System, known as EIFS, may only be used above the ground floor and only on buildings 4 stories or taller.
- e. Apartment and condo buildings in MZ1 and MZ5 shall provide structured parking for the residential units. Buildings of 3 or fewer stories with commercial occupancy on the ground floor in MZ6 are not required to provide structured parking.

SUBZONE STANDARDS

SECTION 3.2. SUBZONE PLAN MU-C (3)

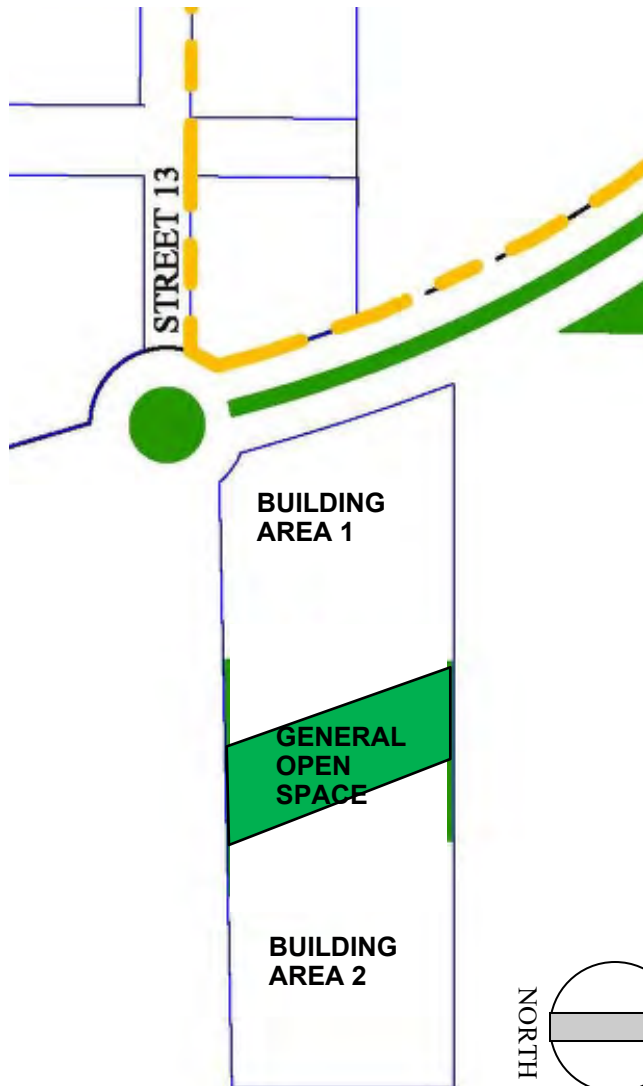
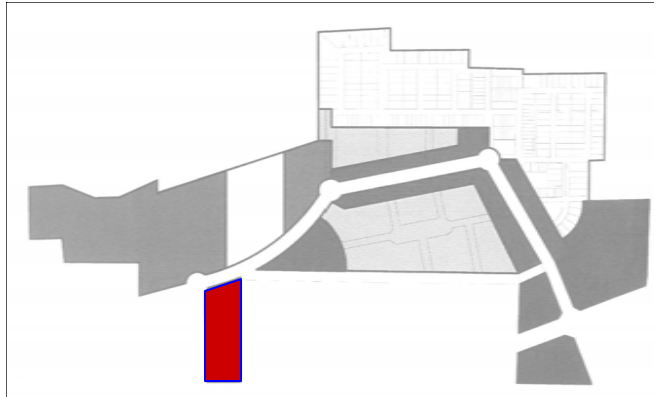


Figure 3.7: MU-TC(3) subzone map

BUILDING AREA MICROZONES

1. These areas are defined by the perimeter of the sub-zone less the area allocated for General Open Space as required in Table 5.1 for Parks and Open Spaces.
2. Buildings shall comply with Section 3.1.G.5.
3. ~~Building and Parking is permitted within this microzone. Buildings over 4 stories are required to comply with the standards in Section 7 of this Development Code. Said buildings must build the ground floor to commercial standards in compliance with the Bonus Height Provisions in Section 7 of this Development Code.~~
4. Structured parking must be screened at the ground floor from Lakeside Parkway and Silveron Blvd by a landscape screen. All levels of the parking structure shall screen cars from view with masonry walls a minimum of 42 inches in height.
5. Surface parking, complying with Section 6 of this Code, shall be permitted.

GENERAL OPEN SPACE

1. The minimum requirements for the General Open Space is in Table 5.1 of the Park Open Space Requirements; but the open space must fully encompass the banks of the stream passing through the site.
2. No parking or streets are permitted in this micro-zone.

SIDEWALK

1. The Subzone frontage along Lakeside Village Blvd. shall provide a 5' sidewalk within the public ROW and street trees where feasible.
2. The Subzone frontage along Lakeside Parkway shall provide a 6' sidewalk with street trees in accordance with the Trail Map in Figure 5.2.

SUBZONE STANDARDS

SECTION 3.3. SUBZONE PLAN MU-C (2)

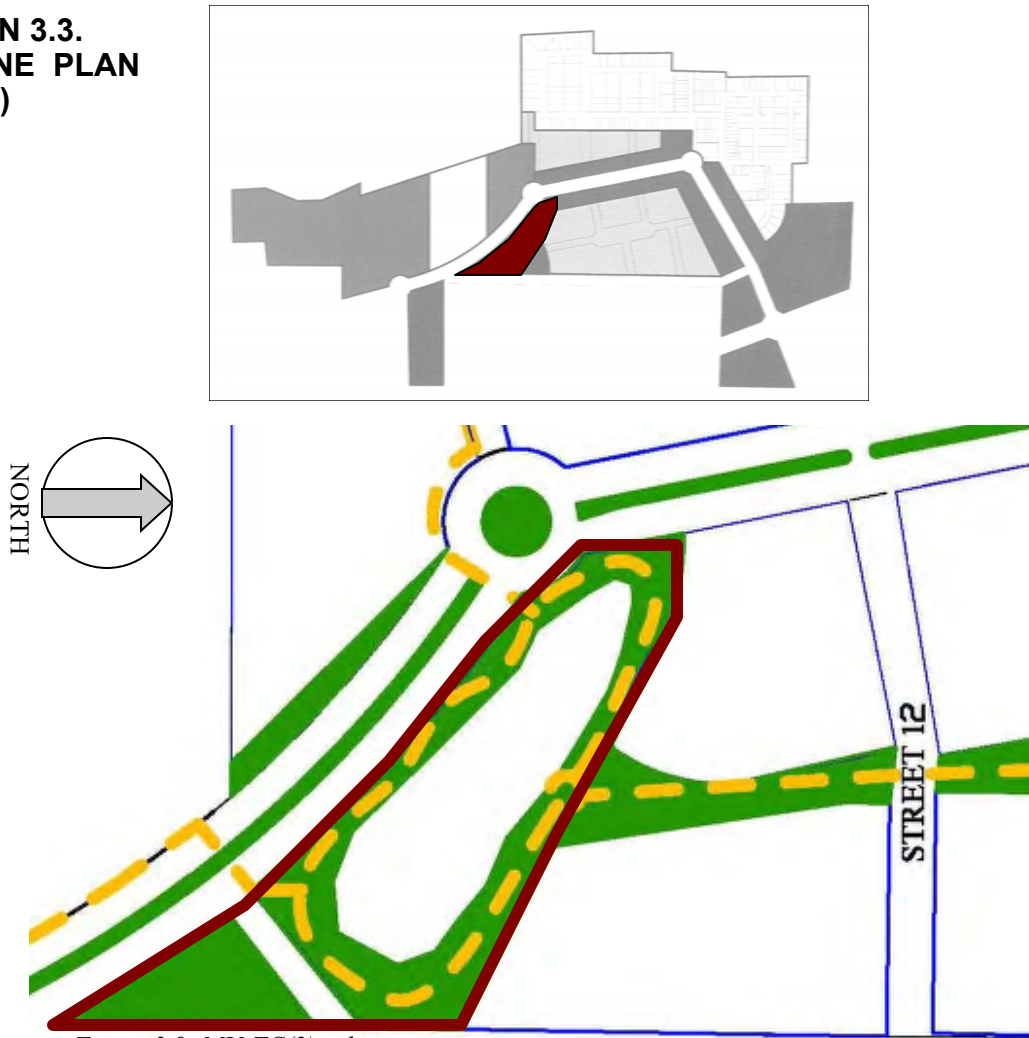


Figure 3.9: MU-TC(2) subzone map

MU-C(2) SUBZONE

1. This area is defined by the perimeter of the MU-C(2) subzone.
2. This area must include a minimum of 2.4 acres and may include up to 250' of roadway and 40 parking spaces on or near Old Long Prairie Road.
3. See Table 5.1 for minimum trail system requirements.
4. See Section 5 for park and open space minimum standards.
5. This area may be used for detention and retention of storm water.
6. The detention area may be fenced provided the fence does not restrict public access to the Trail System.

SUBZONE STANDARDS

SECTION 3.4. SUBZONE PLAN MU-N(1)

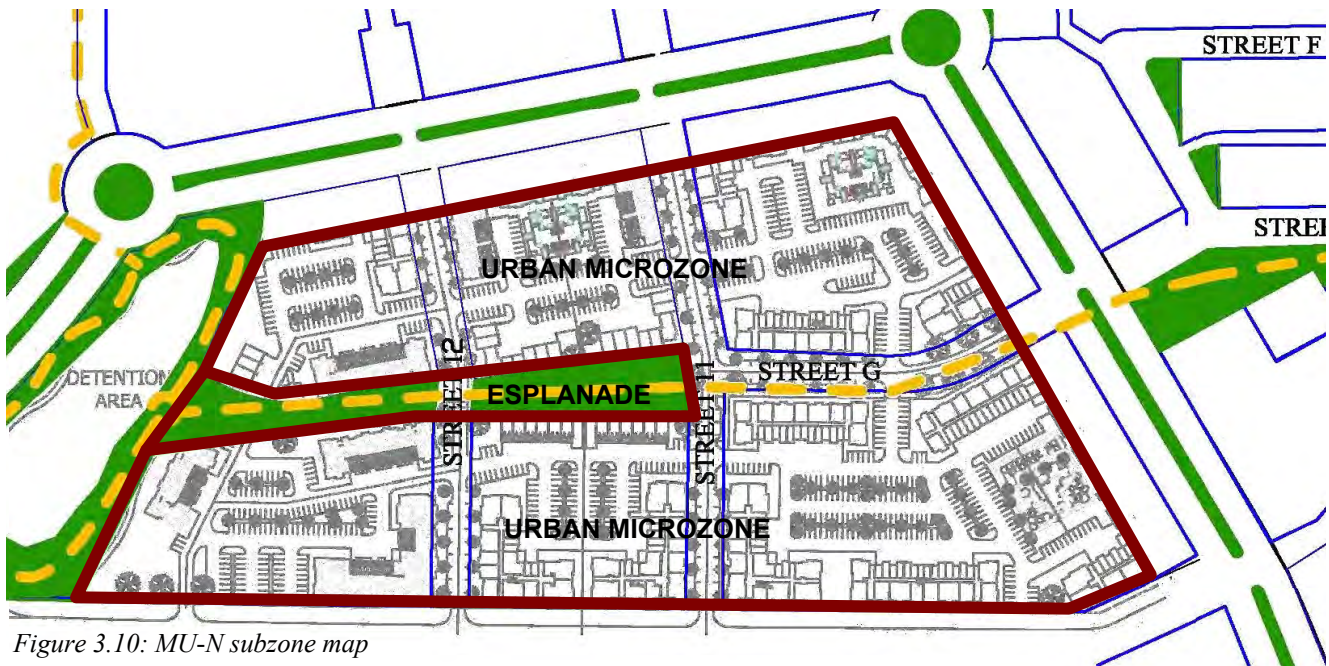
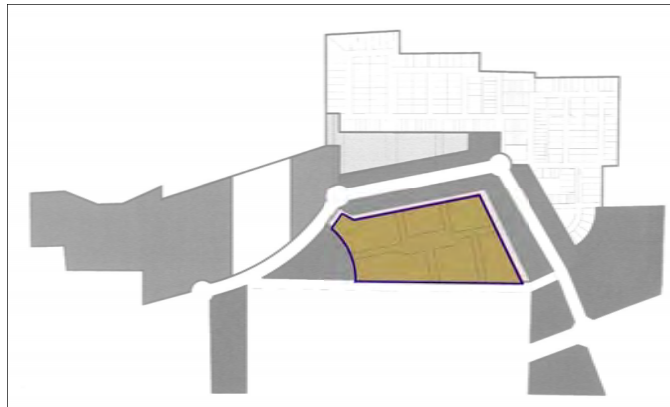


Figure 3.10: MU-N subzone map

ESPLANADE MICROZONE

1. Generally defined by the urban blocks and residential buildings to the east and west and by Long Prairie park to the south.
2. Park requirements must comply with the park standards defined in Section 5 and in Table 5.1
3. Trail requirements are defined in Section 5 and Table 5.1.
4. Must be a minimum of 1.25 acres and 50' in width.

URBAN MICROZONE

1. Bounded by the MU-C(1) subzone to the north, MU-C(4) Subzone to the west, MU-C(2) subzone to the south and Long Prairie Rd to the east.
2. The Urban Microzone may be subdivided into no fewer than 4 and no greater than 6 blocks.

3. Street 11 and street 12 must align with streets across Lakeside Parkway.
4. At least one street must intersect old Long Prairie Rd to be able to connect to a future roadway from the east that connects to FM 2499.
5. Streets must comply with Section 4 of this Development Code, including on-street parking and streetscape.
6. Buildings must comply with Section 7 for buildings with non-commercial ground floors.
7. Parking inside the residential buildings is permitted provided access to the garage spaces is from the rear façade in the interior of the block.

SUBZONE STANDARDS

SECTION 3.5. SUBZONE PLANS MU-C (1) MU-C (4)

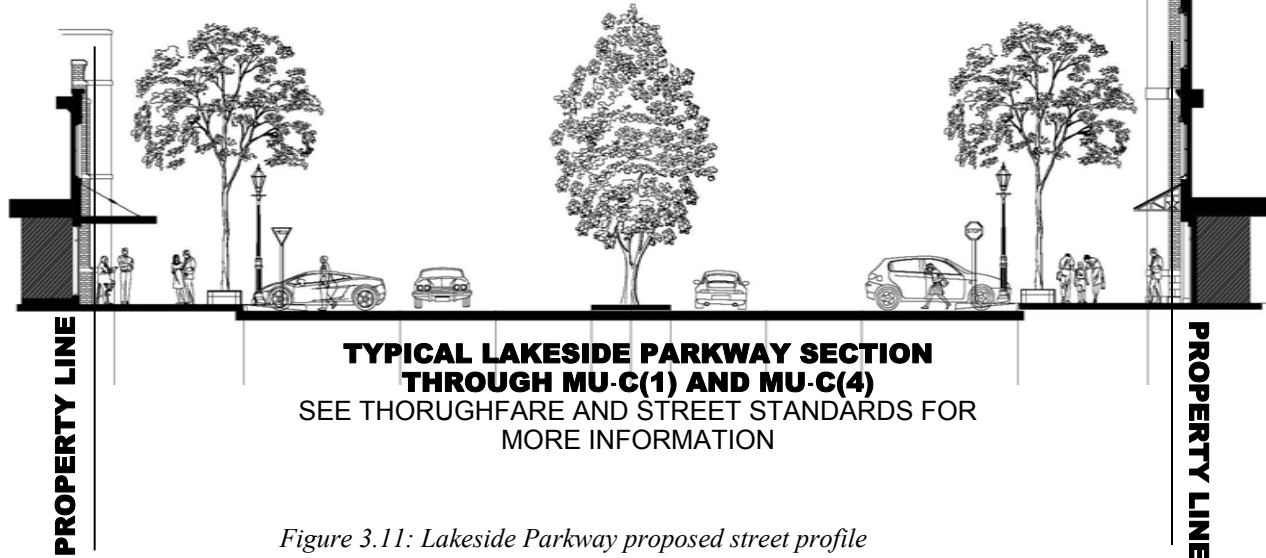
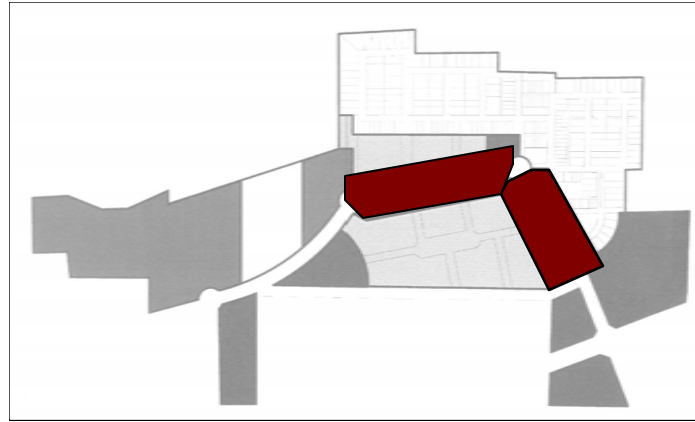


Figure 3.11: Lakeside Parkway proposed street profile

MU-C(1) SUBZONE

1. The subzone is defined by the frontage along Lakeside Parkway between FM 2499 and the first roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor must also be occupied by non-residential occupancies or remain vacant.
4. The subzone must also include a park complying with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent Subzone.

SUBZONE STANDARDS

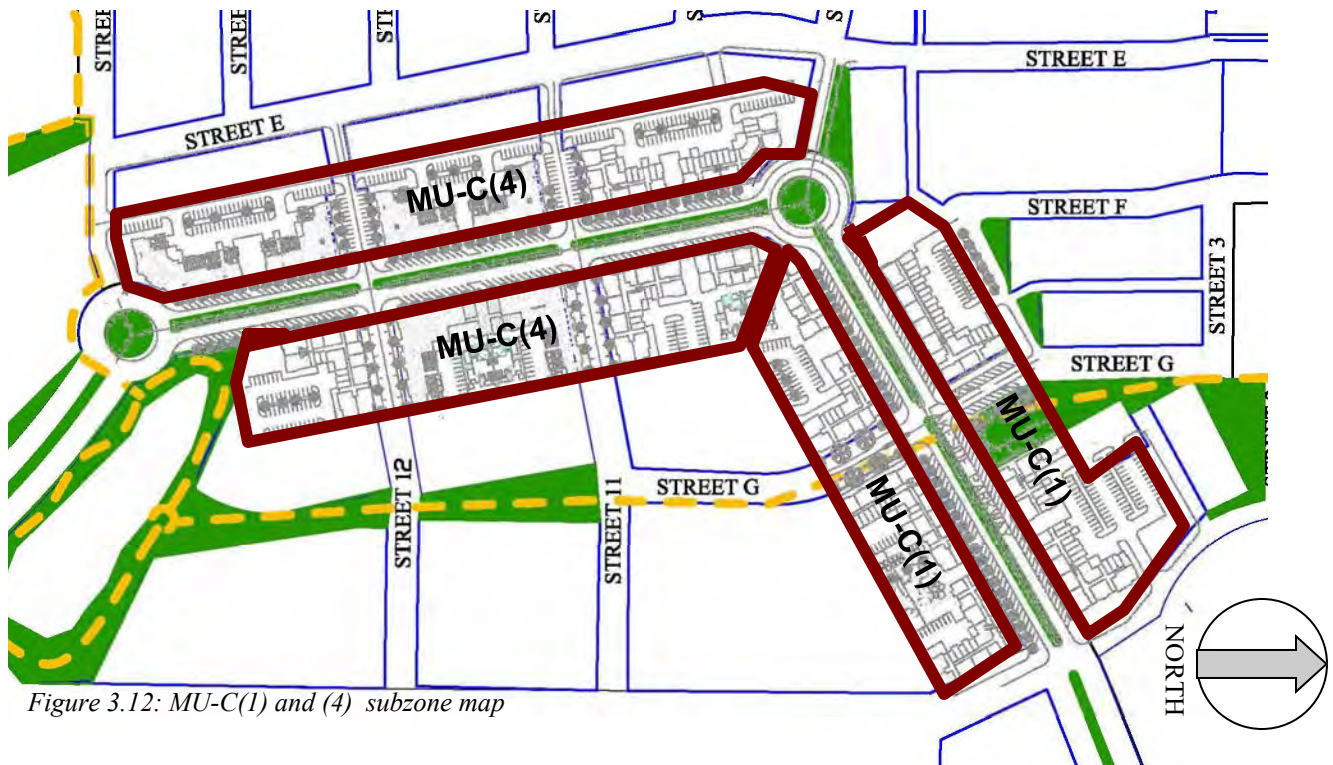
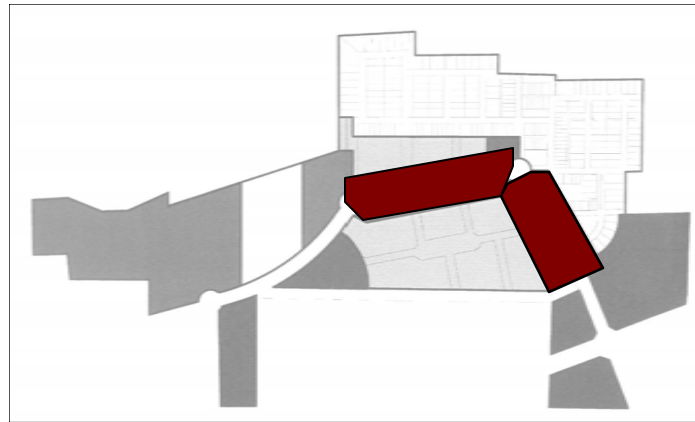


Figure 3.12: MU-C(1) and (4) subzone map

MU-C(4) SUBZONE

1. The subzone is defined by the frontage along Lakeside Parkway between the first roundabout and the second roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor may be occupied by residential or by non-residential occupancies.
4. The subzone must also comply with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets and must be a minimum of 20' high to the lowest point on the parapet or eave of the roof.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent subzone.

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SECTION 3

SUBZONE STANDARDS

**SECTION 3.6.
 SUBZONE PLAN
 MU-TNG**

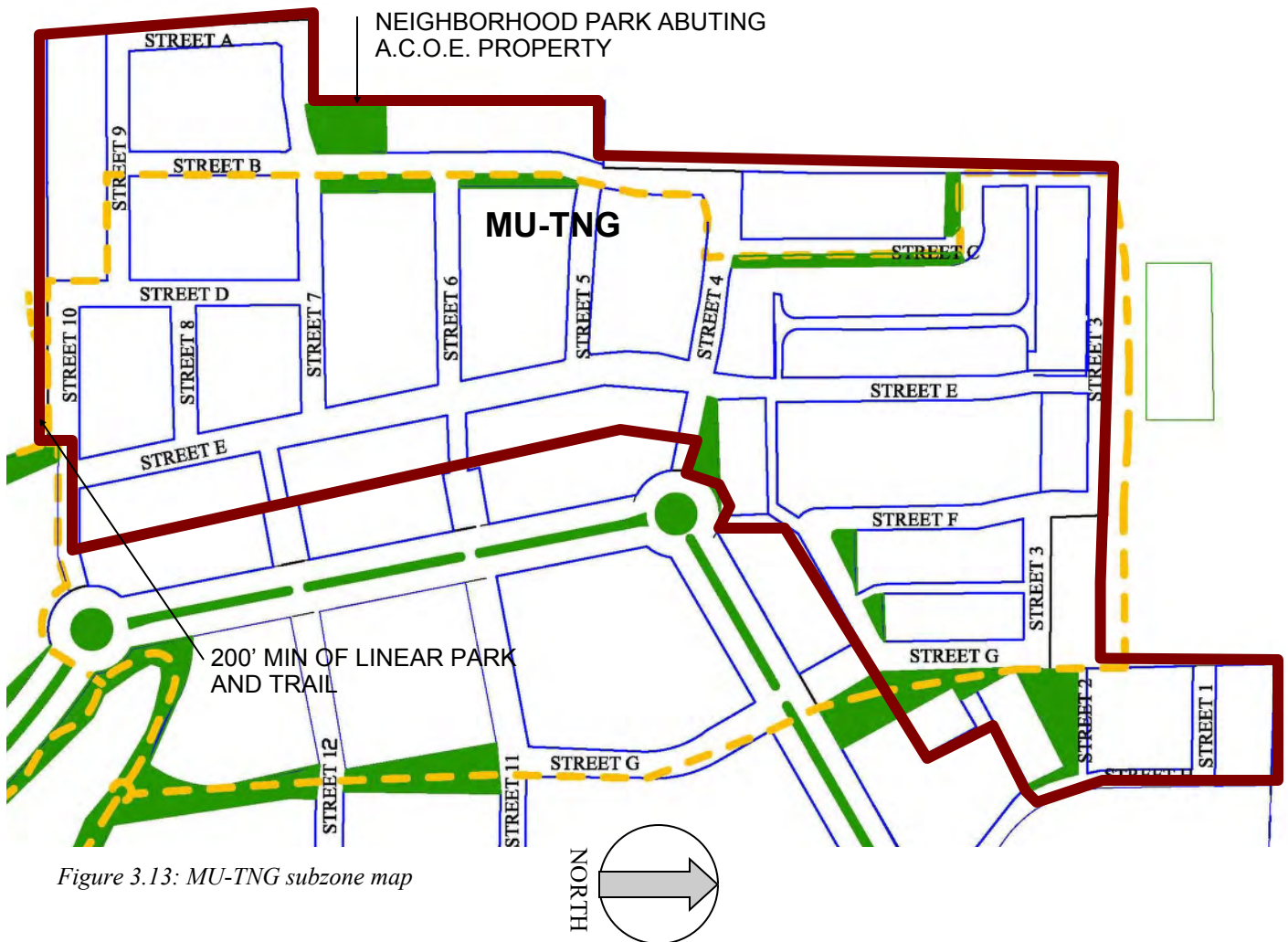
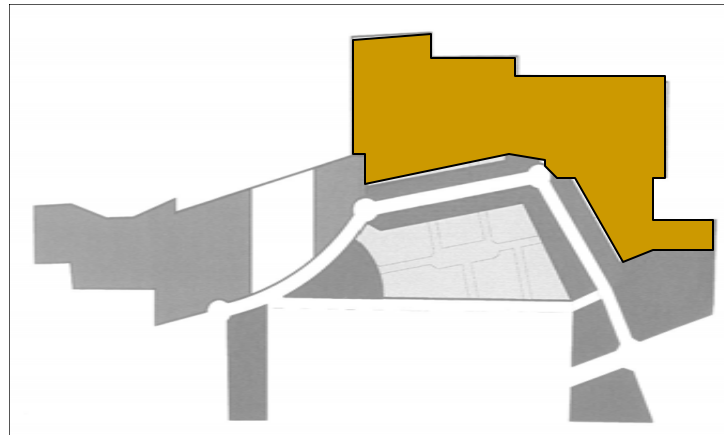


Figure 3.13: MU-TNG subzone map

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FLOWER MOUND, TEXAS

SECTION 3

SUBZONE STANDARDS

MU-TNG SUBZONE

1. The area is defined by the north property boundary, the west property boundary, the south property boundary, by subzone MU—C(4) and MU-C(1) to the east and MU-TNR(1) to the east.
2. The subzone consists of single family detached lots. Larger lots shall be located to the west of the subzone further from Lakeside Parkway. Smaller lots should be located closer to Lakeside Parkway and serve as a transition area between the Core subzones and the larger lot residential areas.
3. All blocks must be located within 1/4 mile of at least two parks.
4. Lots abutting MU-C subzones shall be served by an alley with parking and garages to the rear of the lots.
5. Required parks must comply with Table 5.1 of Section 5 Parks and Open Space.
6. Lots fronting designated 'A' streets must orient the homes to face the frontage unless the homes are developed in accordance with the alternative compliance rules in these subzone standards. *See Figure 7.8 Alternative Lot Frontage Compliance, Section 7.*
7. Transition between MU-C(4) and MU-NG Subzones shall occur at the alley/parking lot. *See Figure 7.9 in Section 7 on transition between subzones.*

SUBZONE: MU-TNG

MICROZONES		LOTS = or > 60'	LOTS < 60' and = or > 55'	LOTS > 30' and < 55'
BUILDING STANDARD		See Section 7;	See Section 7;	See Section 7;
Garage		Garage cannot exceed 40% of building frontage. Lots may be served by alley or by street.	Lots will be served by alleys or pull-through driveways, with garage in the rear	lots must be served by alleys with garages in the rear.
		Front loaded lots must comply with the requirements for front loaded lots in Section 7; see figure 7.10	Exception: A maximum of 30 lots, less than 60' in width but equal to or greater than 55' may be front loaded provided the lots comply with the requirements for front loaded lots in Section 7; see figure 7.10	
Front Set Back		10' min; 20' max	10' min; 15' max	5' min; 10' max
Side Set Back		5' min	5' min	5' one side, 0' other side
Rear Set Back		15' from house to property line; 5' to ally if alley served	5' to alley paving	5' to alley paving
Porches		May encroach on set-back line	May encroach on set-back line	May encroach on set-back line
Corner lots		Driveway may enter from either street; Setbacks match adjacent	Setbacks match adjacent	Setback on side street matches front setback of same lot
Fences: Front yard		No privacy fences closer to set-back line than the front wall of the home	No privacy fences closer to setback line than the front wall of the home	No privacy fences closer to setback line than the front wall of the home
STREET		See Table 3.2 for permitted street types	See Table 3.2 for permitted street types	See Table 3.2 for permitted street types
PARKING		See Section 6	See Section 6	See Section 6

SUBZONE STANDARDS

**3.7.
SUBZONE PLAN
MU-TMR (1)**

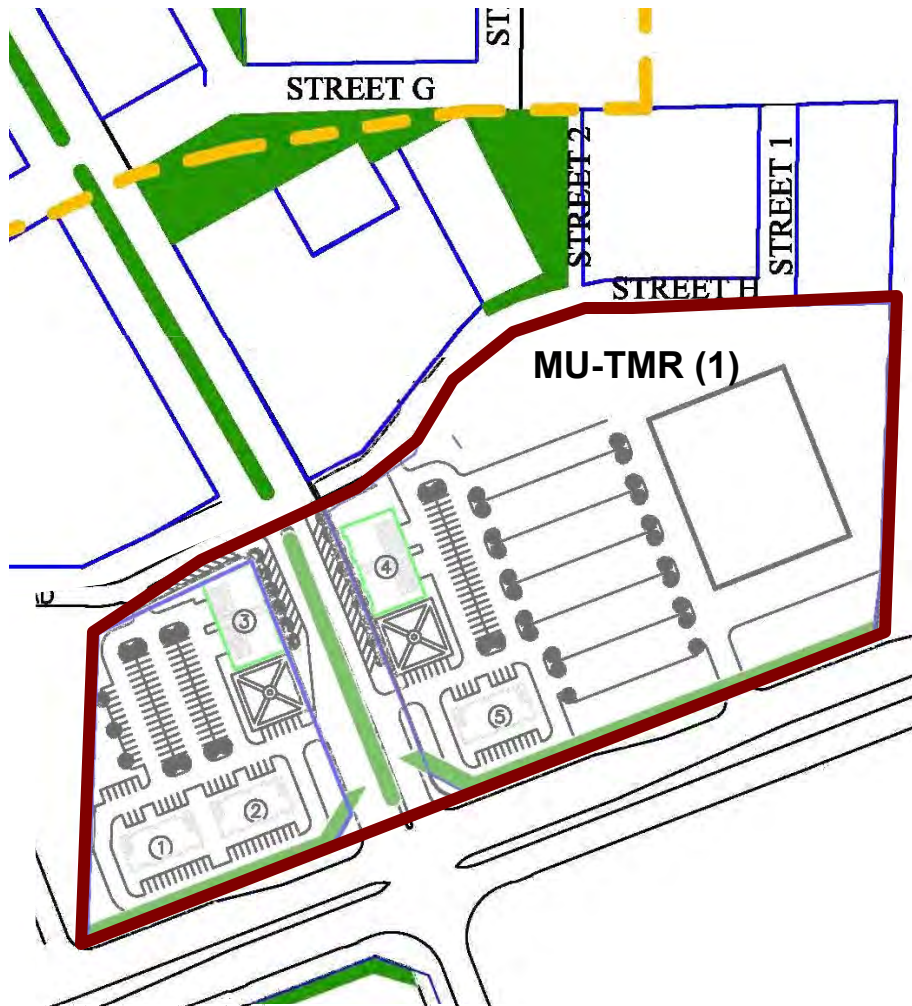
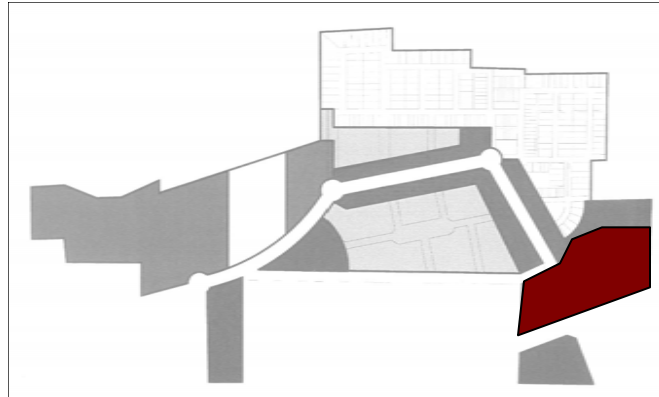


Figure 3.14: MU-TMR (1) subzone map

SUBZONE STANDARDS

MU-TMR (1) SUBZONE

1. The area is defined by the north property boundary, the east side of FM 2499 ROW, the south property boundary, Long Prairie Rd ROW, MU-C (1) Subzone to the west, and MU-TNG subzone to the west.
2. The minimum depth from Lakeside Parkway is 100'.
3. Lakeside Parkway roadway section may not conform to the MU Boulevard specified in Section 4 of this Development Code due to accommodation for traffic and engineering requirements. Specific deviations from the MU-Boulevard section will be submitted at the time of Site Plan submittal.
4. All Buildings within 100' of Lakeside Parkway shall comply with the development standards in Section 7 of this Development Code and shall be constructed to commercial standards on the ground floor. And consist of two or more stories.
5. Ground floors of all buildings within this Subzone shall be built to commercial standards and shall not contain residential dwelling units. Upper floors may contain residential lofts or office space.
6. Residential units on the ground floor is not permitted.
7. Plazas are required fronting Lakeside Parkway in accordance with Table 5.1 of the Park and Open Space requirements.
8. Buffer yards fronting FM2499 are required in accordance with Section 5 for Parks and Open space.
9. Buildings with a ground floor area greater than 20,000 SF, and greater than 100' in building depth and within 100' of the FM 2499 ROW may comply with Land Development Regulations for C-2 zoning except as specified herein, instead of complying with the Building standards in Section 7 of this code.
10. Surface parking shall be permitted between the FM 2499 ROW and buildings within this subzone.
11. Driveway access shall be permitted from this subzone area to Lakeside Parkway, FM2499, and to any street adjacent to the west perimeter of the subzone (shown in figure 3.14 as Street H).
12. The south block of the MU-MR(1) subzone is required to provide a cross access easement to the property to the south in accordance with the requirements of the Town of Flower Mound provided the property develops as a commercial or mixed use development consistent in quality and occupancy to the subject property.

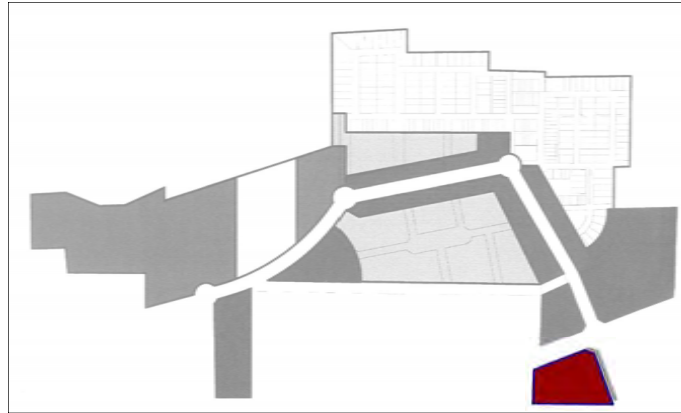
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FLOWER MOUND, TEXAS

SECTION 3

SUBZONE STANDARDS

**SECTION 3.8.
SUBZONE PLAN
MU-TMR (2)**



SUBZONE: MU-TMR (2)

1. The area is defined by FM 2499 ROW to the west, Lakeside Parkway to the north, and the property boundaries to the east and south. The subzone does not directly abut any other subzone.
2. Development is exempt from the building standards defined in Section 7 of this development Code but shall comply with Land Development Regulations for the C-2 Zoning category except as further defined herein.
3. No additional public streets shall be platted within this subzone.

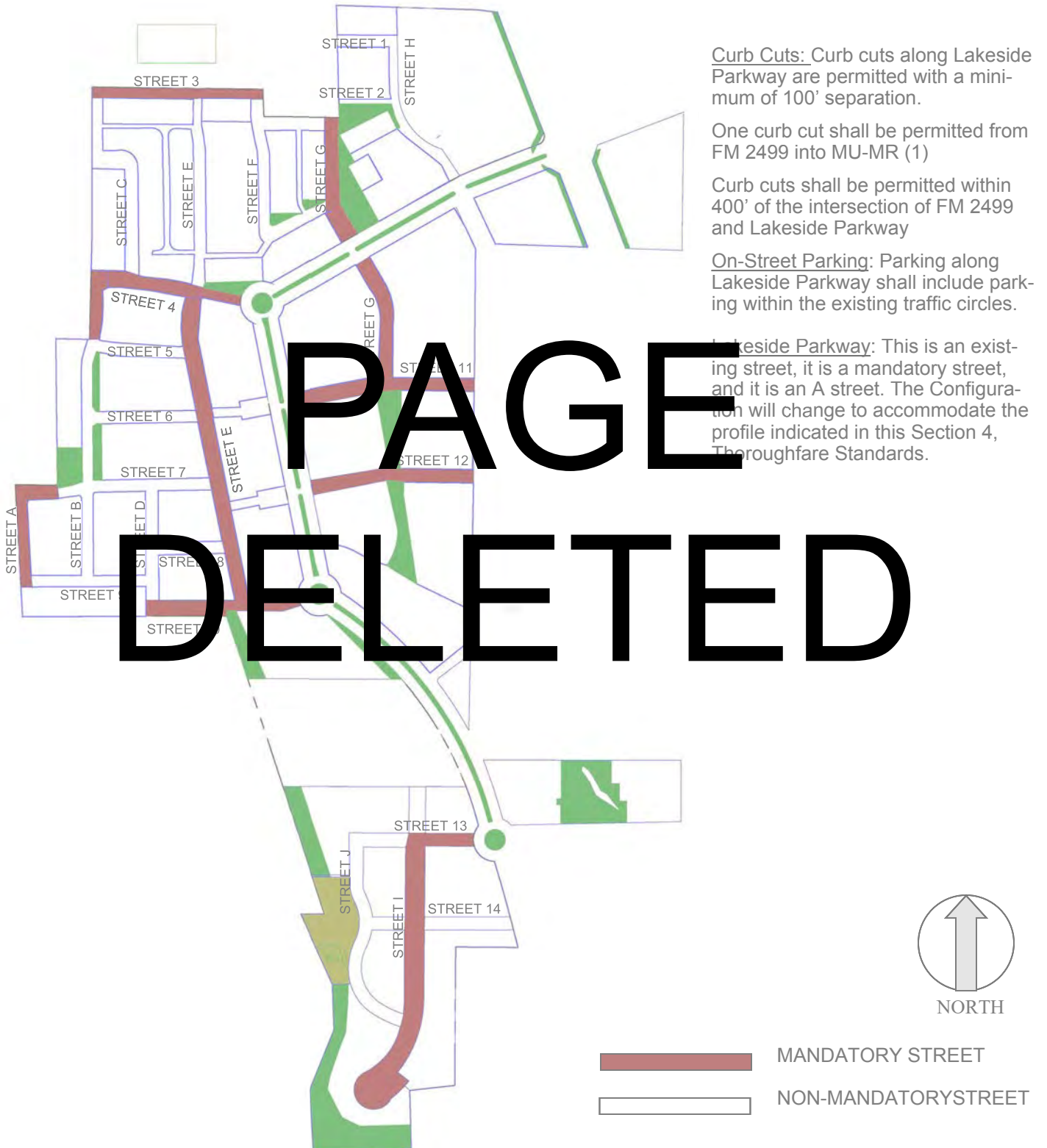
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SECTION 4

THE STREET AND THOROUGHFARE STANDARDS

FIGURE 4.1: STREET PLAN

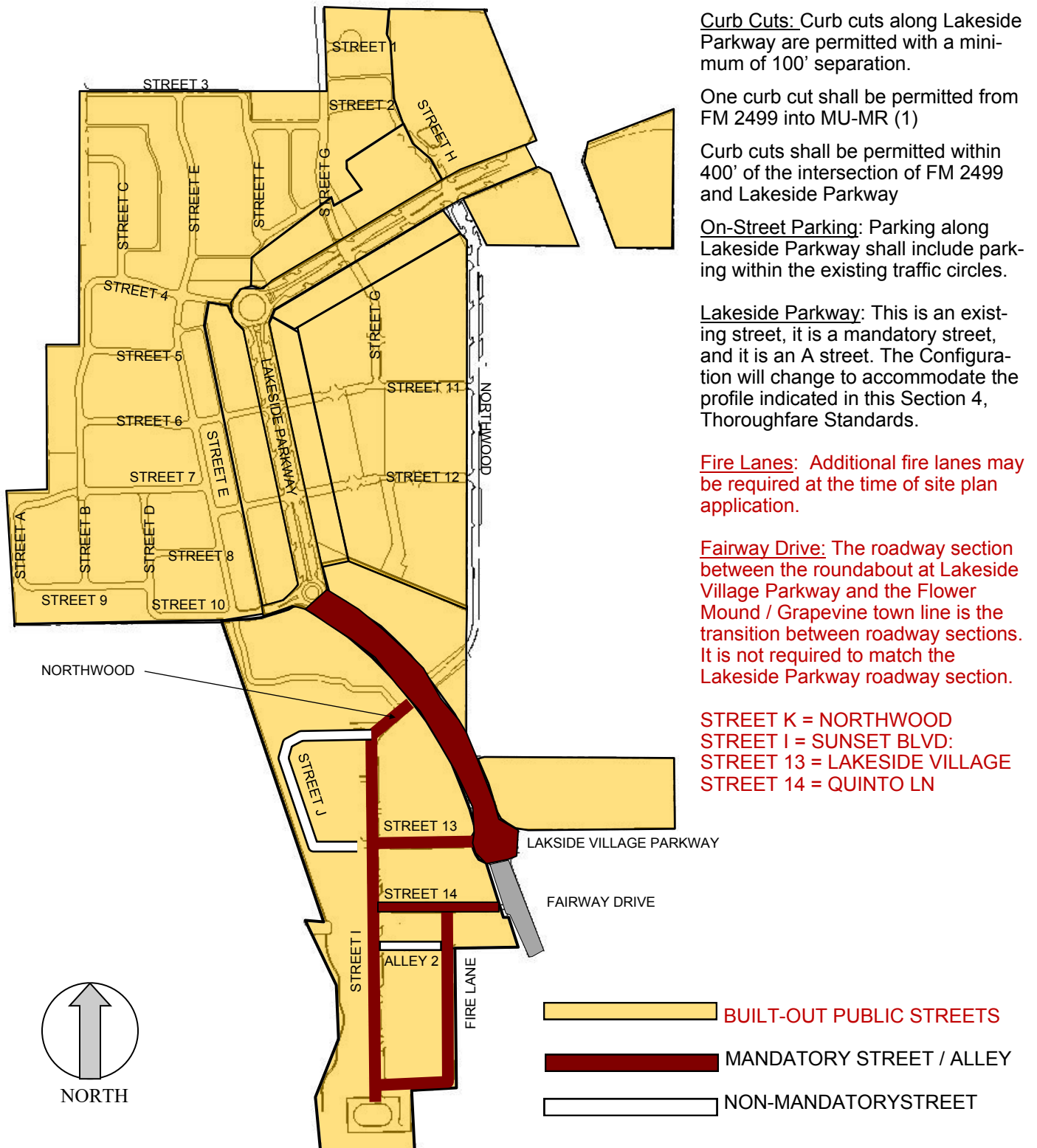


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SECTION 4

FIGURE 4.1: STREET PLAN



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SECTION 4: STREET AND THROUGHFARE STANDARDS

- A. Intent: It is the intent of these standards to encourage a street network that is fully integrated with the neighborhood and the traffic patterns and also shares the rights-of-way with other competing modes of transportation including bicycles and pedestrians. It is also the intent to promote the public streets as a public place in their own right, as an attractive place, as a place to walk, a place to meet neighbors, and to spend leisure time and to do so safely.
- B. Street Sections: The street sections are based on the previously designed and approved street sections in Flower Mound, TX.
- C. Mandatory streets: Mandatory streets are those streets required by the Development Code for Lakeside DFW. The requirements for mandatory streets are summarized in Table 4.1 regarding the length and/or connectivity and whether the street is required to meet A street or B street standards. If the street is not mandatory, it can be eliminated or relocated.
- D. 'A' and 'B' Streets: A and B streets constitute a mechanism to identify the hierarchy of streets and thoroughfares, making some of the streets more important and consequently more highly regulated. The regulations include site development constraints as well as architectural regulations. The 'A' streets are listed in Table 4.1, all other streets are 'B' streets.
- E. Traffic: The intent of the development is also to promote intensity of activity around the commercial uses in order to communicate the vibrancy and vitality of the urban environment. The suburban standards for traffic efficiency do not apply to this kind intensity and are in fact antithetical to the effort.
- ~~F. Roundabouts: The Applicant intends to work with the Town to modify or retrofit the existing roundabouts to provide pedestrian safety and adequate traffic flow, consistent with the goals of a mixed use project.~~

The A or B street designation applies to the street **IN ITS ENTIRETY**. Minimum length/connectivity applies only to the site layout. (i.e. If Street E is built beyond street 4, that optional portion must also be Type A street.)

TABLE 4.1 MANDATORY STREETS; A OR B STREETS

STREET	MANDATORY	A OR B STREET	MINIMUM LENGTH / CONNECTIVITY
Lakeside Parkway	YES	A	NA
Street 1		B	
Street 2		B	
Street 3	YES	A	
Street 4	YES	A	Lakeside Pkwy to west boundary
Street 5		B	
Street 6		B	
Street 7		B	
Street 8		B	
Street 9		B	
Street 10	YES	A	From Lakeside Pkwy north 600' min
Street 11	YES	B	From Long Prairie to Lakeside Pkwy
Street 12	YES	B	From Long Prairie to Lakeside Pkwy
Street 13	YES	A	MU STREET: Lakeside to Street I (Lakeside Village Parkway)
Street 14	YES	B	MU LOCAL 2: Lakeside to Street I (Quinto Lane)
Street A	YES	A	400' min abutting west boundary
Street B	YES	A	300' min abutting west boundary
Street C		B	
Street D		B	
Street E	YES	A	From Street 4 to Street 10
Street F		A	
Street G	YES	A	From Lakeside Pkwy to Street 11
Street H		B	
Street I	YES	A	MU STREET 2: 1600' +/- (Sunset Boulevard)
Street J	NO	B	
Street K	YES	B	MU LOCAL 1: Lakeside to Street I (Northwood Street)

TABLE 4.2 LIST OF STREETS AND DIMENSIONS

-	ROW	C-C	Median	Drive Lane	Parking Lane	Minimum Parkway	Minimum Sidewalk
MU Blvd.	120	92	varies	10 x 4	18	5	14
MU Street	91	60		12 x 2	18	5	6
MU Street 2	91	60		12 X 2 + 10	8 & 18	6	6
MU Local 1	60	40		12 x 2	8	5	5
MU Local 2	57	37		10.5 x 2	8	5	5
MU Local 3	50	30		14 x 1	5	5	5
MU Com Alley	20	20		10 x 2	0	0	0
MU Res Alley 1	18	15		15X 1	0	0	0
Fire Lane	26	26		13 x 2	0	0	0
MU Res Alley 2	15	12		12 x 1	0	0	0

ROW = Right-of-way

C-C = Face of Curb-to-Face of Curb, add one foot for Back-to-Back dimension

MU = Mixed Use District

Note 1: Medians may be added to any street section. The Centerline of the street shall equal the face-of-curb of the median.

Note 2: Sidewalk widths are a minimum. They may be increased up to 18 feet in commercial areas and up to 12 feet in residential areas.

Note 3: Where ROW abuts a park, open space or alignment of the Trail network, the sidewalk may be reduced to 5 feet in width or eliminated.

Note 4: The MU Residential Alley may only serve single family lots.

Note 5: Lakeside Parkway, 14' sidewalk includes the 5' parkway width.

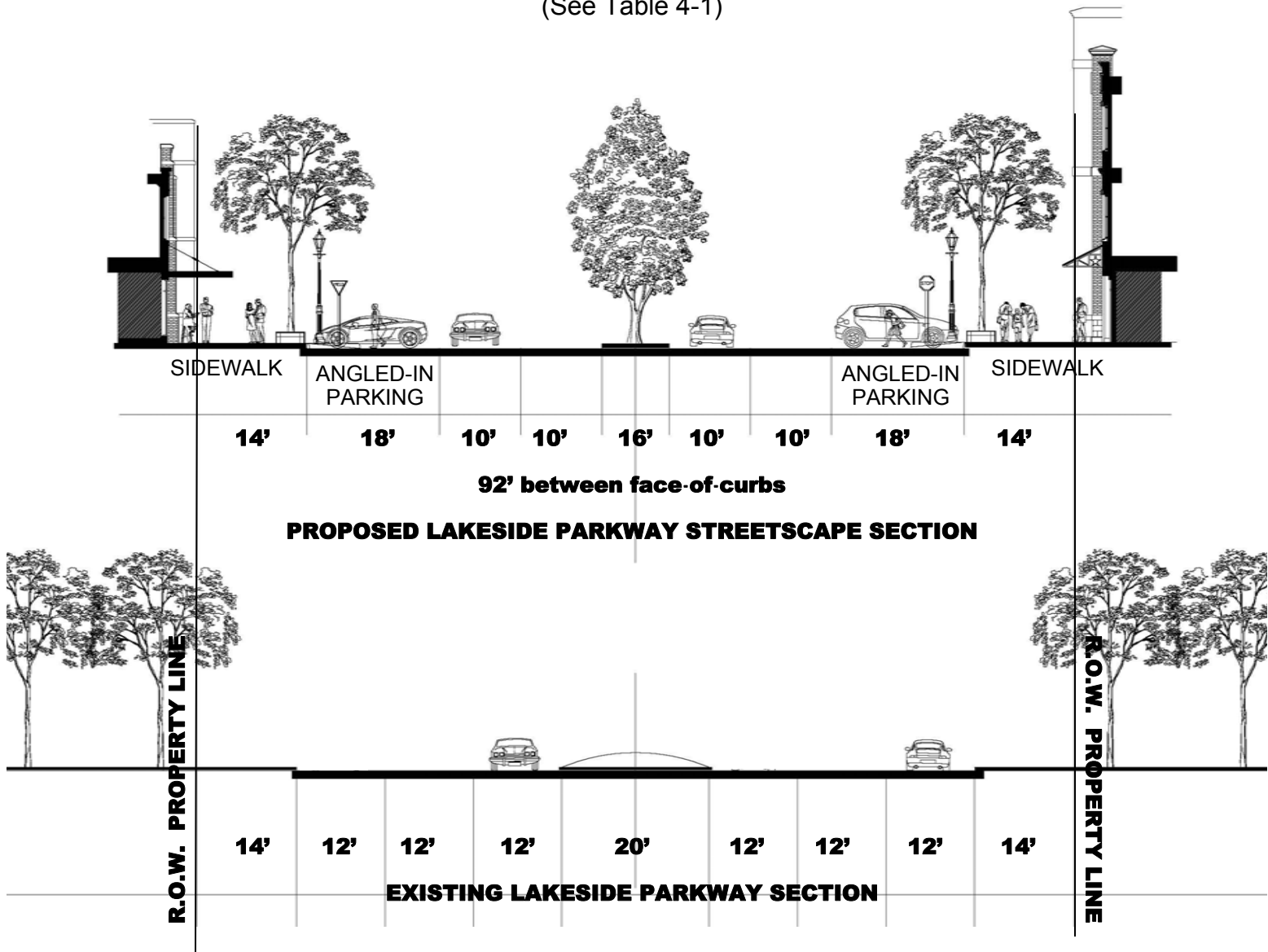
Note 6: ROW may contain conduit crossings under the roadway paving to facilitate irrigation, electrical service, outlets, lighting, controllers, and other services.

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SECTION 4

**STREET AND THOROUGHFARE STANDARDS:
PROPOSED CHANGE TO LAKESIDE PARKWAY
MU BOULEVARD
(See Table 4-1)**



The Lakeside Parkway right-of-way is currently 120' wide, with 92' from curb to curb. It contains three 12' lanes in each direction with a 20' wide median.

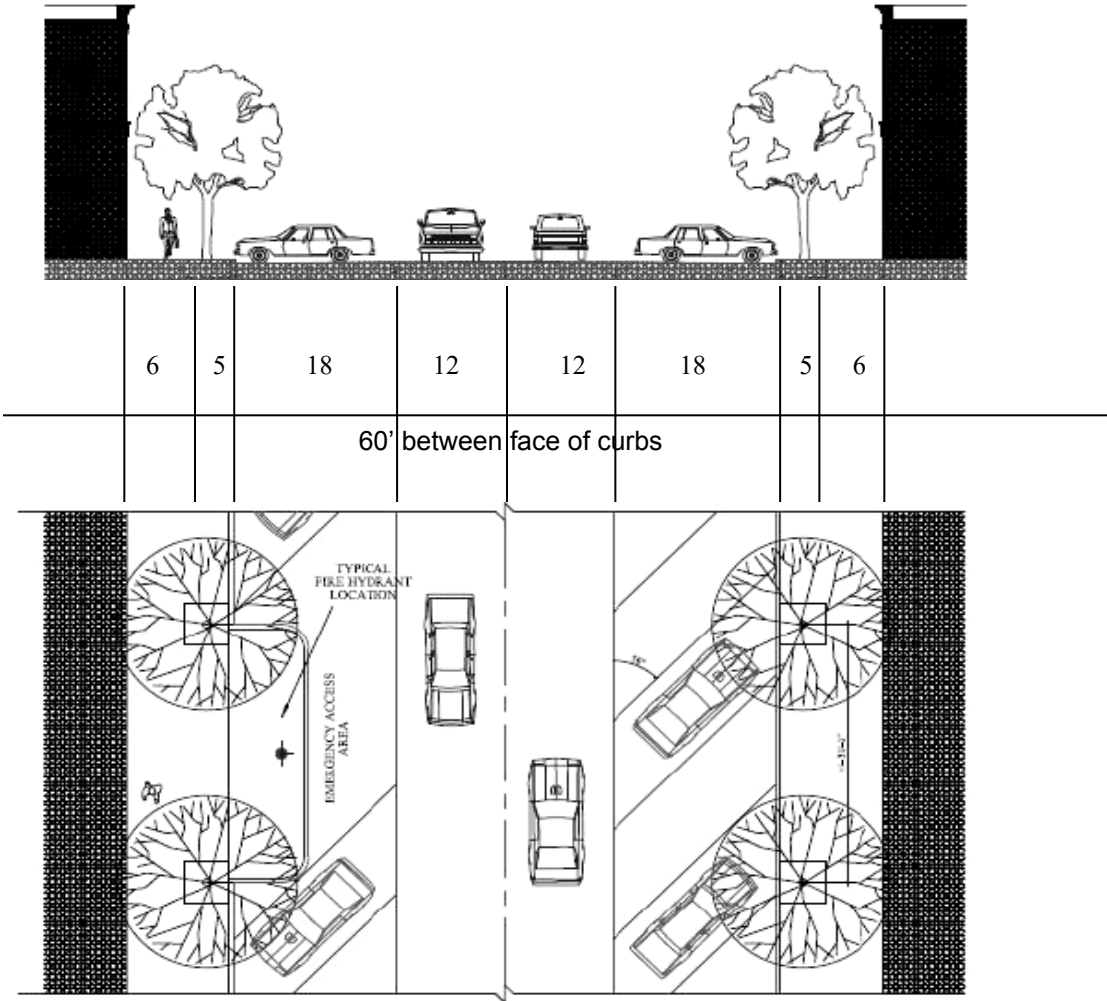
We propose to change the section to two 11' lanes in each direction and narrow the median to 12' in order to accommodate on-street, angled-in parking. Buildings would be placed within 8' of the

right-of-way property line. This allows the sidewalk to be as narrow as 14' feet or as wide as 22' to accommodate sidewalk dining and merchandising. Public plazas may be incorporated in addition to the setback requirements.

Fronting subzones
MU-TMR(1)
MU-C(1)
MU-N(1)
MU-TEN
~~MU-TEN(2)~~
MU-C(3)

THOROUGHFARE DESIGN

MU STREET
(See Table 4-1)



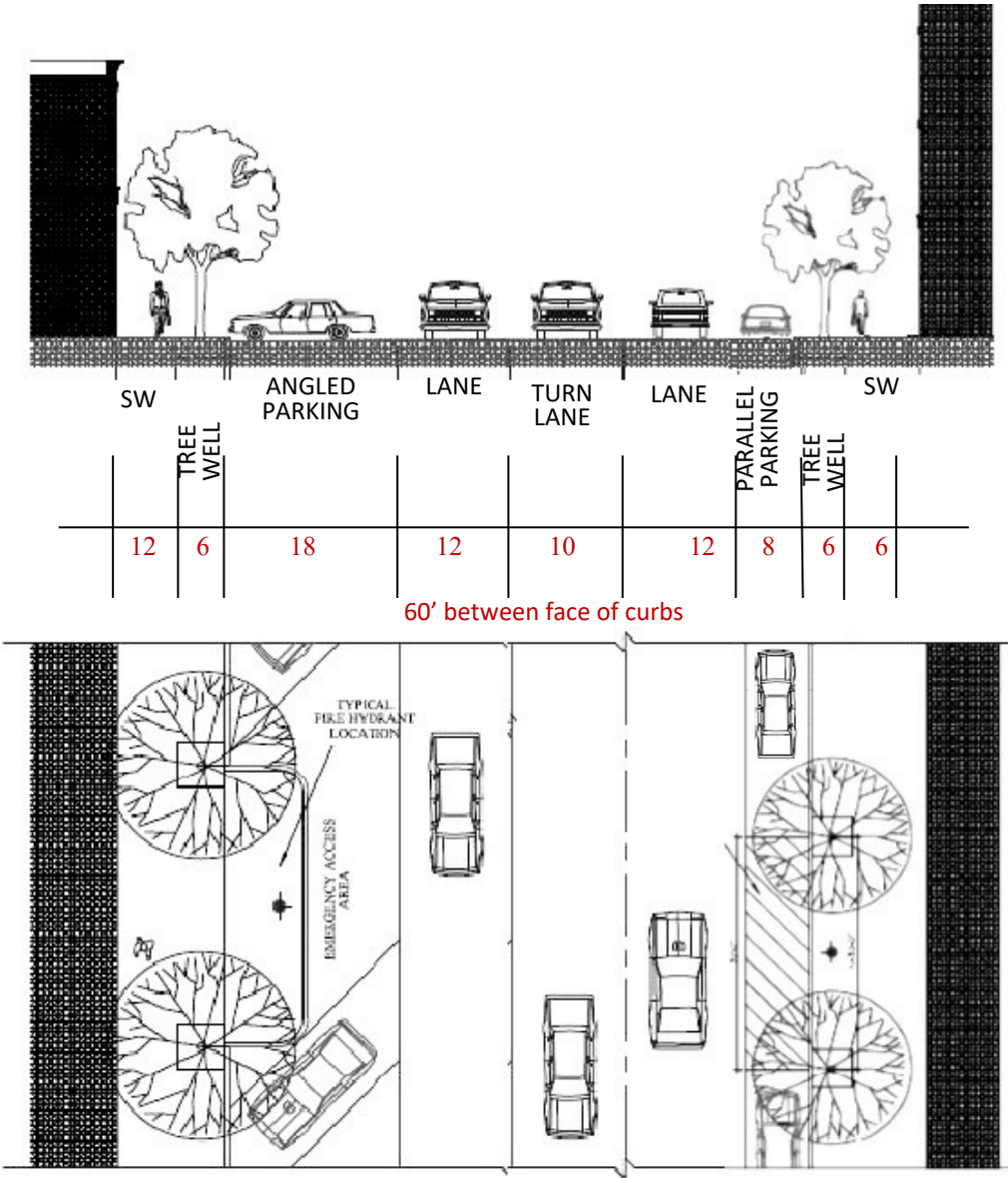
- Permitted in Subzones
- MU-TMR(1)
 - MU-C(1)
 - MU-N(1)
 - MU-N(2)
 - MU-TEN
 - ~~MU-TEN(2)~~
 - ~~MU-TEN(1)~~
 - MU-C(2)
 - MU-C(3)

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THOROUGHFARE DESIGN

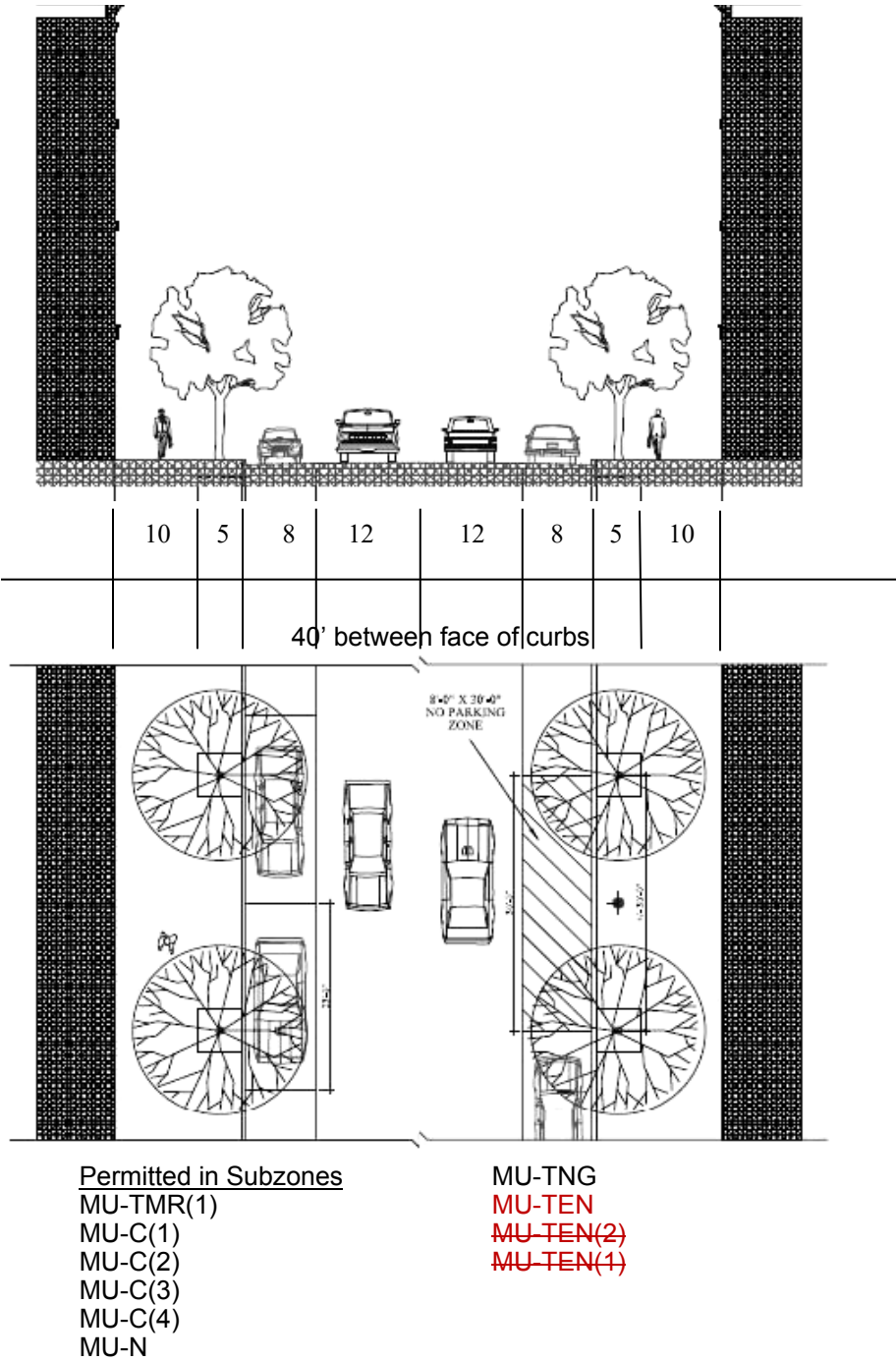
MU STREET 2
(See Table 4-1)



Permitted in Subzones
MU-TEN

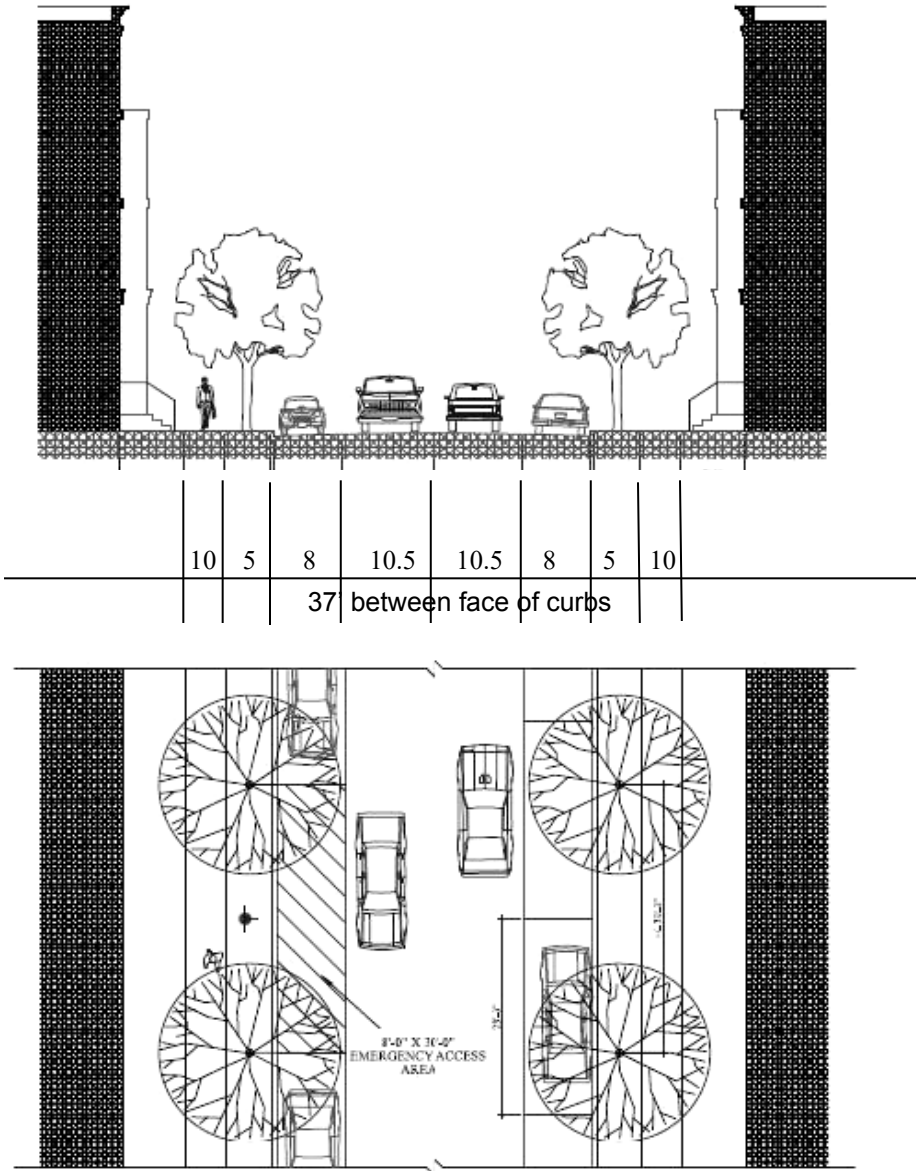
THOROUGHFARE DESIGN

MU LOCAL 1
(See Table 4-1)



THOROUGHFARE DESIGN

MU LOCAL 2
(See Table 4-1)



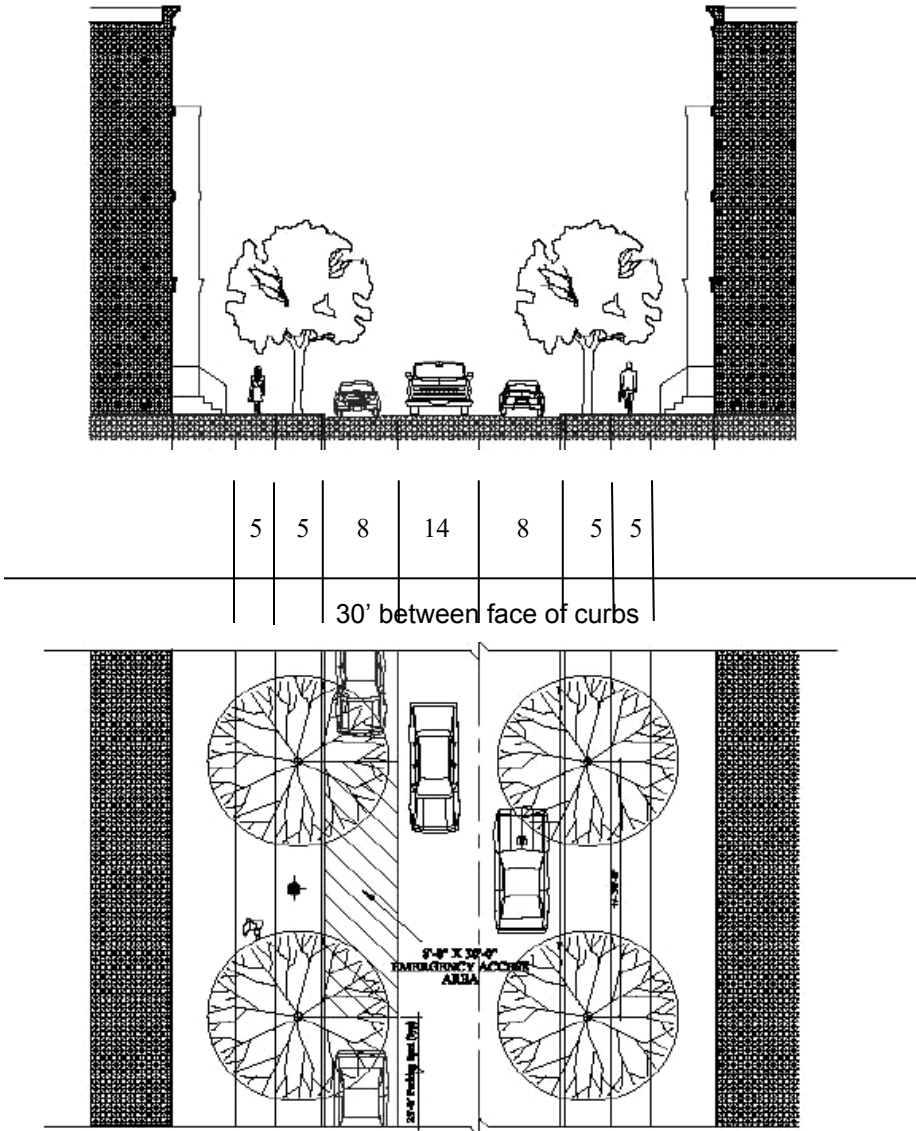
Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-C(2)
MU-C(3)
MU-C(4)
MU-N

MU-TNG
~~MU-TEN~~
~~MU-TEN(2)~~
~~MU-TEN(1)~~

THOROUGHFARE DESIGN

MU LOCAL 3
(See Table 4-1)



- Permitted in Subzones
MU-N(1)
MU-N(2)
MU-TNG
~~MU-TEN~~
~~MU-TEN(2)~~
~~MU-TEN(1)~~
MU-C(2)

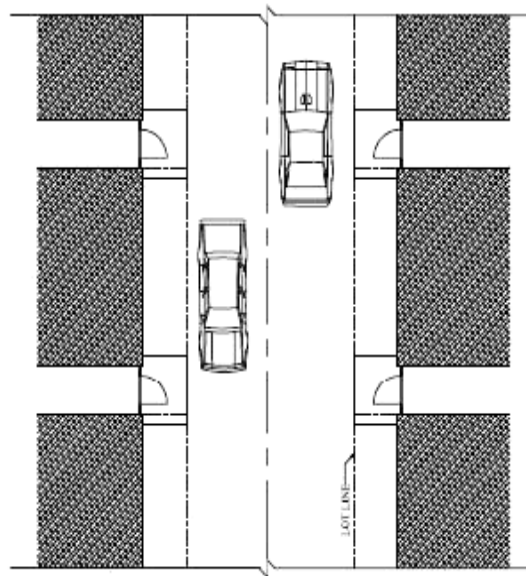
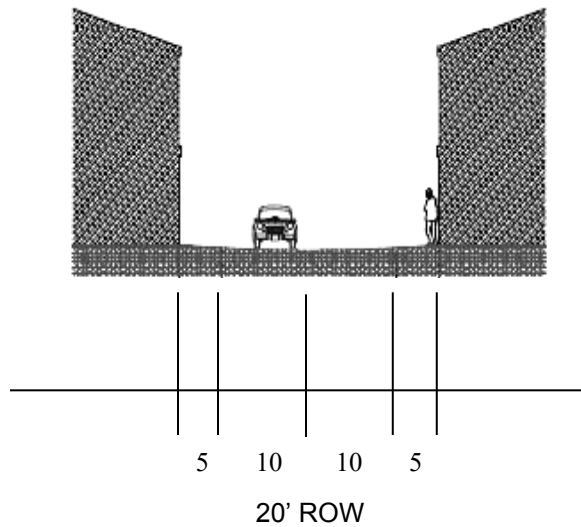
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SECTION 4

THOROUGHFARE DESIGN

MU COMMERCIAL ALLEY
(See Table 4-1)



Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-N(1)
MU-N(2)
~~MU-TEN~~
~~MU-TEN(2)~~

~~MU-TEN(1)~~
MU-TMR(2)
MU-C(2)
MU-C(3)

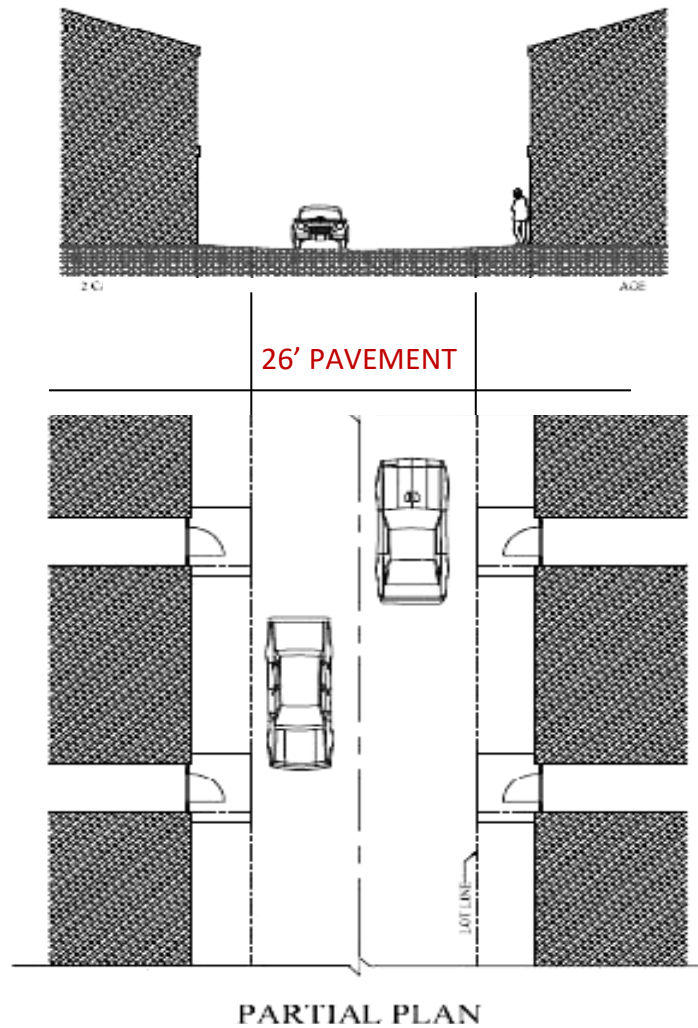
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 FLOWER MOUND, TEXAS

SECTION 4

THOROUGHFARE DESIGN

FIRE LANE
 (See Table 4-1)



No parking permitted in Fire Lane

Permitted in Subzones

MU-TMR(1)
 MU-C(1)
 MU-N(1)
 MU-N(2)
MU-TEN

MU-TMR(2)
 MU-C(2)
 MU-C(3)

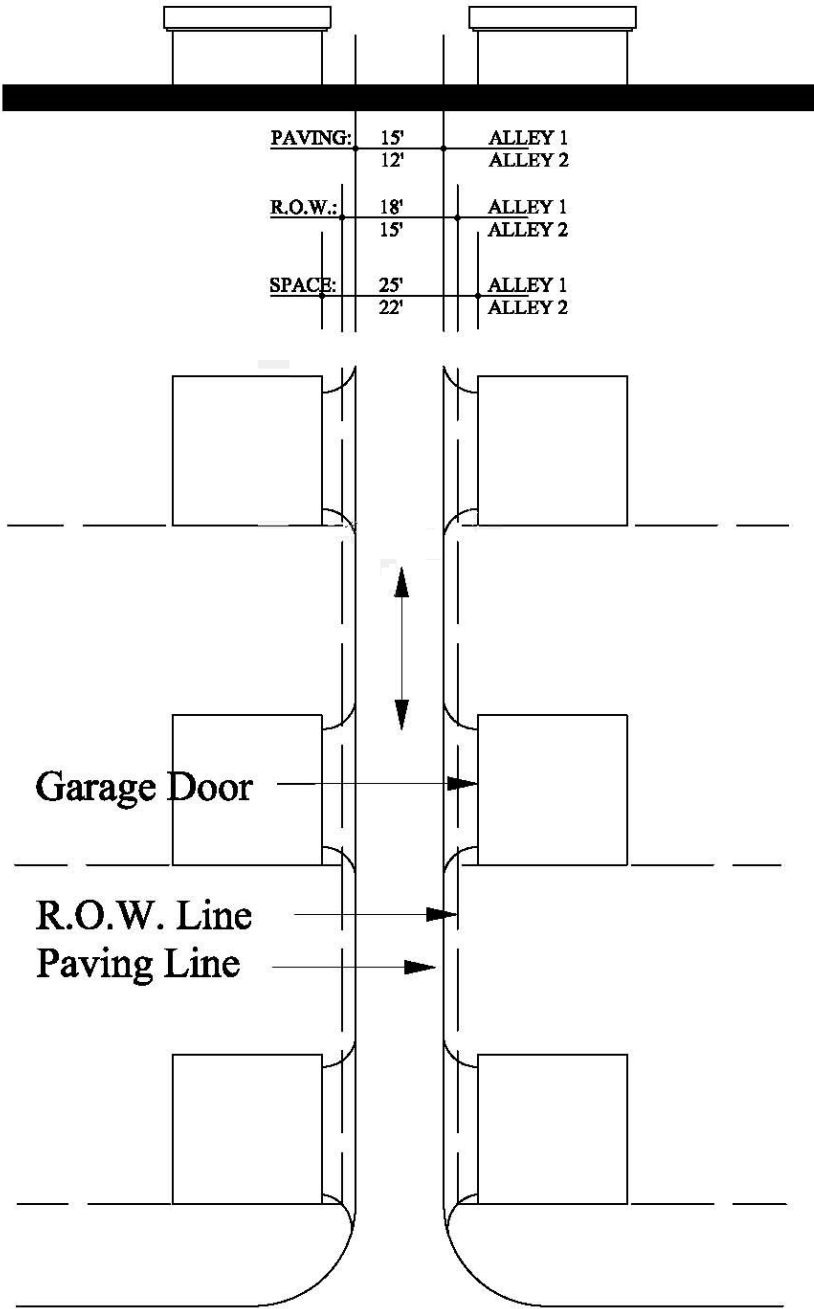
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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 4

THOROUGHFARE DESIGN

MU RESIDENTIAL ALLEY 1 & 2
(See Table 4-1)



Permitted in Subzones
MU-N(1)
MU-N(2)
~~MU-TEN~~
~~MU-TEN(1)~~
MU-TNG

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SECTION 5

CIVIC/OPEN SPACE AND LANDSCAPE STANDARDS

PARKS AND OPEN SPACE
TRAILS
LANDSCAPING

FIGURE 5.1: PARK AND OPEN SPACE PLAN

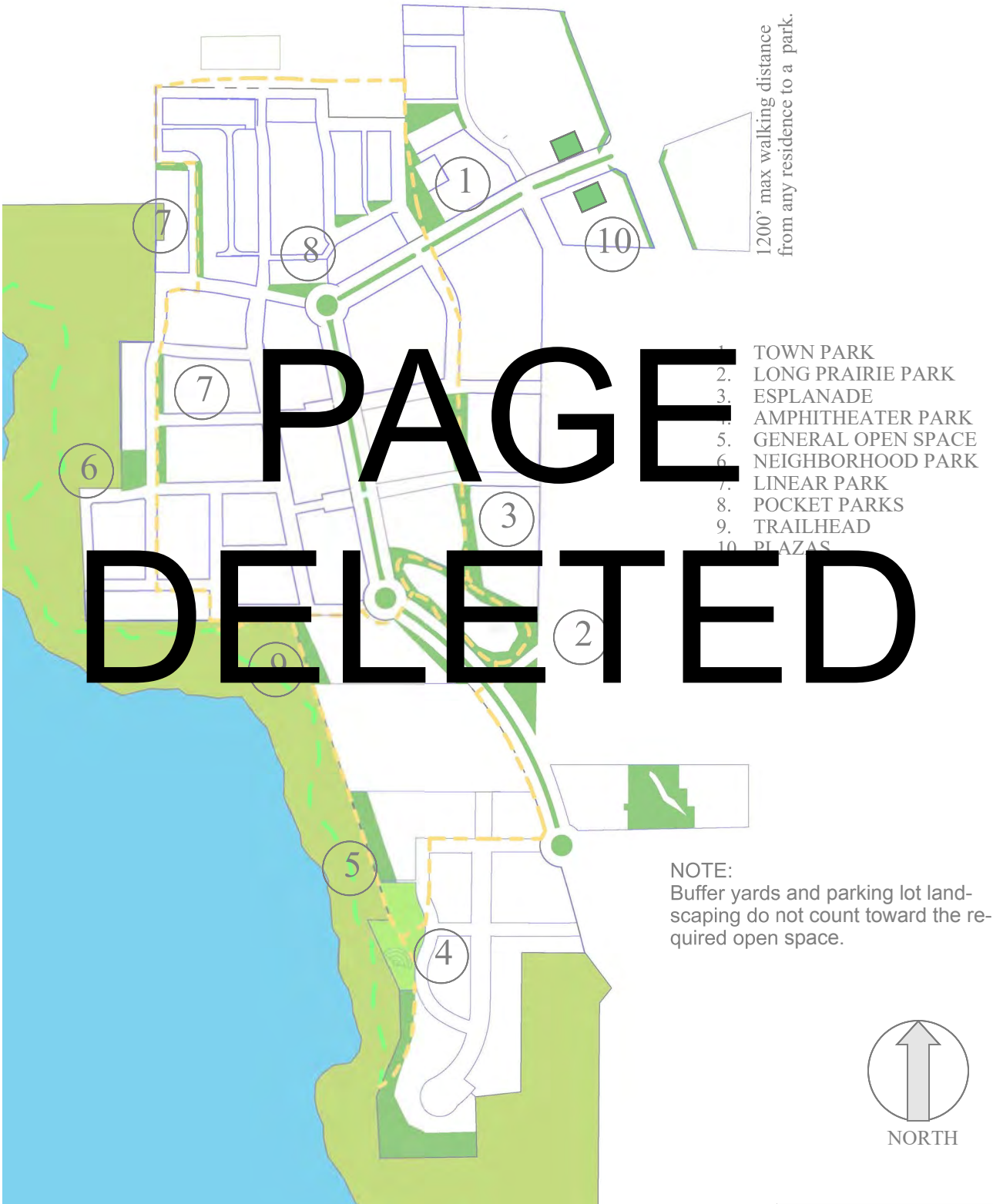
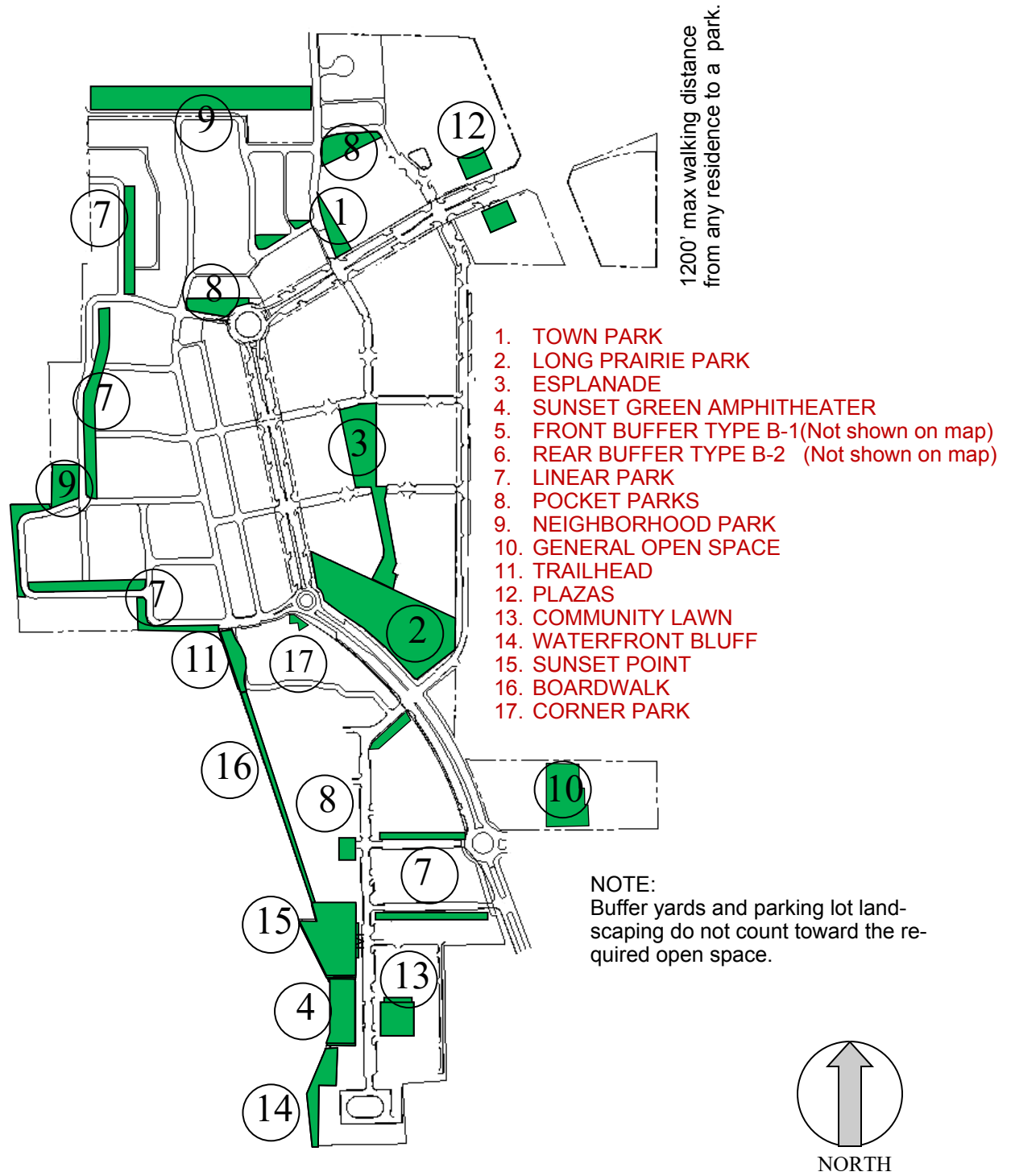


FIGURE 5.1: PARK AND OPEN SPACE PLAN



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SECTION 5

TABLE 5.1 OPEN SPACE MINIMUM REQUIREMENTS

SUBZONE TRACTS	ACRES IN SUBZONE	% OPEN SPACE REQ'D	OPEN SPACE REQUIRED FOR SINGLE FAMILY AND BONUS HEIGHT	OPEN SPACE REQ'D: ACRES	OPEN SPACE PROVIDED: MINIMUM STANDARDS	MINIMUM NUMBER OF PARKS	MIN ACRES PER PARK	PARK & OPEN SPACE AREA: ACRES	MIN TRAIL LENGTH PER SUBZONE
MU-C (1)	7.2	5%		0.36	0.50	TOWN PARK	1	0.50	100'
MU-C (2)	4.8	5%		0.24	2.40	LONG PRAIRIE PARK	1	2.40	0
MU-C (3)	5.7	5%	3%	0.46	1.50	GENERAL OPEN SPACE	1	1.50	0
MU-C (4)	8.1	5%		0.41	0.10	PLAZAS	2	0.05	0
MU-N	20.5	5%		1.03	0.25	ESPLANADE	1	0.25	1200'
		5%		0.00	0.10	TRAILHEAD	1	0.10	100'
MU-TNG	56.8	5%		5.68	0.25	NEIGHBORHOOD PARKS	1	0.25	2000'
					0.50	POCKET PARKS	3	0.10	0.30
					0.10	LINEAR PARK	1	0.10	0.10
MU-TEN (1)	26.2	5%	3%	2.10	2.50	GENERAL OPEN SPACE	1	2.50	500'
					2.50	AMPHITHEATER	1	2.50	2.50
					0.00	TRAILHEAD	1	0.00	0.00
MU-TEN (2)	4.3	5%	3%	0.34	0.50	TRAILHEAD	1	0.50	300'
					0.05	LINEAR PARK	1	0.05	0.05
					0.10	GENERAL OPEN SPACE	1	0.10	0.10
MU-TMR (1)	11.5	5%		0.58	0.10	PLAZAS	2	0.05	0.10
MU-TMR (2)	4.5	5%		0.23	0.00	NONE	0	0.00	0.00
TOTALS	149.6	7.62%		11.41	12.25	8.19%	20	12.25	3700

This table, and the subsequent requirements, are intended to demonstrate how the aggregate parks and open spaces proposed for Lakeside DFW meet the requirements of the Ordinance LDR 03-08 (the Mixed Use Ordinance) and the Ordinance LDR 05-12 (Modification of park requirements in MU zoning).

Section 98-903 g of the MU Ordinance requires

5% minimum open space plus additional open space in specific categories; and it requires a variety of park types, pedestrian connectivity and access to existing wooded areas.

The requirements contained in this section provide those standards.

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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 5

TABLE 5.1 OPEN SPACE MINIMUM REQUIRED

SUBZONE TRACTS	ACRES IN SUBZONE	MINIMUM OPEN SPACE REQUIRED: PERCENTAGE	ADDITIONAL OPEN SPACE: PERCENTAGE	MINIMUM OPEN SPACE REQUIRED: ACRES	OPEN SPACE PROVIDED: ACRES	REQUIRED PARK TYPES	MINIMUM NUMBER OF PARKS	MINIMUM AREA PER PARK	MINIMUM PARK AND OPEN SPACE AREA
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The table includes a summary of the completed portions of the Lakeside DFW project and the proposed portions in Lakeside Village.

Line 1 of the summary shows the aggregate acreage in the project permitted to date, the minimum open space required as a percentage of the gross area and as the minimum acres. It also shows the acreage of public open space provided. The total of provided open space only includes the specified park types and does not include Lakewood Park or miscellaneous landscaped areas.

Line 2 summarizes the requirements of Subzone MU-C(3) for the base open space, and the bonus height requirement, and the current allocation of open space subject to change at site plan application.

Line 3 summarizes the requirements of Subzone MU-TEN, including base open space, the added requirement for single family, and the added requirement for bonus height.

1 TOTAL TO DATE	111.0	7.6%		8.51	10.42				
2 MU-C(3)	6.3			0.50	1.50	GENERAL OPEN SPACE	1		0.50
<i>BASE OPEN SPACE</i>	<i>5% OF 6.3 ACRES</i>		0.32						
<i>BONUS HEIGHT</i>	<i>3% OF 6.3ACRES</i>		0.19						
3 MU-TEN	38.5			3.61	3.70	COMMUNITY LAWN	1	0.4	0.4
<i>BASE OPEN SPACE</i>	<i>5% OF 38.5 ACRES</i>		1.92			WATERFRONT BLUFF	1	0.3	0.3
<i>BONUS HEIGHT</i>	<i>3% OF 38.5 ACRES</i>		1.15			SUNSET GREEN	1	0.7	0.7
<i>SINGLE FAMILY</i>	<i>5% OF 10.6 ACRES</i>		0.53			SUNSET POINT	1	0.3	0.3
						BOARDWALK & TRAILHEAD	1	1.2	1.2
						VILLAGE GREEN	1	0.2	0.2
						CORNER PARK	1	0.3	0.3
						LINEAR PARKS	3	0.1	0.3
PROJECT TOTALS	155.8	8.0%		12.6	15.62	10.0% PROVIDED OVERALL			

This table, and the subsequent requirements, are intended to demonstrate how the aggregate parks and open spaces proposed for Lakeside DFW meet the requirements of the Ordinance LDR 03-08 (the Mixed Use Ordinance) and the Ordinance LDR 05-12 (Modification of park requirements in MU zoning).

Section 98-903 g of the MU Ordinance requires 5% minimum open space plus additional open space in specific categories; and it requires a variety of park types, pedestrian connectivity and access to existing wooded areas. The requirements contained in this section provide those standards.

5.1 Civic/Open Space Standards.

- A. The following set of tables and illustrations enumerates and describes the standards for the various types of parks and civic/open spaces to be developed as a part of the overall Lakeside project. These categories are as follows:

LAKESIDE DFW OPEN SPACES

- POCKET PARKS
- NEIGHBORHOOD PARK
- LINEAR PARK
- TRAILHEAD
- TOWN PARK
- PLAZAS
- ESPLANADE
- LONG PRAIRIE PARK
- FRONT BUFFER TYPE B-1
- REAR BUFFER TYPE B-2
- GENERAL OPEN SPACE

VILLAGE LAKEFRONT AREA

- OS1: COMMUNITY LAWN
- OS2: WATERFRONT BLUFF
- OS3: SUNSET GREEN AMPHITHEATER
- OS4: SUNSET POINT
- OS5a: BOARDWALK
- OS5b: VILLAGE GREEN
- OS6: LINEAR PARK

- B. The provision of adequate and appropriate civic/open space areas shall be integral to all development in the district. The minimum requirement for civic/open space in the district is five percent of the gross area of the site which shall be dedicated open space. Any open space provided in excess of five percent may be eligible for bonus provisions. Surplus open space in one subzone may be applied to

deficiencies of open space in other subzones, provided the following conditions apply:

1. That the aggregate open space within all final platted property in the MU zoning district does not fall below 5% of the gross platted area; and
2. That the required park types identified in Table 5.1 are included in the platted area; and
3. That the plat complies with the open space standards in Section 3 of this Development Code.

Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves, including floodplain areas. Active sports fields and structured recreational activities shall be limited to less than ten percent of any parks located in the district.

- C. Applicable Standards; Maintenance. Thoroughfare treatments, right-of-way and median landscaping requirements, buffers, street yard landscaping, perimeter area requirements, landscaping of parking lots and structures and all other landscape area requirements as set forth the Code of Ordinances shall not apply in Lakeside DFW, except as set forth in this Section 5. Planting, and maintenance of all landscaping in streets, sidewalks and open space common areas in Lakeside DFW shall be the obligation of the persons owning property in the district and may be managed through a Lakeside Owners' Association.

- D. This development Code includes proposed variances from the existing Land Development Regulations regarding tree preservation, park land dedication and park development fees that are permitted under Ordinances LDR 05-12.

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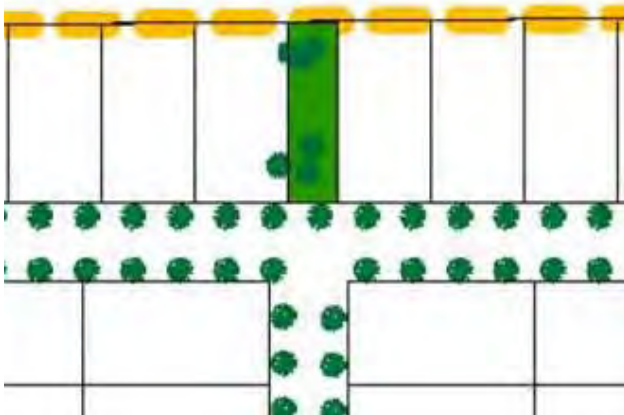
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SECTION 5

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

RESIDENTIAL POCKET PARKS

ITEM	STANDARD	REQ'D
#1	Character	Small, intimate, casual atmosphere, suitable for small children.
#2	Minimum size	0.1 acres
#3	Maximum Size	0.25 acres
#4	Perimeter conditions	Public Street Frontage on at least one side, residential fences of lot sides and rear may face the other 3 sides.
#5	Plantings, pattern	Trees and Turf, natural pattern of tree locations. One tree/2000 SF.
#6	Sidewalks/Hardscape	Sidewalks and hardscape optional, no paving for parking permitted
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	At least one of the pocket parks must border the Lake Grapevine ACOE property.
#9	Topography	May be natural grade with slopes greater than 20%
#10	Water feature	No water feature required
#11	Structures	Shade structures and toddler playground equipment optional
#12	Furnishings	Benches and trash receptacles
#13	Lighting	No lighting required
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-C, MU-MR
	Prohibited in Sub Zones:	MU-C, MU-MR



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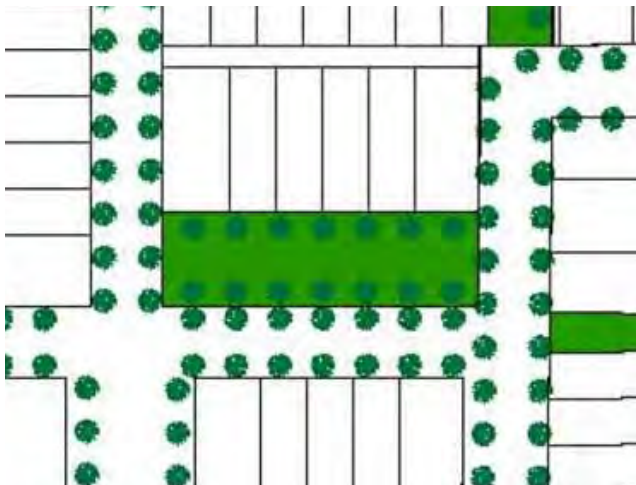
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SECTION 5

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

RESIDENTIAL NEIGHBORHOOD PARKS

ITEM	STANDARD	REQ'D
#1	Character	Medium sized, suitable for small gatherings and passive recreation.
#2	Minimum size	0.25 acres
#3	Maximum Size	1.0 acres
#4	Perimeter conditions	Public Street Frontage on at least 2 sides, building front facades must face least 2 sides. Lot Sides or rear may face one side.
#5	Plantings, pattern	Trees and turf, may be a natural pattern of trees or a formal geometric pattern. One tree/ 2000 SF
#6	Sidewalks/Hardscape	Concrete or masonry surface
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	The park should be centrally located or placed on a primary street.
#9	Topography	Must be generally level over most of the park area where people will walk
#10	Water feature	No water feature required
#11	Structures	Shade structures are optional. Playground equipment is discouraged.
#12	Furnishings	Benches and trash receptacles; and items required by trail standards
#13	Lighting	No lighting required, but pathway lighting is desirable.
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-MR
	Prohibited in Sub Zones:	MU-MR



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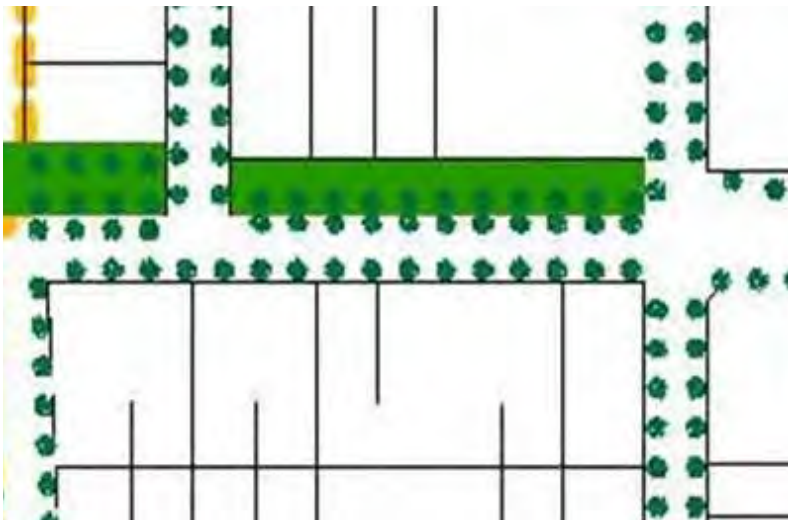
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SECTION 5

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LINEAR PARK

ITEM	STANDARD	REQ'D
#1	Character	Linear parks serve to enhance a right-of-way with additional green space and landscaping, incorporating sidewalks and trails.
#2	Minimum size	No minimum area but a minimum of 20' in width.
#3	Maximum Size	No maximum but widths greater than 50' may be better categorized as a different type of park.
#4	Perimeter conditions	The longest dimension plus the ends should front on a public ROW, the remaining perimeter may face private land.
#5	Plantings, pattern	Regular tree placement matching street tree placement. Match street tree pattern.
#6	Sidewalks/Hardscape	The length of the park
#7	Trail Connectivity	not required
#8	Location requirements	Must be located adjacent to a public ROW
#9	Topography	Generally must be as level as the sidewalks
#10	Water feature	none required
#11	Structures	none required
#12	Furnishings	none required; unless required by trail standards
#13	Lighting	none required
#14	Other considerations	
	Required in Sub Zones:	MU-NG, MU-TEN
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	None



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SECTION 5

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY
TRAILHEAD

ITEM	STANDARD	REQ'D
#1	Character This is the transition between the urban character of the Lakeside development and the natural environment of Lake Grapevine, and should incorporate elements of both environments.	
#2	Minimum size 0.15 acres	yes
#3	Maximum Size 1 acre	yes
#4	Perimeter conditions Must be bounded by the Lake Grapevine ACOE property on at least on side, by a public ROW and front facades on another side, and may be adjacent to the sides or rear of buildings or lots on the other sides.	yes
#5	Plantings, pattern Natural placement of trees and plantings, existng trees to remain where possible, some understory growth is permitted to define the wilderness atmosphere.	yes
#6	Sidewalks/Hardscape The Lakeside trail system must traverse the park and connect to the ACOE trail system. A small area for a bike rack and bicycle staging area is also required.	yes
#7	Trail Connectivity Trail connection is required	yes
#8	Location requirements Must be adjacent to the Lake Grapevine ACOE property with connection to the ACOE trail system.	yes
#9	Topography As natural as possible to accommodate the trails	yes
#10	Water feature not required	
#11	Structures not required	
#12	Furnishings Benches, trash receptacles, directory maps, and bike racks.; may be required by trail standards	
#13	Lighting not required but permitted	
#14	Other considerations	
	Required in Sub Zones: MU-EN(1) provided the ACOE allows a trail connection	yes
	Permitted in Sub Zones: MU-NG, MU-EN,	
	Prohibited in Sub Zones: Not applicable to other zones	



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SECTION 5

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LAKESIDE TOWN PARK

ITEM	STANDARD	REQ'D
#1	Character	This is a primary public square for civic and community gatherings.
#2	Minimum size	0.4 acre
#3	Maximum Size	2 acres
#4	Perimeter conditions	The entire perimeter must be bounded by public streets and front facades of residential or commercial buildings.
#5	Plantings, pattern	The planting patterns should be as formal and regular as the geometry of the park will allow. Plant at least 1 tree for each 2000 SF of park.
#6	Sidewalks/Hardscape	There must be sidewalks around the perimeter along the public ROW's and sidewalks through the park from all sides
#7	Trail Connectivity	The park is not required to be on the Lakeside trail system but it is highly desirable
#8	Location requirements	The park must have some frontage on Lakeside parkway.
#9	Topography	The park should be relatively flat and level within the perimeter sidewalks
#10	Water feature	A water feature or sculpture is required as a focal point, but an alternative of equal merit may be substituted
#11	Structures	Shade structures may be added but are not required. Enclosed structures are not permitted.
#12	Furnishings	Benches, trash receptacles are required; and items required by trail standards
#13	Lighting	Adequate lighting either by sidewalk bollard or by lighting standard is required
#14	Other considerations	
	Required in Sub Zones:	MU-C(1), MU-EN(1)
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	None



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

PLAZAS

ITEM		STANDARD	REQ' D
#1	Character	Small, hard-surfaced public spaces adjacent to the most intensive occupancies, fronting the major public ROW.	
#2	Minimum size	No min	
#3	Maximum Size	No max	
#4	Perimeter conditions	Building Front or side façade on at least 2 sides of the plaza, Lakeside Parkway ROW on one side. Plaza must be screened from the parking lot by a wall or landscape screen.	yes
#5	Plantings, pattern	Trees may be planted in tree wells. Trees or shade structures should be located to provide some shade adjacent to the building for customers and patrons.	yes
#6	Sidewalks/Hardscape	May be paved up to 100%	
#7	Trail Connectivity	Not required	
#8	Location requirements	Must be located between buildings and Lakeside Parkway.	yes
#9	Topography	Generally level	
#10	Water feature	Not required	
#11	Structures	Shade structures or trees at maturity or oriented so that the buildings provide the shade	yes
#12	Furnishings	None required, but should be designed for moveable furnishings; unless required by trail standards	
#13	Lighting	None required, but imaginative alternative lighting solutions are desirable	
#14	Other considerations		
	Required in Sub Zones:	MU-C(1), MU-MR(1)	yes
	Permitted in Sub Zones:	All except MU-NG	
	Prohibited in Sub Zones:	MU-NG	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

ESPLANADE

ITEM	STANDARD	REQ' D
#1	Character This is the central green space for the multifamily neighborhood and acts as the unifying element and a place for public gatherings and recreation. The green space may be monolithic or may divided into multiple contiguous pieces divided by roadways.	
#2	Minimum size 1.25 acres; 50' in width	yes
#3	Maximum Size No Maximum	
#4	Perimeter conditions The perimeter is bounded by residential buildings or streets or other parks on all sides. Plant 1 tree for each 3000 SF.	yes
#5	Plantings, pattern Since the area is large, portions of the area may be natural and irregular in the planting pattern but the natural undergrowth is not permitted. Planting consists primarily of turf and trees but shrubbery near the buildings is required and areas of seasonal color is desirable.	yes
#6	Sidewalks/Hardscape Sidewalks within the street ROW may be included in the park. Small seating alcoves may be paved but large paved areas are discouraged.	
#7	Trail Connectivity The Lakeside trail system must traverse the park.	yes
#8	Location requirements The park must be bounded by residential buildings, and it must connect to the Long Prairie Park.	yes
#9	Topography The park should be substantially level unless berms, swales, mounds, or water features are used to enhance the landscaping.	
#10	Water feature A water feature is encouraged but not required.	
#11	Structures Small shade structures are encouraged but not required. Enclosed space is not permitted.	
#12	Furnishings Benches and trash receptacles are required; and items required by trail standards	yes
#13	Lighting Street lighting should be sufficient, but if the street is located farther from the walkways, low level pathway lighting is encouraged.	
#14	Other considerations	
	Required in Sub Zones: MU-N	yes
	Permitted in Sub Zones: MU-N	
	Prohibited in Sub Zones: All except MU-N	

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PARK AND OPEN SPACE STANDARDS

THE ESPLANADE



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LONG PRAIRIE PARK

ITEM	STANDARD	REQ' D
#1	Character This area includes some floodplain and should remain as natural as possible and still fulfill its function as the park amenity as well as floodplain and detention area. To the extent permitted by local, state and federal regulation, the underbrush should be cleared, the grades smoothed to facilitate pedestrian use and hydraulic requirements. Turf shall be planted in the large areas of open space that are relatively level.	
#2	Minimum size 2.4 acres	yes
#3	Maximum Size No maximum	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening are most desirable placed closely together. Along 2499, the tree canopy is more desirable to permit views into the development.	yes
#6	Sidewalks/Hardscape A trail may lead down to a water feature, other paths should be natural turf or crushed stone paths except for the Lakeside Trail system.	
#7	Trail Connectivity The park must connect to the Lakeside Trail System.	Yes
#8	Location requirements Where a transition between uses is needed	
#9	Topography Natural topography should be maintained as much as possible, with no disturbance of slopes over 12%.	
#10	Water feature A water retention pond may be maintained within the park, including a dock feature for interaction with the water.	
#11	Structures Shade structures are permitted. Some enclosed structures are permitted for seasonal or recreational use such as snow cone sales or other kiosk-type uses. No parking is permitted within the park, all parking must be on-street adjacent to the park.	
#12	Furnishings Benches and trash receptacles are permitted, picnic tables are not permitted; See items required by trail standards	
#13	Lighting Lighting is permitted but not required.	
#14	Other considerations May be used to accommodate a Homeowners' Association Clubhouse, and/or a dog park.	
	Required in Sub Zones: MU-C(2)	
	Permitted in Sub Zones: Not applicable	
	Prohibited in Sub Zones: Not Applicable	

PARK AND OPEN SPACE STANDARDS

LONG PRAIRIE PARK



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

BUFFERS - B-1

ITEM	STANDARD	REQ' D
#1	Character This is the space separating differing uses and serving as a transition where walls would be inappropriate. The B-1 buffer is generally a front or primary buffer between an arterial roadway and the front of the project. It is generally landscaped with trees, shrubbery and seasonal color.	
#2	Minimum size Minimum buffer width between a parking area and FM 2499 is 15'	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening. Along 2499, a higher tree canopy is more desirable to permit views into the development under the tree canopy from the arterial.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed, particularly along FM 2499	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures None required; signage permitted	
#12	Furnishings None	
#13	Lighting None required, lighting permitted from ground mounted lighting	
#14	Other considerations Driveways are permitted to cross Buffers	
	Required in Sub Zones: MU-MR	
	Permitted in Sub Zones: All	
	Prohibited in Sub None	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

BUFFERS - B-2

ITEM	STANDARD	REQ'D
#1	Character This is the space separating differing uses and protecting one use from the impact of another use. Walls are permitted. The B-2 buffer is generally a rear or side buffer. It is generally landscaped in conjunction with a wall or solid visual screening.	
#2	Minimum size Minimum buffer width between a residential and a commercial use is a 6' to 8' high masonry wall with a landscaping strip that is 3' minimum in width.	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the single family detached lots from the commercial service areas, but may be used in other situations.	
#5	Plantings, pattern Solid hedges and smaller trees placed closely together providing strong visual screening is most desirable.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures Masonry walls, between 6' and 8' in height	
#12	Furnishings None	
#13	Lighting None required	
#14	Other considerations Pedestrian and vehicular passages are permitted in the buffers.	
	Required in Sub Zones: MU-MR only if the rear of the commercial development abuts single family detached lots.	
	Permitted in Sub Zones: All	
	Prohibited in Sub Zones: None	



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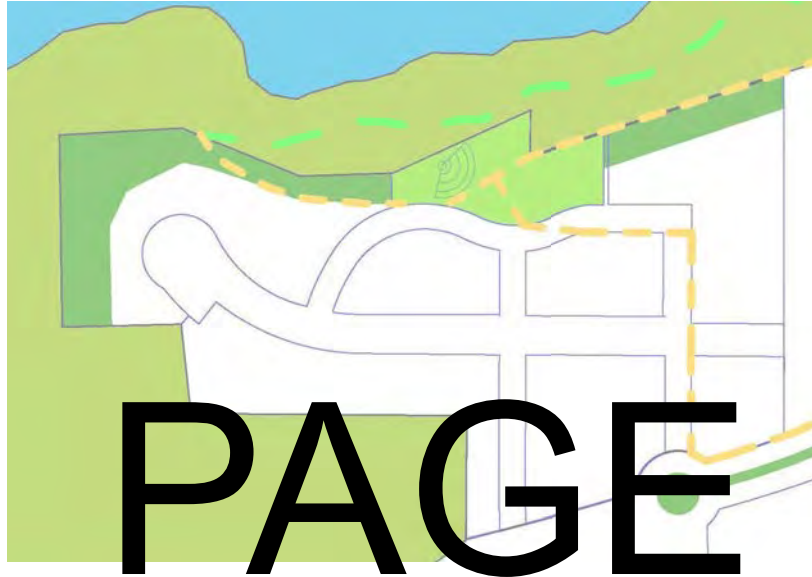
**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY**

VILLAGE LAKEFRONT AREA

ITEM	STANDARD	REQ'D
#1	Character This is the most scenic site within the project with dramatic views of Lake Grapevine and various species of existing old growth trees. The existing character is to be preserved and enhanced.	
#2	Minimum size 2.5 acres	yes
#3	Maximum Size No max	
#4	Perimeter conditions Views of the lake are to be preserved to the south and west. To the east, buildings that take advantage of the view may border the park, with porches, balconies, verandas, courtyards, and other outdoor venues attached to enclosed buildings.	
#5	Plantings, pattern Natural existing trees take precedence, with additional ground cover or turf as appropriate.	yes
#6	Sidewalks/Hardscape Paths and sidewalks may weave through the park space as need to provide access to visitors.	
#7	Trail Connectivity The Lakeside Trail System must traverse the park from the north end to the Rockledge Park boundary.	
#8	Location requirements Must be bounded by Lake Grapevine A.M.D.E property to the west and south.	
#9	Topography Existing grade may be altered for new ground. New grades should match existing grade wherever possible.	
#10	Water feature Water features are permitted but not required.	
#11	Structures Structures are permitted provided they are in compliance with existing local state and federal floodway requirements, and are not fully enclosed buildings.	
#12	Furnishings No furnishings are required; unless required by trail standards	
#13	Lighting No lighting is required.	
#14	Other considerations	
	Required in Sub Zones: MU-EN(1)	
	Permitted in Sub Zones: MU-EN(1)	
	Prohibited in Sub Zones: All except MU-EN(1)	

PARK AND OPEN SPACE STANDARDS

VILLAGE LAKEFRONT AREA



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**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY
AMPHITHEATER**

ITEM	STANDARD	REQ'D
#1	Character	This is an open air venue for public or private gatherings, events or performances
#2	Minimum size	2.5 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Views of the lake are to be preserved to the south and west. To the east, buildings that take advantage of the view may border the area, with porches, balconies, verandas, courtyards, and other outdoor venues attached to enclosed buildings.
#5	Plantings, pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tiers should be primarily turf.
#6	Sidewalks/Hardscape	The seating tiers shall be hard edged, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete.
#7	Trail Connectivity	The Lakeside Trail System shall connect to the Amphitheater.
#8	Location requirements	Must be bounded by Lake Grapevine ACOE property to the west or Village Lakefront area. Must be located with reasonable public access to restroom facilities.
#9	Topography	Existing grade may be modified to enhance the seating configuration.
#10	Water feature	None
#11	Structures	The overall size and capacity of the structure should be able to accommodate approximately 500 people seated.
#12	Furnishings	Benches, tables and other amenities along the tiers and amphitheater.
#13	Lighting	Convenience lighting is required for safety; stage lighting is not required.
#14	Other considerations	Sound system is not required.
	Required in Sub Zones:	MU-EN(1)
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

GENERAL OPEN SPACE

ITEM	STANDARD	REQ'D
#1	Character This is unprogrammed area, not including buffers and medians, that is open to the public either as property dedicated to an association, under a common area maintenance agreement, or an easement granting public access.	
#2	Minimum size No min	
#3	Maximum Size No max	
#4	Perimeter conditions No specific restrictions	
#5	Plantings, pattern Natural existing trees take precedence, with additional ground cover or turf as appropriate.	
#6	Sidewalks/Hardscape Paths, sidewalks and trail network are permitted	
#7	Trail Connectivity Not required	
#8	Location requirements No specific restrictions	
#9	Topography No specific restrictions	
#10	Water feature Water features are permitted but not required.	
#11	Structures Enclosed structures under 900 SF are permitted and must be located at least 10' from other structures. Larger structures are permitted, such as gazebos or porches, provided they are not fully enclosed buildings	
#12	Furnishings No furnishings are required; unless required by trail standards	
#13	Lighting No lighting is required.	
#14	Other considerations	
	Required in Sub Zones:	
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	

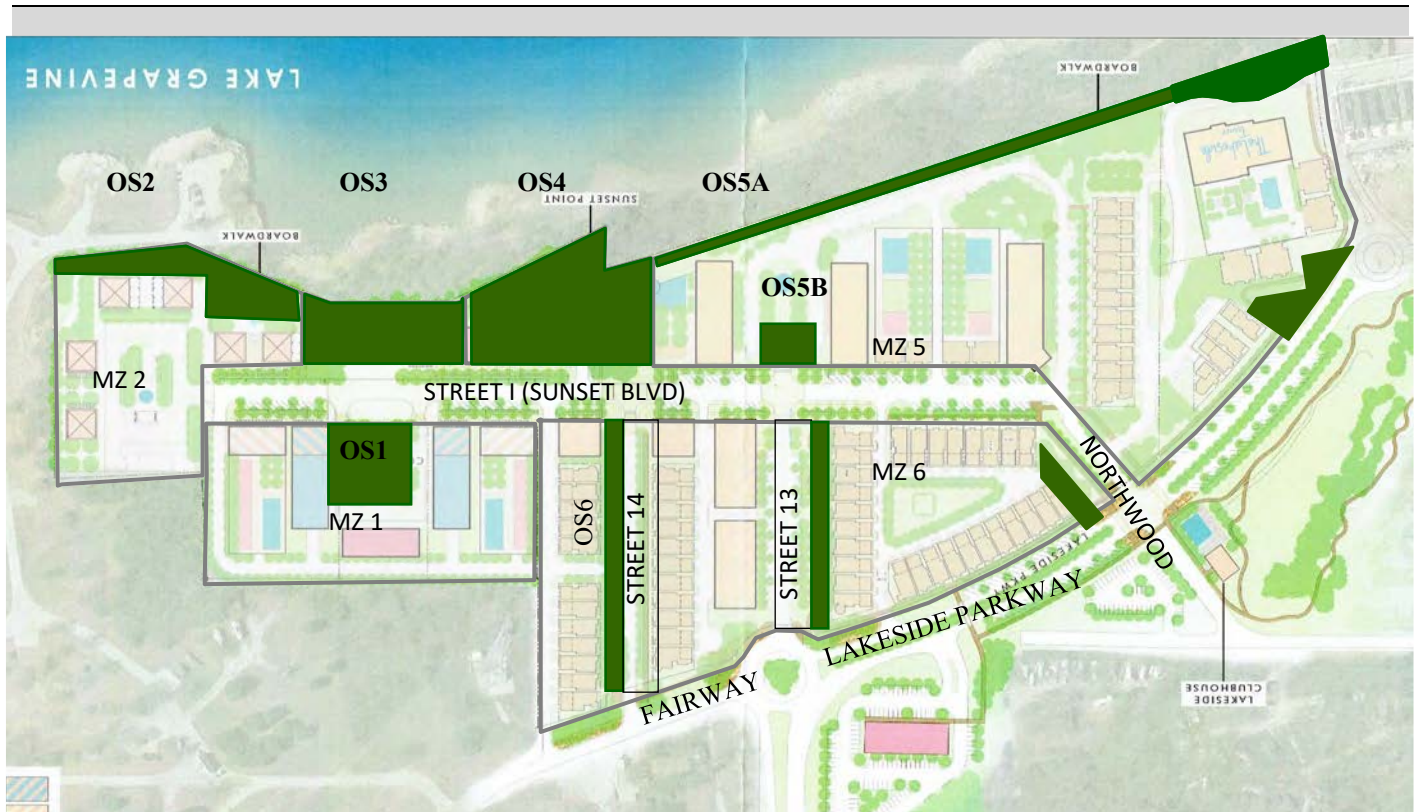
**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY**

VILLAGE LAKEFRONT AREA OPEN SPACE STANDARD IS SUPERCEDED BY THE FOLLOWING SPECIFIC OPEN SPACE STANDARDS.

VILLAGE LAKEFRONT AREA

- **OS1: COMMUNITY LAWN**
- **OS2: WATERFRONT BLUFF**
- **OS3: SUNSET GREEN AMPHITHEATER**
- **OS4: SUNSET POINT**
- **OS5a: BOARDWALK**
- **OS5b: VILLAGE GREEN**
- **OS5c: CORNER PARK**
- **OS6: LINEAR PARK (See Page 56 for Linear Park standards)**

VILLAGE LAKEFRONT AREA



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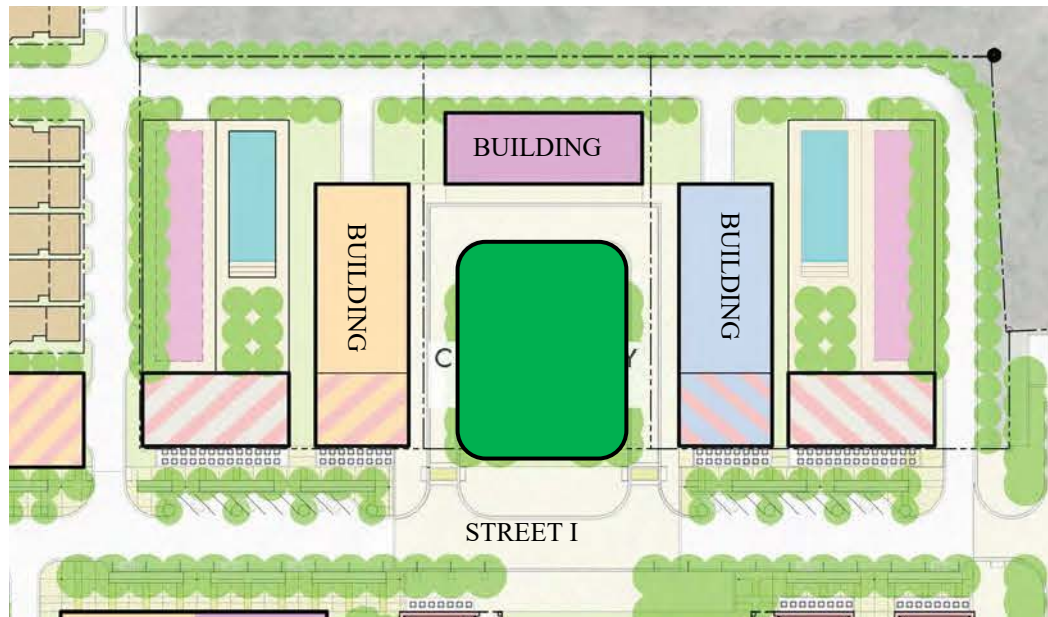
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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS1: COMMUNITY LAWN

ITEM	STANDARD	REQ'D
#1	Character	Broad lawn for public gatherings and events. Event-specific furnishings would be provided for events
#2	Minimum size	0.4 acres
#3	Maximum Size	None
#4	Perimeter conditions	Front Building Facades, Street I,
#5	Plantings, pattern	Perimeter trees at 30' on center
#6	Sidewalks/Hardscape	Perimeter sidewalk 6' width minimum
#7	Trail Connectivity	Connect to sidewalk on Street I
#8	Location requirements	See Subzone Rules for MU-TEN
#9	Topography	Generally level, but elevated 2 to 3 feet above sidewalk on Street I
#10	Water feature	Optional
#11	Structures	None required
#12	Furnishings	Trash Receptacles
#13	Lighting	Street lights or perimeter bollard lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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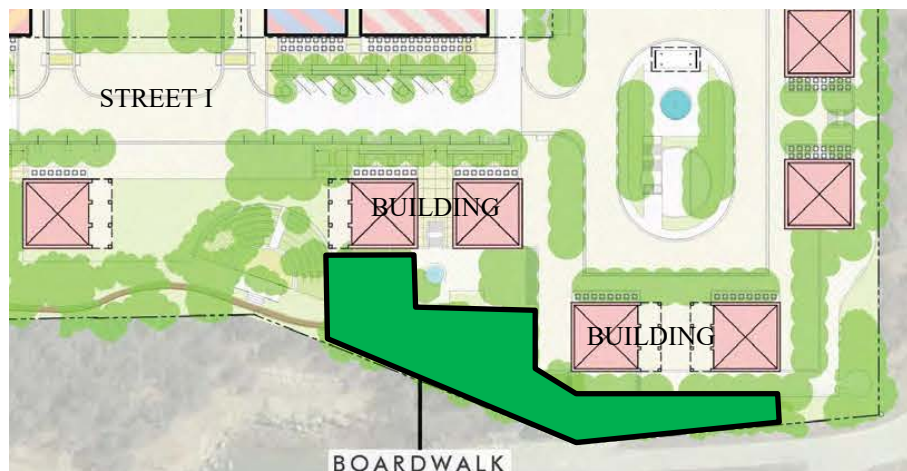
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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS2: WATERFRONT BLUFF

ITEM	STANDARD	REQ'D
#1	Character	Combination of natural grade, pedestrian trails and public and commercial terraces acting as the terminus to the trail.
#2	Minimum size	0.3 acres
#3	Maximum Size	None
#4	Perimeter conditions	Boundary with Lake to west, terraces and restaurants to east
#5	Plantings, pattern	Existing trees where natural grade allows, Additional planting between terraces, and within terrace structures.
#6	Sidewalks/Hardscape	Trail type T-6 connecting terraces to the adjacent Open space OS3
#7	Trail Connectivity	Natural trail type T-6, Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-2.
#8	Location requirements	See Subzone Rules: OS2 is the transitional open space between the commercial buildings and the Lake Grapevine open space.
#9	Topography	Natural topography along western edge, terraced along buildings
#10	Water feature	Optional
#11	Structures	Dining Terraces, Stairs between terrace levels
#12	Furnishings	None Required, dining furniture anticipated.
#13	Lighting	Lighting may be a combination of bollards, string lights, building lighting, and others, but a minimum of 1.5 foot-candles is required on dining terraces and the Trail connection.
#14	Other considerations	May include stairs and retaining walls to be designed as an extension of the building architecture.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



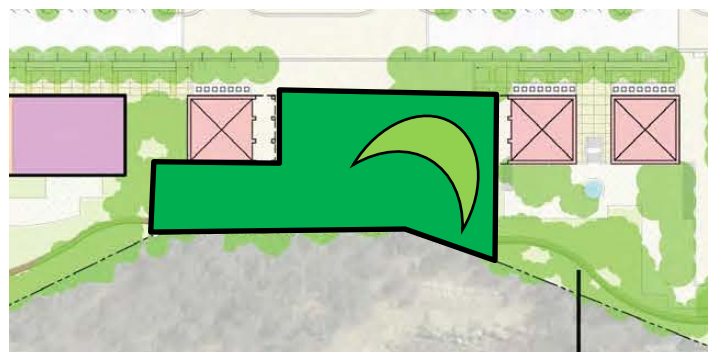
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**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY
OS3: SUNSET GREEN AMPHITHEATER**

ITEM	STANDARD	REQ' D
#1	Character	This is an open air venue for public or private gatherings, events or performances
#2	Minimum size	0.7 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Views of the lake are to be preserved to the west. Accessible from Street I sidewalk.
#5	Plantings, pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tier treads should be primarily turf, tier risers may be stone or concrete.
#6	Sidewalks/Hardscape	The seating tiers shall be hard edged, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete.
#7	Trail Connectivity	The Lakeside Trail System trail type T-6 shall connect to the Amphitheater. Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-3.
#8	Location requirements	Must be bounded by Lake Grapevine ACOE property to the west.
#9	Topography	Existing grade may be re-graded to achieve an optimal seating configuration.
#10	Water feature	None
#11	Structures	The overall size and capacity of the structure should be able to accommodate at least 125 people seated.
#12	Furnishings	
#13	Lighting	Ambient street lights on Street I are required, stage lighting is not required. Walkway lighting shall provide a minimum of 1.5 foot-candles of illumination.
#14	Other considerations	Sound system is not required.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS4: SUNSET POINT

ITEM	STANDARD	REQ'D
#1	Character	Terraced, elevated viewing platform, suitable for gatherings or leisure activity.
#2	Minimum size	0.3 Acres, with elevated deck
#3	Maximum Size	None
#4	Perimeter conditions	ACOE land and Lake Grapevine to the west
#5	Plantings, pattern	Existing trees to the maximum extent possible
#6	Sidewalks/Hardscape	Sunset Point deck, and trail connection to Boardwalk
#7	Trail Connectivity	Required trail connectivity, Trail Type T-6, within a public use easement at least 10' east of the trail and extending to the western property boundary of the Microzone MZ-4.
#8	Location requirements	
#9	Topography	Natural
#10	Water feature	None required
#11	Structures	6,000 SF wood deck
#12	Furnishings	Built-in seating, Trash receptacles
#13	Lighting	Low level landscape lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS-5a: STANDARD BOARDWALK

ITEM	STANDARD	REQ'D
#1	Character	Woodland trail, partially wide, level concrete, and partially natural gravel trail.
#2	Minimum size	1400 LF
#3	Maximum Size	None
#4	Perimeter conditions	ACOE land to the West, varies to the east
#5	Plantings, pattern	Natural existing vegetation where possible
#6	Sidewalks/Hardscape	Concrete, asphalt, wood decking where ADA compliant, Decomposed Granite, or asphalt within stabilized edges where natural grade allows.
#7	Trail Connectivity	
#8	Location requirements	The length of the western boundary with the ACOE property
#9	Topography	ADA compliant from Edgemere to Sunset Point, Natural grade from Sunset Point to southern tip.
#10	Water feature	
#11	Structures	
#12	Furnishings	Trash receptacles, Benches
#13	Lighting	Lighted bollards
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5b: VILLAGE GREEN

ITEM	STANDARD	REQ'D
#1	Character	Small open space located between residential towers to offer a gathering place, open to the public, but used primarily by the residents of the neighboring residential buildings.
#2	Minimum size	0.2 acres
#3	Maximum Size	none
#4	Perimeter conditions	Private drives, adjacent buildings
#5	Plantings, pattern	Turf with the formal placement of a minimum of 8 trees
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements	Withn Subzone MU-TEN, microzone 5
#9	Topography	Mostly level
#10	Water feature	Or an alternate focal point
#11	Structures	
#12	Furnishings	Benches
#13	Lighting	Optional
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5c: VILLAGE GREEN

ITEM	STANDARD	REQ'D
#1	Character Small open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.	
#2	Minimum size 0.3 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Streets and adjacent buildings	yes
#5	Plantings, pattern Turf with a minimum of 4 trees in addition to street trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	yes
#9	Topography Mostly level	
#10	Water feature	
#11	Structures	
#12	Furnishings	
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	

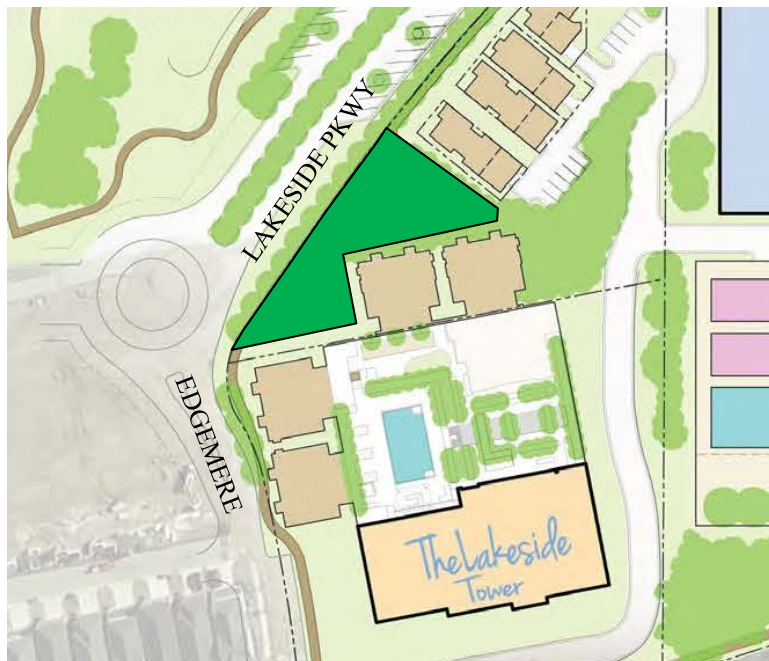
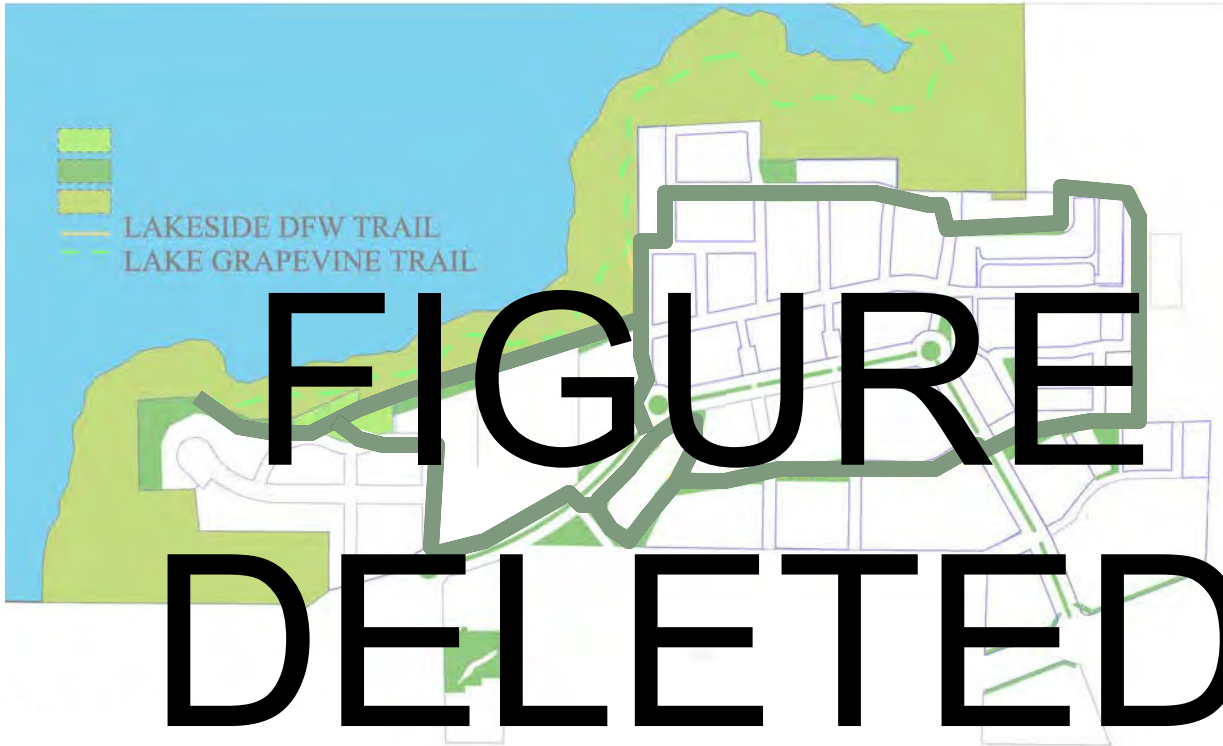
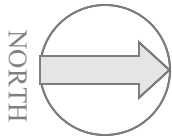


FIGURE 5.2: PROPOSED TRAIL SECTIONS
TRAIL LOCATION IS APPROXIMATE



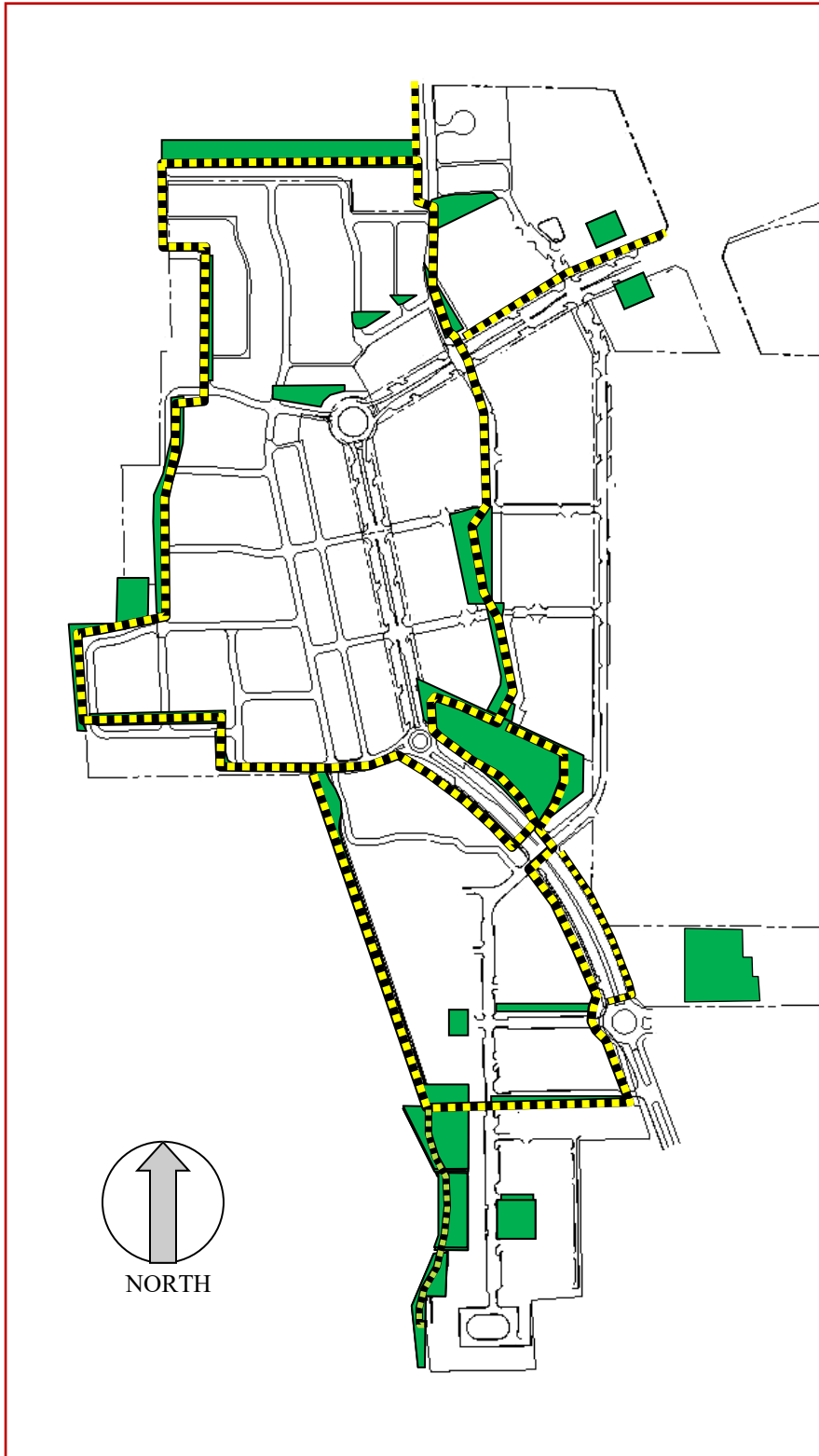
5.2 Trail Standards

- A. Trail: A recreational hike and bike trail shall be constructed as a part of the overall development. At completion, the trail shall be at least one mile in length and a minimum of 8 feet in width. A minimum of 1000 feet of its length shall be within ten feet of the property line of Lakeside DFW and the A.C.O.E. The trail shall be paved with concrete or, if topography dictates that concrete is impractical, a wood boardwalk may be used at the Owner's discretion. Crushed granite may be used for portions of the trail where alternate paved routes for pedestrians are available.
- B. A.C.O.E. Connection: If approved by the A.C.O.E., there shall be at least one trailhead connections to the trail that is owned and maintained by the Army Corps of Engineers around Grapevine Lake, subject to the approval of the ACOE.

Some public parking shall be available within 1000 feet of each proposed trailhead.

- C. Standards: Slopes, Railings, and Access shall comply with current best practices for private, recreational trail amenities.
- D. Trail Map: The Trail Map above indicates possible routing and trail sections throughout the length of the proposed trail and is subject to change. The T-1 through T-5 refer to trail sections depicted on the following pages.
- E. Furnishings: All trails shall provide seating, trash receptacles, drinking fountains and trail lighting at intersecting parks and trails in addition to all other furnishings and lighting identified in each "proposed park topology.

FIGURE 5.2: PROPOSED TRAIL SECTIONS
TRAIL LOCATION IS APPROXIMATE



5.2 Trail Standards

- A. Trail: A recreational hike and bike trail shall be constructed as a part of the overall development. At completion, the trail shall be at least one mile in length and a minimum of 8 feet in width. A minimum of 1000 feet of its length shall be within ten feet of the property line of Lakeside DFW and the A.C.O.E. The trail shall be paved with concrete or, if topography dictates that concrete is impractical, a wood boardwalk may be used at the Owner's discretion. Crushed granite may be used for portions of the trail where alternate paved routes for pedestrians are available.
- B. A.C.O.E. Connection: ~~If approved by the A.C.O.E.,~~ There is one trailhead connection to the trail that is owned and maintained by the Army Corps of Engineers around Grapevine Lake. ~~subject to the approval of the ACOE. Some public parking shall be available within 1000 feet of each proposed trailhead.~~
- C. Standards: Slopes, Railings, and Access shall comply with current best practices for private, recreational trail amenities.
- D. Trail Map: The Trail Map above indicates possible routing and trail sections throughout the length of the proposed trail and is subject to change. The T-1 through T-5 refer to trail sections depicted on the following pages.
- E. Furnishings: All trails shall provide seating, trash receptacles, drinking fountains and trail lighting at intersecting parks and trails in addition to all other furnishings and lighting identified in each proposed park topology.

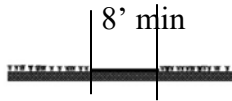
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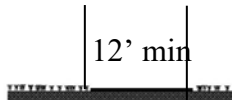
PARK AND OPEN SPACE STANDARDS

PROPOSED TRAIL SECTIONS



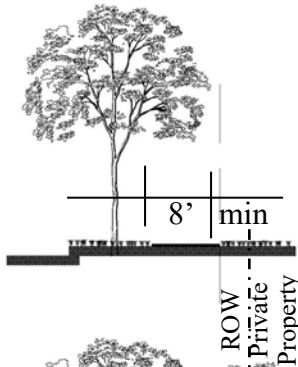
T-1 PARK TRAIL

Located on public land or land dedicated to Property Owners' Associations
Width: 8' minimum
ROW or Easement: none required



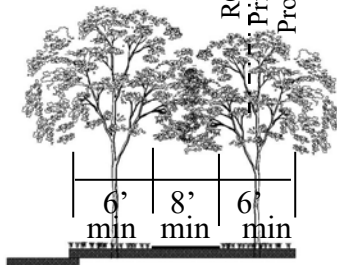
T-2 HIKE & BIKE TRAIL AT TRAILHEAD

Located where the Lakeside Trail System meets the ACOE trail system on land dedicated for public use.
Width: 12' minimum
ROW or Easement: None required



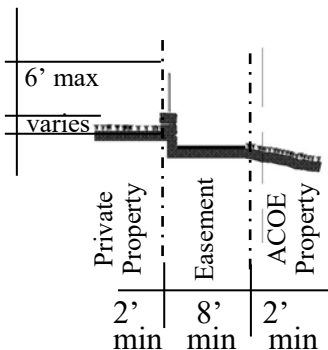
T-3 R.O.W. TRAIL

Located along a street right-of-way in place of the typical sidewalk.
Width: 8' min
ROW or easement: built within the street ROW. If the typical sidewalk requires less ROW, additional ROW must be dedicated for the trail width.



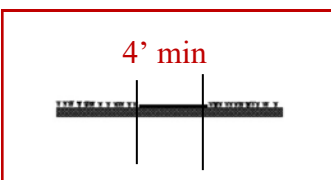
T-4 LINEAR PARK TRAIL

Located within a dedicated park area running parallel to a street.
Width: 8' min
ROW or easement: none required in a dedicated park or open space.



T-5 BOARDWALK TRAIL

Located between private property and the ACOE property boundary.
Width: 8' min
ROW or easement: 12' min
Elevation: Trail may be placed below the existing grade of the adjacent property. Retaining walls, are part of the trail construction; railings and iron fences are the responsibility of the property owner. Wood fences are not permitted on either side of the trail.



T-6 NATURAL TRAIL:

Located between OS4: Sunset Point and OS2: Waterfront Bluff,
Width: Natural portion of the trail may be 4' wide, decomposed granite, concrete, asphalt, or wood decking, at or near natural grade. Edges of the decomposed granite shall be stabilized.
ROW: Trail shall be located within easements or common area lots.

5.3 Required Landscaping

A. Planting Along Streets and in Medians.

1. Street Trees. Street trees will be planted in tree wells or within landscape areas based on the type of street and shall comply with the applicable standards. Street trees shall be a minimum of three inch (3") caliper with a five foot (5') clear trunk and planted based upon a targeted average spacing of thirty feet (30') on center of a block length, block length determined by measuring from right-of-way line to the right-of-way line. Spacing can be adjusted as necessary to accommodate block length, curb cuts, crosswalks, vaults, Pedestrian and Vehicular Block Breaks and comparable features.

Street trees shall be installed in accordance with these criteria:

- (a) a minimum of two feet six inches (2'6") from back of curb; and
 - (b) in landscape areas that are not less than four feet (4') in width, have subsurface irrigation and drainage systems.
2. Median Trees. Median trees shall be a minimum of three inch (3") caliper and planted based upon a targeted average spacing of thirty feet (30') on center of a Block length.
 3. Shrubs and Groundcover along Streets and in Medians. Shrubs and groundcover adjacent to streets or street parking and in medians shall be based on the type of street and shall comply with the applicable standards. Such plantings shall be selected from the approved list of plantings set out in the Code of Ordinances, unless a different species is approved by the Environmental Services Division. For plantings within twenty feet (20') of any street intersection, shrubs and groundcover shall not exceed two feet (2') in height, and tree branching shall provide seven feet six inches (7'6") of clearance as measured from the top of the ground surface to the first branch along the tree trunk. Trees shall be maintained so as to provide adequate clearance for vehicular traffic.
 4. Streetscape Furnishings and Fixtures. Streetlights and lamps, traffic signage and control devices, street sign posts, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be selected and

installed or constructed in accordance with the Design Principles set out in these Development Standards. Traffic signage and control devices and street sign posts shall also comply with the applicable requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Ground signs located in the street right of way, medians or buffers, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be perpetually maintained by the Lakeside Owners' Association.

5. Open Space Common Areas. Landscape design of open space common areas shall include selection and configuration of plantings, hardscape areas and accessory elements, including, without limitation, lighting, seating, accessory structures (e.g., gazebos, bandstands) and water elements as is appropriate to each such area. Designs for open space common areas shall be included in a submitted Site Plan, if such site includes open space common areas. An average of fifteen (15) trees (minimum 3" caliper) per acre (exclusive of any area covered by surface water, such as ponds and water courses) shall be installed in open space common areas or be accounted for by tree credits.
 6. Landscaping within Yards. Plantings to be located within required yards may include but shall not be limited to the following: understory trees, shrubs, vines, ground covers, grasses and flowers. Hardscape materials may include but shall not be limited to the following: stone, brick pavers and concrete. Final landscape design for required yard areas shall be prepared as part of the Site Plan for said lot or site.
- #### B. Landscape Requirements for Parking/Parking Structures.
1. There are no landscaping requirements for parking structures that are located in a Block Interior. Parking structures facing the public ROW shall require Type B-1 buffers.
 2. Surface Parking Lot Trees. A surface parking lot shall have, within the lot area, a minimum of one (1) tree, three inch (3") caliper, with subsurface irrigation, for every ten (10) parking spaces provided in the lot..

5.3 Tree Preservation.

- A. Landscape Buffer Tree Requirements. All landscape buffers required to be greater than five feet (5') in width shall have a minimum of one (1) tree (minimum 3" caliper) per forty (40) linear feet of buffer; however, trees in landscape buffers may be clustered in natural groupings provided that the total number of trees, when averaged over the length of the buffer, meets said standard.
- B. Compliance: Tree Credit Schedule. In achieving compliance with the requirements of this Section 5.3, the property-owner/developer may plant trees or apply credits for existing or transplanted trees or newly planted trees. Existing protected trees that are moved and replanted will be credited toward the requirements of this Section 5.3. For transplanted trees (other than Post Oaks, for which no credits will accrue), credits shall be based on one inch (1") of credit for each caliper inch of the transplanted tree, with fractional measurements being rounded to the nearest whole number.
- C. Mitigation: No mitigation or impact fees shall be required for removal of trees that are approved for removal as part of the Site Plan application and approval process. However, the Lakeside DFW zoning district shall insure that at least 8 trees per acre shall be planted over the gross area of disturbed land as a consequence of the development.
- D. Tree Survey Requirements. A tree survey (a "Subsequent Tree Survey") must be submitted in electronic format with an application for a Site Plan, plat or re-plat. Each Subsequent Tree Survey shall conform to the requirements of Section 94-23 of the Code of Ordinances.
- E. Definitions. The following terms shall have these meanings in these Development Standards, and to the extent of any conflict with other meanings for the same terms set out elsewhere in the Code of Ordinances the meanings in these Development Standards shall prevail:

Protected tree means any tree of a type that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures six inches (6") in caliper width or greater, ten feet (10') in height or greater and is not located in, or within six feet of, proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other existing public rights-of-way or easements.

Specimen tree means any existing tree, of a type

that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures within fifty percent (75%) of the caliper width or circumference, measured at four feet (4') above ground level, of the same such tree as listed in the most current edition of the Big Tree Registry, as amended, published by the Texas Forest Service and is not located in, or within six feet of proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easement or other existing public rights-of-way or easements..

Caliper for existing, established or native trees shall be measured in accordance with the Measuring Rules and Procedures of the Texas Forest Services,

Caliper for landscape, nursery or replacement trees shall be measured at a height of twelve inches (12") above ground level. The caliper of multi-trunk trees shall be measured by determining the diameter or circumference of the largest trunk at full caliper added to one-half (1/2) of the diameter or circumference of each remaining trunk, measured at a height of twelve inches (12") above ground level.

Trees Excluded: Notwithstanding the foregoing, subject to the review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any living tree, which is certified, in writing, by a registered arborist or landscape architect as injured, dying, diseased or infested with harmful insects, which is in danger of falling, interferes with utility service or creates unsafe vision clearance, or which in any manner creates a hazardous or dangerous condition so as to endanger the public health, welfare or safety. Further, a protected tree shall not include any living tree that is identified on approved subdivision construction plans as necessary to be removed to comply with EPA storm water permitting requirements or FHA lot grading plans. Further, notwithstanding the foregoing, subject to review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any tree, which is certified, in writing, by a registered arborist or landscape architect as dead.

Pre-construction Plans: Prior to any and all construction or land development activity, the developer or property owner shall establish designated parking areas for the parking and storage of all vehicles, trailers, construction equipment and related items, design-

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nated stockpile areas for the storage of construction supplies and materials and designated drive areas for vehicles and equipment. The location and dimensions of such designated areas shall be clearly identified on site plans and shall be approved by the Tree Preservation and Enforcement Officer or authorized designee prior to any construction or land development activity. Such designated areas shall be completely fenced with chain-link fencing and gates for safety purposes and for separation of protected and specimen trees from the construction area and related construction activity. With the ap-

proval of the Tree Preservation and Enforcement Officer or authorized designee, the designated parking and stockpile areas may be combined into one fenced area, provided that the preservation of protected and specimen trees is not adversely affected or jeopardized. Supplies and pipe and other items that are customarily unloaded where installed shall not be required to be stored within the designated stockpile areas. Sites approved for temporary batching plant permits shall be fenced and gated in the same manner as designated parking and stockpile areas.

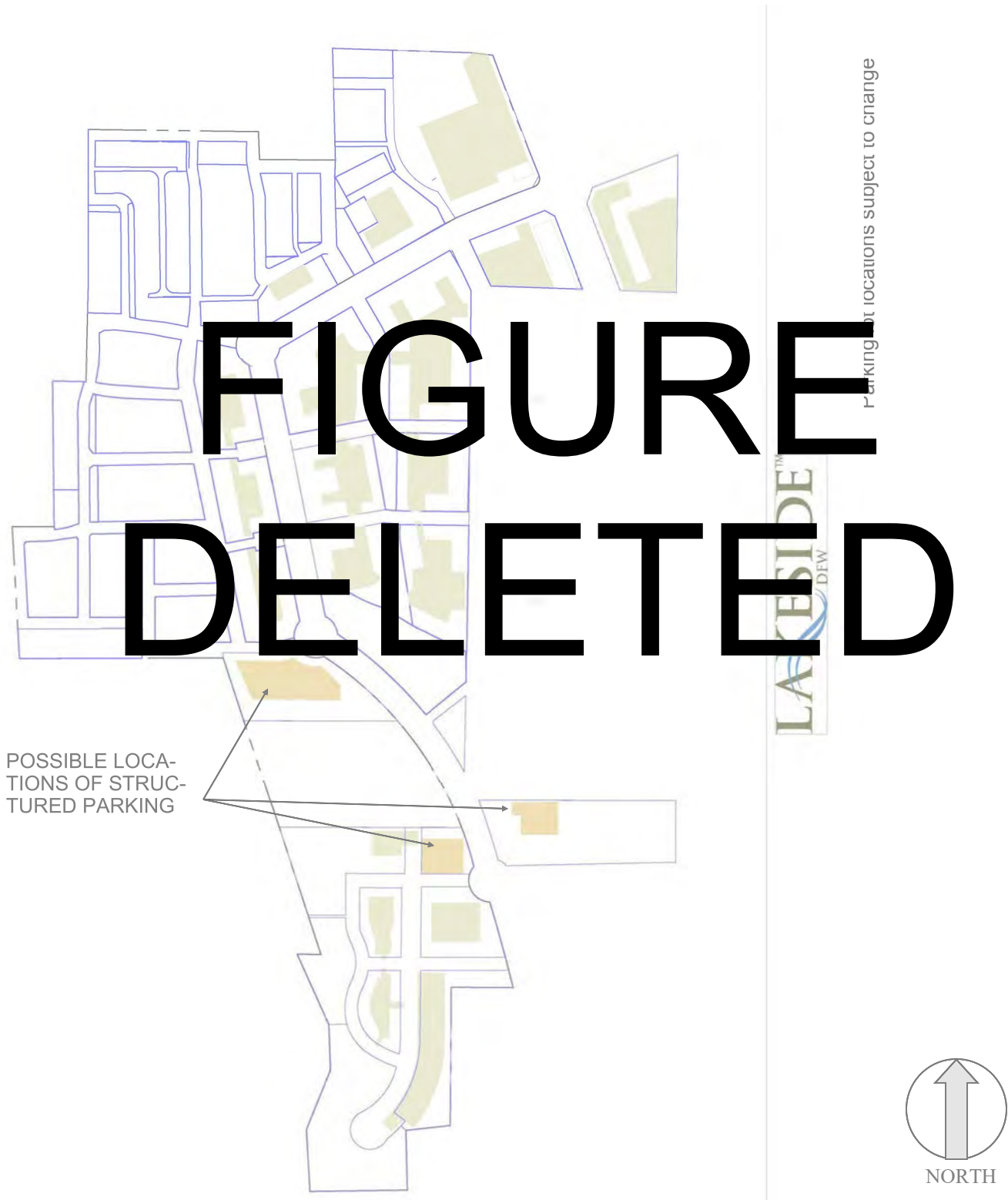
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SECTION 6

PARKING STANDARDS

FIGURE 6.1: PARKING PLAN AND ANALYSIS

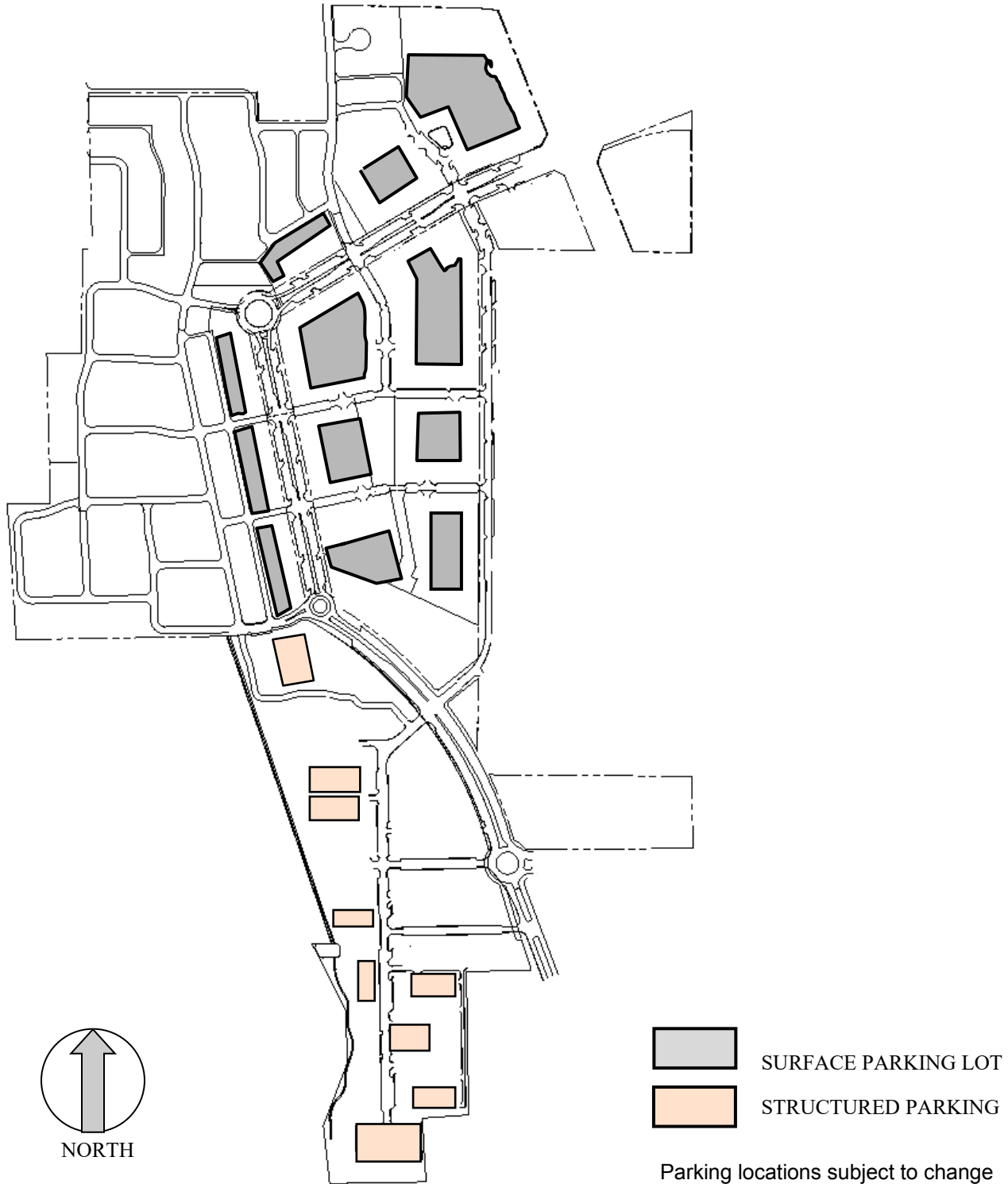


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FIGURE 6.1: PARKING PLAN AND ANALYSIS



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TABLE 6.1 LAND USE TABLE

<u>SUBZONES</u>	Area in Acres	Maximum Residential Units	Maximum Residential SF	Maximum Residential Parking Req'd	Commercial Parking Percentage	Restaurant Parking Percentage	Commercial Parking Req'd	Total Parking Req'd
MU-C (1)	7.2	276	105,000	386.4	95%	5%	452	839
MU-C (2)	4.8	0	8,400	0	95%	5%	36	37
MU-C (3)	7.7	0	240,000	0	100%	0%	960	961
MU-C (4)	8.1	358	110,000	0	0%	0%	0	0
MU-N	20.6	735	8,000	1029	100%	0%	32	1062
MU-TEN (1)	7.2	175	150,000	350	5%	25%	825	1176
MU-TEN (2)	4.3	360	20,000	720	-	-	-	720
MU-TNG	56.8	248	0	na	-	-	-	0
MU-TMR (1)	11.5	48	85,000	67	95%	5%	366	434
MU-TMR (2)	4.5	0	34,000	0	95%	5%	146	147
Totals	149.5	2200	760,400	2553			2816	5376

6.1 Location and design of off-street parking.

- A. Off-street parking for all uses located along type A streets shall be limited to 25 percent or less of the block frontage and 80 percent or less on type B streets, arterial, collector, and highway frontage streets.
- B. Any off-street surface parking area located adjacent to a street or a residential use shall be screened in the form of a landscape fence which is at least 3 feet in height.
- C. A surface parking lot may not be adjacent to a street intersection or square.
- D. A surface parking lot may not be located fronting any of the traffic circles on Lakeside Parkway.
- E. Shared parking facilities are encouraged for non-residential uses in the MU. Public parking spaces cannot be reserved.
- F. Bicycle parking shall be provided for non-residential uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of at least one percent of all off-street automobile parking spaces provided for non-residential and mixed use occupancies in the district. Bicycle parking may be shared between uses and shall be centrally located, easily accessible, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their

location does not impede pedestrian walkways.

- G. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All lots 60 feet and wider may have front loaded garages in accordance with the Residential Building Standards.
- H. Parking garages may be used to meet the parking requirements provided they do not occupy more than 25% of any A street frontage per block, or 50% of any B street frontage per block. The façades may exceed this frontage limit if the façade of the structure matches the adjacent habitable structures or the two lowest levels of parking are designed to appear as a single ground floor story.

6.2 Required Parking.

- A. The number of required parking spaces for uses in Lakeside DFW shall be determined as follows:
- B. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply to Lakeside DFW as a whole, the determination that a development is a large development and is, therefore, required to provide a parking study consistent with the overall parking study and provision shall be made in regard to each Site Plan.

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TABLE 6.2 1 SCHEDULE OF REQUIRED PARKING

Use Type	Parking
General Office or Retail	1 space per 250 sq ft (1/250 sq ft)
Restaurant	1 space per 100 sq ft (1/75 sq ft)
Hotel	1 space per lodging room
Multifamily	
1 bedroom/efficiency	1 space per unit
2 bedrooms	1.8 spaces per unit
3 bedrooms or more	2 spaces per unit
Residential other than multifamily	
Less than or 1600 sq ft in area	1 space
More than 1600 sq ft in area	2 spaces
Nonresidential uses other than those listed above	Sixty five percent (65%) of the number of spaces that would be required under the Code of Ordinances

- C. The applicant for a Site Plan may elect the application of the Code of Ordinances to adjust the number of required parking spaces.
- D. Parking spaces for persons with disabilities will be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.

- A. Mixed use parking standards may be applied to satisfy parking requirements in Lakeside DFW. In applying mixed use parking standards, the following Schedule of Mixed Use Parking sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use and then totaling the resulting numbers for each column, and the column total that generates the highest

6.3 Mixed Use Parking.

TABLE 6.3-2: STANDARD REDUCTIONS FOR SHARED PARKING

Use	Weekday		Weekend		Night
	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Midnight-6 a.m.
General or professional office	100%	10%	10%	5%	5%
Laboratory, medical or dental office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%
Multifamily	60%	100%	60%	100%	100%
Residential, other than multifamily	100%	100%	100%	100%	100%

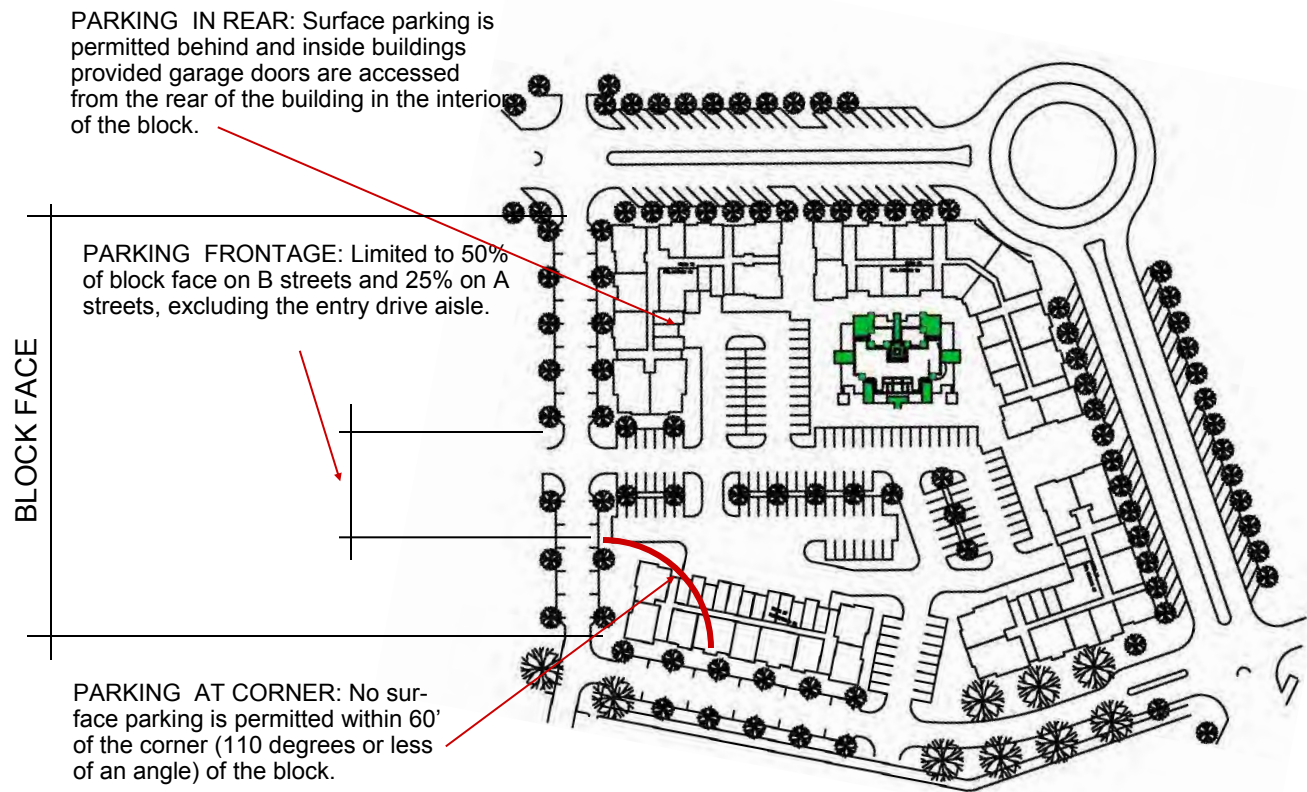


Figure 6.2: Surface parking rules

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ARCHITECTURE AND BUILDING STANDARDS

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SECTION 7

ARCHITECTURAL AND BUILDING STANDARDS

Figure 7.1: SITE SECTION

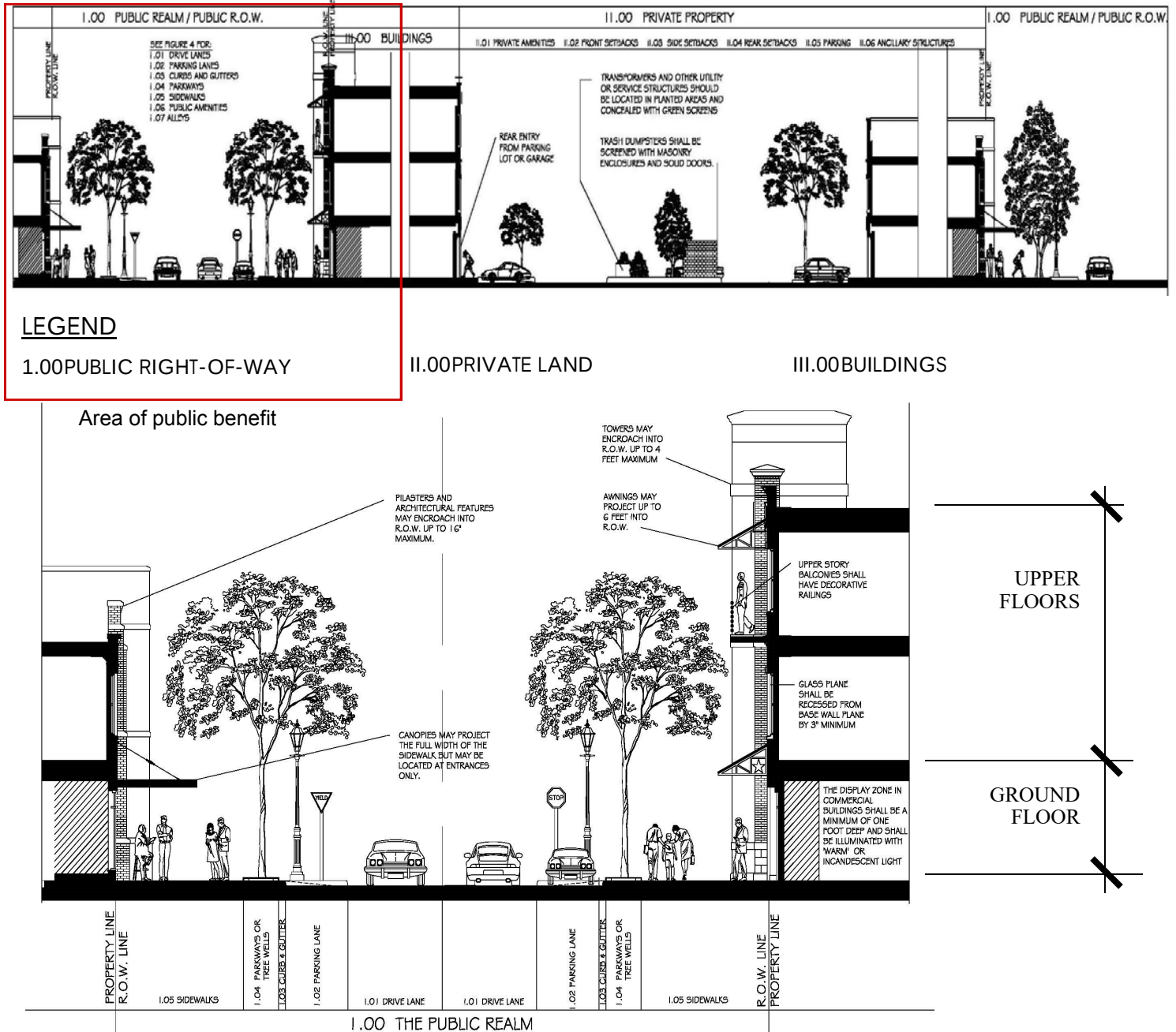


Figure 7.1: This illustration represents the area of regulatory priority.

Photo of mixed use streetscape

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NOTES ON STREETScape:

1. Street Lighting: Division 6 of Article IV of Chapter 98 of the Flower Mound Code of Ordinances shall not apply to street lighting installed by an owner or developer for public benefits on or adjacent to public rights-of-way. Street lighting shall be perpetually maintained by the Lakeside Owners' Association.
2. Street Lights: The streetlights must comply with the development standard for streetlights, selected from utility company antique styles. The fixtures are to be placed not more than 80 feet apart on Lakeside Parkway. Fixtures must be equipped with 2 banner arms on each pole, placed perpendicular to the street.
3. Lighting: Development shall comply with the Town's standards for light intrusion at the boundaries of Lakeside DFW. Within, between or among any lots or sites located wholly in Lakeside DFW, no light intrusion will be deemed to exist or occur, and in that regard Section 98-1125(8) of the Code of Ordinances shall not pertain or be applied to any such lots or sites.
4. Street Signs: Street signs must comply with the development standard and must indicate the names of both streets at each intersection. A minimum of one sign pole per intersection is required at all intersections with Lakeside Parkway.
5. Street Furniture: Benches, trash receptacles, drinking fountains must comply with the development standard. Potted plants are permitted with approval of the **Lakeside Commercial Owners Association (LCOA)**.
6. Displays: Temporary displays are permitted for seasonal or commercial activity with the approval of the LCOA.
7. Temporary Signage: Temporary signage is permitted with the approval of the LCOA.



GROUND FLOOR COMMERCIAL STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows complying with these standards; See Section 7.2.A
3. Entry doors at grade complying with these standards; See Section 7.2.C
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band complying with these standards; See Section 7.2.C
6. Awning or canopy on all street level windows; See Section 7.2.D



Figure 7.2: Ground floor built to commercial standards

TABLE 7.1 WINDOW/DOOR AREA REQL		MU-C	MU-N	MU-TEN	MUTMR
MIXED-USE & COMMERCIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	60%	60%	60%
	MAX	75%	75%	75%	75%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%
RESIDENTIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	40%	40%	40%
	MAX	75%	60%	60%	60%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%

WINDOW AREA REQUIREMENTS

1. The façade area shall be measured between 3 feet and 9 feet above each finished floor. The percentage shall be the glass area divided by the total façade area.
2. Facades fronting Type 'B' Streets may reduce the glass area by 25%.
3. Facades facing alley or parking lots have no glass area requirements.

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BONUS HEIGHT BUILDING STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows are not required to comply with these standards
3. Entry doors at grade complying with these standards, and at least one entry must be located fronting the street of the building's address; See Section 7.2.C for entry requirements.
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band is not required to comply with these standards.
6. Awning or canopy on all street level windows; See Section 7.2.D. Canopy may be metal or louvered and is not required on the Street-level windows, but is required at the building entrance.
7. The building, or portion thereof, within 12 feet of the public ROW is limited to the height defined without the bonus provisions. If the Building is set back from the public ROW 12' or more, the space between the ROW and the building cannot be used for parking and must comply with the standards for General Open Space.
8. The ground floor fronting the public ROW may not be used for a parking garage.

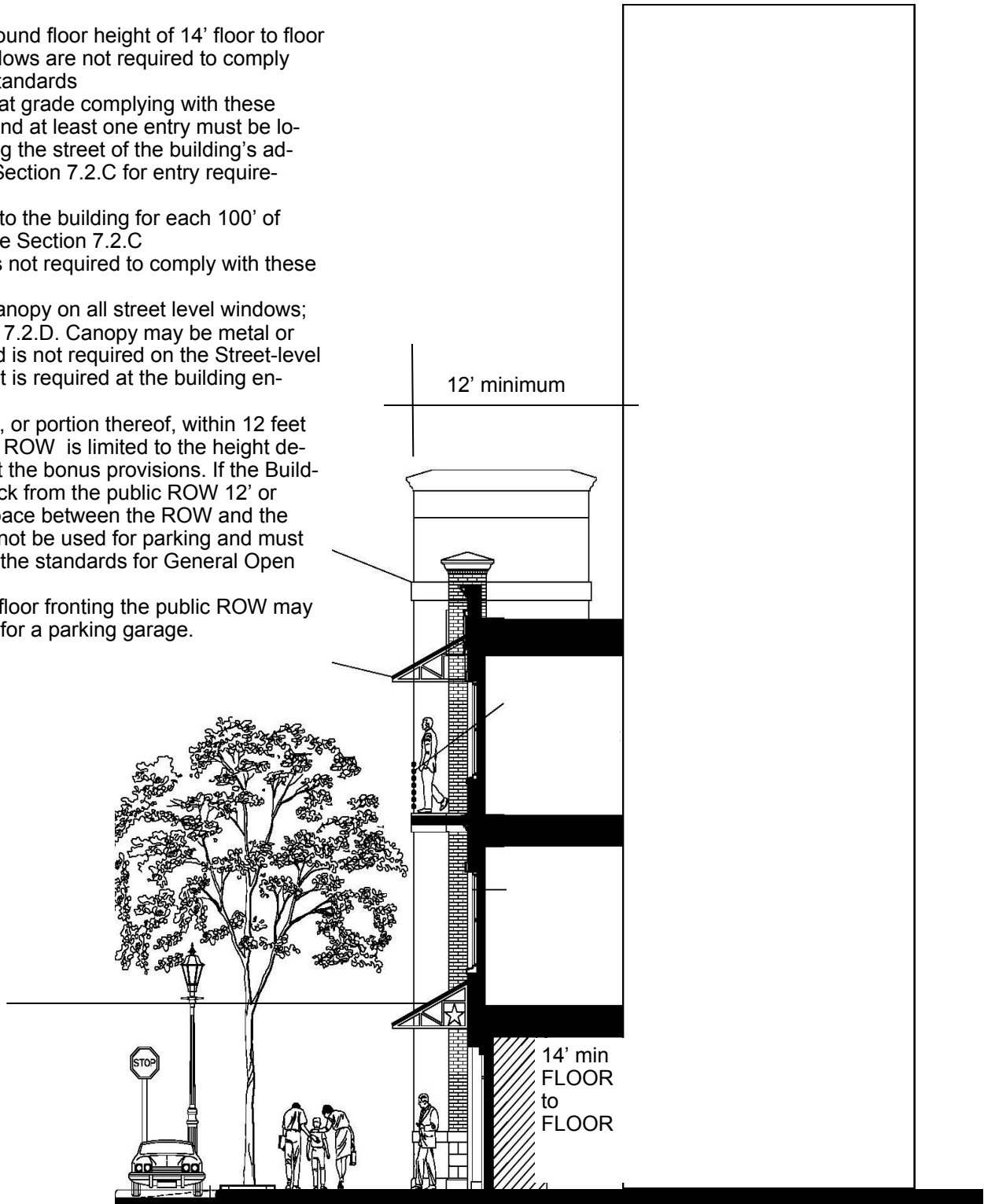


Figure 7.3: Bonus Height Building Standards

GROUND FLOOR RESIDENTIAL STANDARDS

1. Finish Floor elevation be at or above sidewalk grade for patios and private entries; See Section 7.3.A
2. Common entrances shall be at approximate sidewalk grade; See Section 7.3.B
3. Common entries shall provide weather refuge, such as an awning, canopy or recessed doorway and shall comply with these standards; See Section 7.3.B
4. Windows shall comply with these standards; See Section 7.3.C
5. Private Patios and associated fencing shall comply with these standards; See Section 7.3.D



Figure 7.4: Ground Floor Residential Standards

STANDARDS FOR UPPER FLOORS OF RESIDENTIAL OR MIXED USE BUILDINGS

1. Windows shall comply with these standards; See Section 7.4.A
2. Balconies shall comply with these standards; See Section 7.4.B
3. Cornice or Eave shall comply with these standards; See Section 7.4.C
4. Roof shall comply with these standards; See Section 7.4.D



Figure 7.5: Upper stories building standards

SECTION 7: REGULATIONS

The following regulations are intended to address Building and Architectural Requirements, pursuant to the requirements of the Mixed Use Zoning Code as it applies to the Lakeside Development.

Large footprint retail formats such as grocery stores and department stores are exempt from these regulations due to their economic value as anchors for shopping venues. Every attempt should be made to incorporate the large retail footprints into the urban pattern. These components of the development shall comply with Flower Mound C2 Zoning standards if they cannot comply with these standards.

7.1 BUILDING FACADES -

A. FACADES ELEMENTS

1. Facade: The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type A (better quality) and Type B (lesser quality). Type A facades face the public R.O.W. **Type B facades face parking lots and alley areas.**
2. Proportions: The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance. Vertical stripes, however, are undesirable.
3. Pilasters and Columns: Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet. .
4. Entry Conditions: The major entry is required to be placed on the public ROW façade and requires at least one entry into the building for each 100 feet of frontage on the property line.
5. Maximum Façade Length: One story buildings may be 100 feet long with a single building façade design; two or more stories are unlimited.
6. Transition A to B Facades: An A Façade must continue around a corner a minimum of 15 feet or 30% or the distance to the next building whichever is less, before transitioning to a B Façade.

B. MATERIALS

The materials employed to construct the buildings and public areas carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. All material proposals are subject to the review and approval of the LCOA. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion.

1. Unrestricted Materials: These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile.
2. Limited Façade Materials: The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above.
3. Prohibited Materials: The following materials may not be used for buildings subject to these guidelines unless specifically exempted by the LCOA. Aluminum siding, vinyl siding, wood or corrugated metal siding.
4. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.



7.2 COMMERCIAL GROUND FLOOR BUILDINGS

A. DISPLAY WINDOW

The portion of the building interior that is, or is intended to be, part of the pedestrian experience visible from the public ROW, if occupied by a retail tenant.

1. Window Display: The window display is to be visible at least 1 foot into the interior. The display should be well lighted, clean and organized.
2. Window Display Floor: A raised floor is recommended but not required.
3. Window Display Lighting: Lighting should be warm in color and either incandescent or metal halide. Fluorescent lighting is prohibited.



4. Window Display Window Coverings: If the ground floor space is occupied by a retail tenant, no coverings should be applied that eliminate visibility into the display space such as blinds, medium or heavy tinting, or draperies. If the space is occupied by an office or residential occupant, window coverings shall be permitted.
5. Display Window, Glass: The intent of the regulation is to provide as much opportunity for observation as possible, achieving the maximum visibility into the display window. Clear, single pane glass is recommended, insulated glass is permitted, light tinting for UV protection is permitted, medium and heavy tinting is prohibited. Glass panels should have a generally vertical proportion.
6. Display Window, Sills: Window sills must be sloped to drain over the window pediment.

7. Window Pediment: This is a section of wall under the display window elevating the glass above the sidewalk. Permitted materials include all materials in the materials section of the Guidelines except glass. The minimum height is 6 inches; maximum height is 39 inches.
8. Display Window, Jambs: The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.
9. Display Window, Head: The design of the display window incorporating transom window elements above door height are recommended but not required. Above the glass and frame, unit masonry walls must have a visible masonry lintel above the glass. Stucco-style walls do not require a visible masonry lintel.

B. ENTRY DOORS

1. Entry Doors: Entry doors must be a minimum of zero percent glass, no maximum.
2. Entry Doors, Jambs: Trim, panning, or a section of wall is required between the door jamb and the adjacent jamb of the display window.
3. Entry Doors, Transom: A transom or transom-type panel is recommended above the entry door(s) but is not required.
4. Entry Doors, Canopy: If an awning or canopy is required over the entry doors, a canopy may extend into the Public ROW and may be supported on columns; however, the columns may not interfere with the accessible route of the sidewalk.
5. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.

C. SIGN BAND -

The Sign Band is designed to display the identity of the business within and express in graphic form the character of the business. Highly expressive graphics are encouraged; see Sign Guidelines for details. A sign band that is too long or too tall is not consistent with the intended character.

1. Location: The top of the head of the display window is the bottom of the sign band and the bottom of the second floor window sills (or the bottom of the cornice on 1 story buildings) is the

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top of the sign band. The band ends horizontally either at a pilaster, a tower, or an adjacent façade.

2. **Maximum Height:** The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.
3. **Maximum Length:** The maximum length that is uninterrupted by a change in plane, change in color, or a change in material is 50 feet on a one story building, 100' on two or more stories.

D. OTHER FEATURES

1. **Base or Watertable:** The lowest element on the building façade, it establishes a visible base for the materials above. It is recommended.
2. **Awnings:** Awnings on all street level windows are required. Awnings are to be made of predominantly natural or natural-appearing fabric or metal. The bottom of the awning must be placed at or below the top of the window.
3. **Lighting:** Indirect lighting of the signage and identity graphics is recommended, but not required.

7.3. NON-COMMERCIAL GROUND FLOOR

These rules apply to structures which house a ground floor comprised of residential units under a single ownership. Non-commercial ground floors are encouraged to accommodate relatively easy conversion to a commercial use if the market permits.

A. FLOOR ELEVATION

Floor Elevation at sidewalk: the floor elevation of the ground floor must be at or above average grade of the sidewalk and common entrances shall be accessible by ramp if necessary.

B. ENTRY DOORS

1. **Entry Doors, Private Primary -** Primary entry doors to individual dwelling units facing the street may be of wood, steel, or steel with laminated wood veneer or fiberglass.
2. **Entry Doors, To Common Conditioned space:** Entry doors to a common conditioned space, such as a lobby or corridor, must be a minimum of 30% glass, no maximum.
3. **Entry Doors, To Common Un-conditioned space:** Entry doors or gates to a common non-conditioned space, such as a lobby or corridor, may be of ornamental metal, open gate style. The doors or gates must be painted black, dark green or the same or complementary colors of the primary facade.

4. **Entry Doors, Weather Refuge -** awnings made of predominantly natural or natural-appearing fabric or metal; metal roofs or roof elements are encouraged over primary entry doors to provide shelter from weather. Weather refuge elements are encouraged but not required over common entry doors. Alternatively, doors may be recessed into the façade far enough to permit a person to stand out of the weather.



5. **Entry Doors, Lighting -** decorative light fixtures such as wall sconces are encouraged adjacent to primary entry doors, but are not required. Fixtures should have a diffuse light source that is non-glaring or a decorative shade or mounting which eliminates direct visibility of the source.
6. **Entry Doors, Sliding -** slide opening doors are prohibited on the street façade.

C. WINDOWS

1. **Windows, Type -** Windows shall be fixed glass, single hung, double hung, triple hung or casement. Casings shall not be narrower than 2" except on masonry walls. Head casing shall be equal to or wider than the jamb casing.
2. **Window shutters -** if shutters are used, they shall be one-half the width and of the same height as the associated window. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
3. **Windows, Interior coverings -** interior coverings of ground floor windows may be of wood, or wood

-style blinds either horizontal or vertical; or finished fabric drapery. Metal blinds and cellulose blinds are prohibited. Artwork located on the glass or inside the glass is permitted provided it is not serving as advertising.

D. PRIVATE OUTDOOR SPACES

1. Outdoor private space, design - if outdoor private space is provided for residential units on the ground floor, these areas may be separated from the public ROW by fencing or with ornamental railings or masonry walls and should be consistent with architectural character of the façade. Railings or walls must be at a height no greater than 48". The areas must be provided a mixture of hardscape to landscape including turf, ground cover, shrubs, plant boxes or planters.
2. Outdoor private space, storage of materials - outdoor private space may not be used for storage or parking. No bicycles, motorcycles, or toys may be stored within. Seasonal items such as chairs, tables, planters or grills may be included.

E. OTHER ITEMS

1. Signage - Signage for non-commercial ground floors shall generally be consistent with the Mixed Use Zoning District. Address numerals, unit numerals, unit nameplates may be placed on the facade wall immediately adjacent to the entry door. Wall signs announcing the name of the residential unit development may be placed at visible corners of the building in either a sign band from the top of the head of the primary floor windows to the bottom of the second floor window sills or as a blade sign.
2. Utilities - no utility service connections, meters or other appurtenances will be allowed on the building facades facing the public realm. Utility connections, meters or other appurtenances shall be located on rear facades or on "B" facades which have intervening masonry walls or on the sides or backs of the buildings.
3. Stairways - stairways shall be concealed from the street and placed within the building footprint. Entry doors shall be accessible from the public realm.

7.4 UPPER STORIES -

The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

A. WINDOWS

1. Windows, Jambs: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of one inch unless trim or panning is used.
2. Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

B. BALCONIES

1. Balconies, Doors: Swinging doors required, sliding doors prohibited.
2. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
3. Balconies, Floors: Floors must be a solid, concrete surface (lightweight concrete is acceptable provided it is structurally sound); metal grates are prohibited. Floors may project into the public ROW.



4. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be a maximum of 3 inches wide.

C. CORNICE

1. Cornice/Eave/Parapet: The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

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D. ROOF

The water repelling surface covering the building area below.

1. **Material Specifications:** For flat or low-slope roofs, white membrane roofing is recommended, but not required. For sloped roofs, asphalt shingles, slate or simulated slate, metal, metal shingle, clay tile or clay tile appearance, or concrete tile is acceptable.
2. **Eaves:** Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.
3. **Gutters and downspouts:** If they are to be visible on the 'A' Façade, they must be incorporated into the façade design.

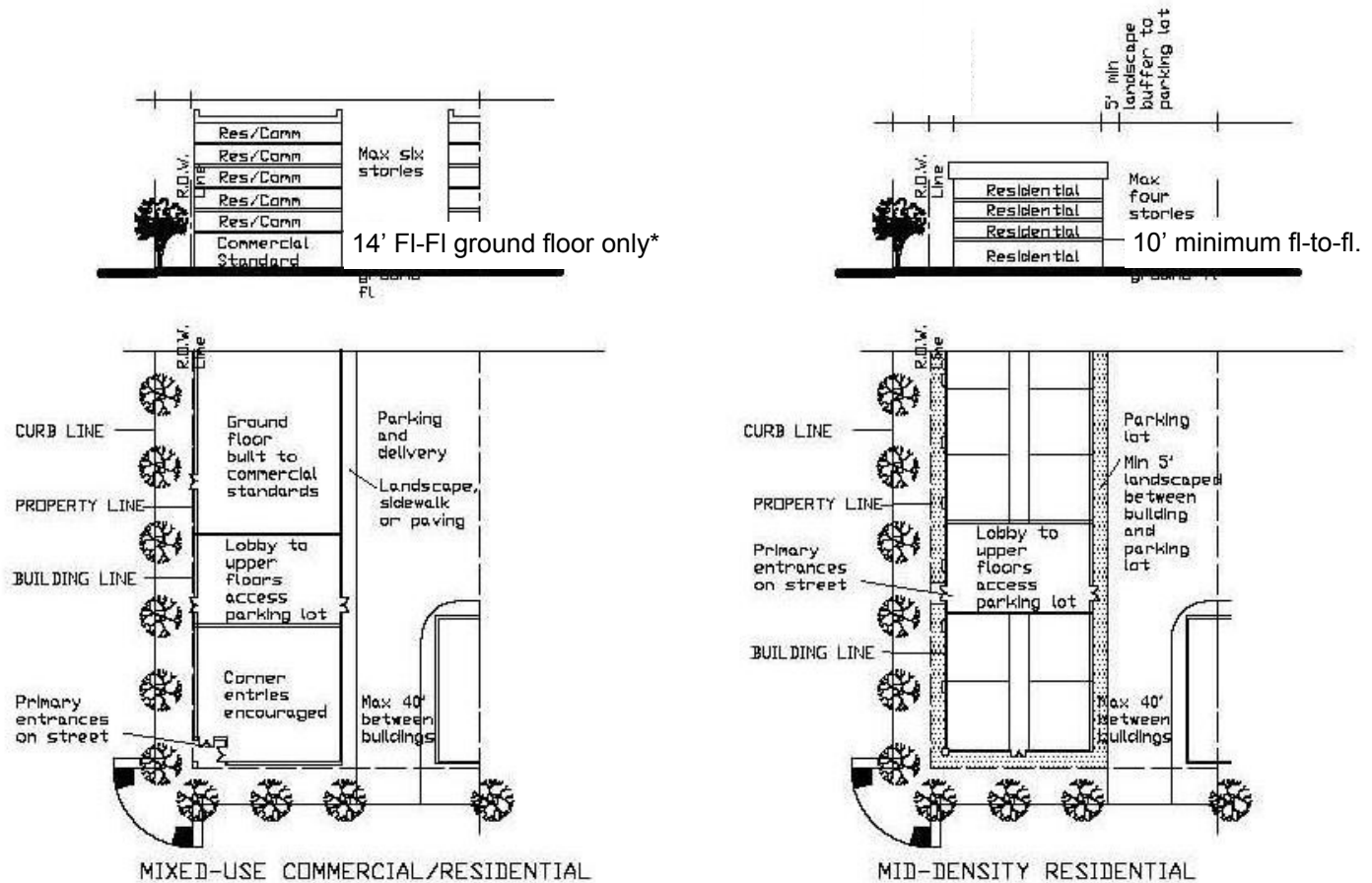


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FIGURE 7.6 COMMERCIAL LOT STANDARDS



* 14 feet floor-to-floor includes the floor structure such as beams and trusses.

1. MIXED USE COMMERCIAL/RESIDENTIAL

Buildings designed to accommodate retail or office occupancies on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

2. MID-DENSITY RESIDENTIAL

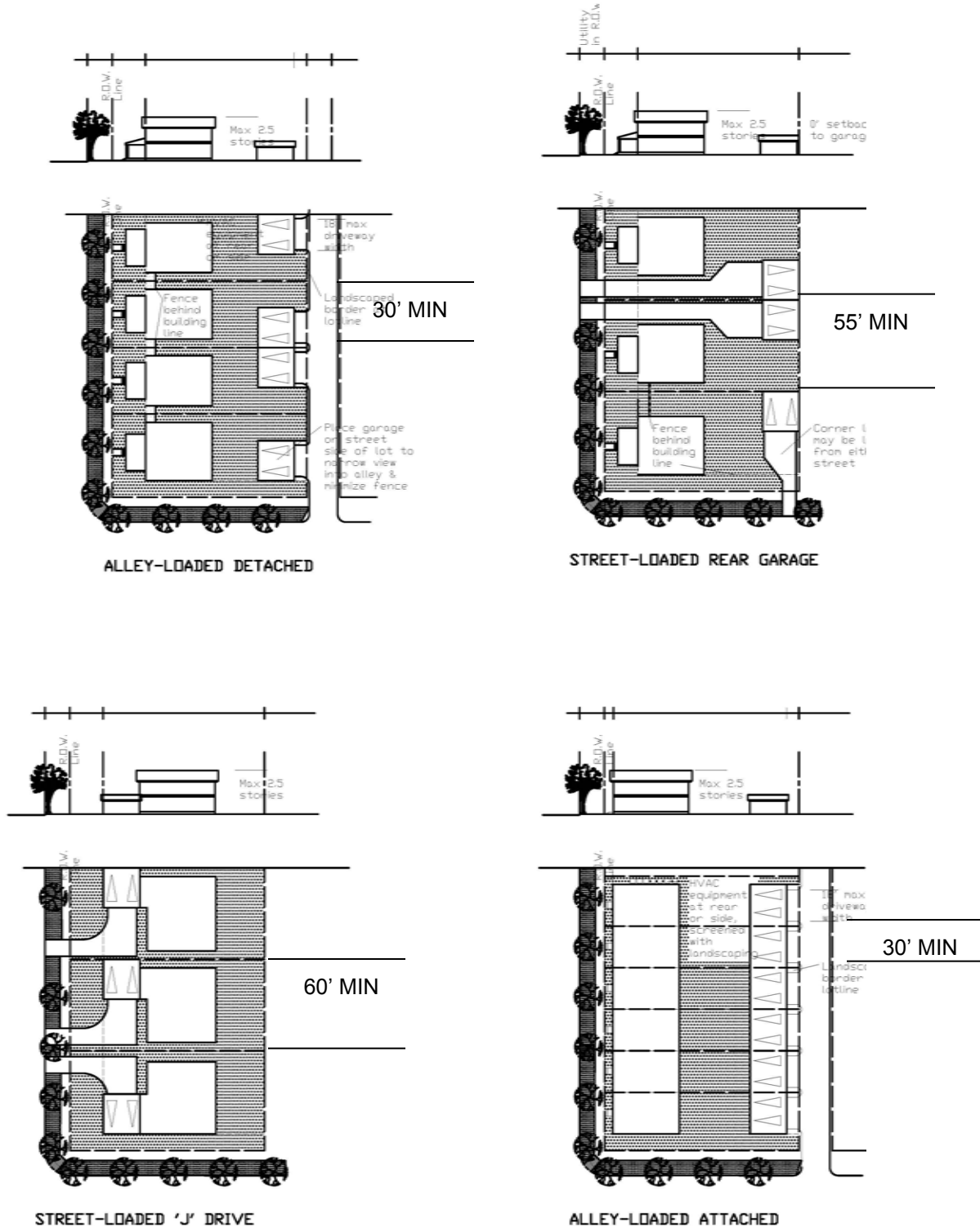
Buildings designed to accommodate multifamily residential occupancies on the ground floor shall comply with the Non-Commercial Building Standards. The primary façade wall of the building shall be placed between 5' and 8' from the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

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Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 7

FIGURE 7.7: RESIDENTIAL LOT STANDARDS
See the Development Standards in Table 2.2 and in Section 3



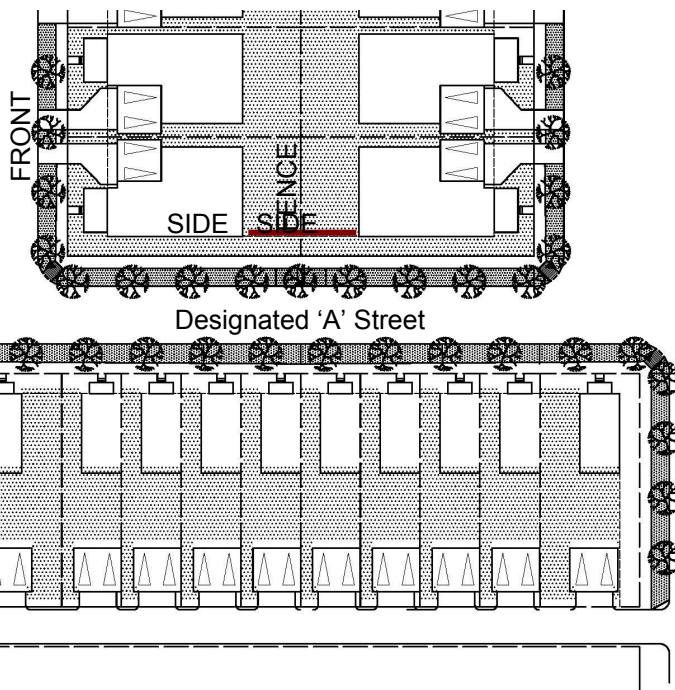
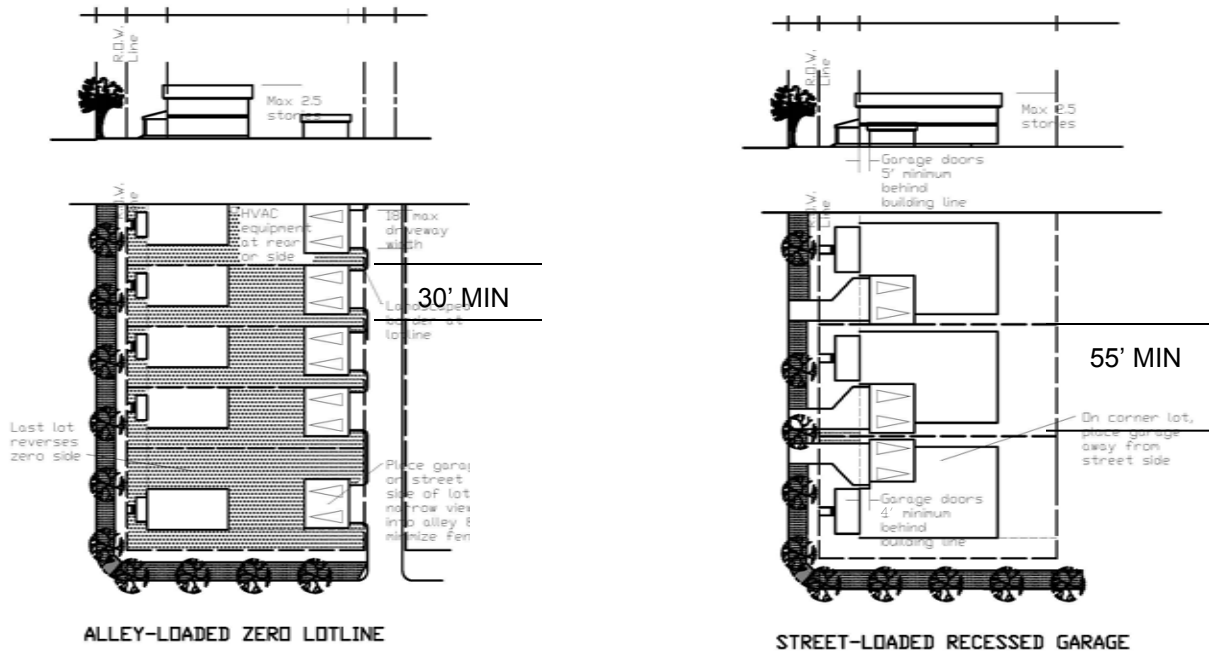
Realty Capital Management
 Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
 FLOWER MOUND, TEXAS

SECTION 7

FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3



- Figure 7.8:
ALTERNATIVE COMPLIANCE ON 'A' STREET FRONTAGE FOR HOUSE ORIENTATION:
1. Locate garage away from 'A' street frontage.
 2. The privacy fence cannot screen the side of the house, it can screen backyard only.
 3. Ground floor windows on the side of the house must be at least 1.25 times the window area on the front of the house.
 4. Setback from the 'A' street ROW must be equal to, or greater, than the setback on the front of the house.
 5. Landscaping on the side of the house shall be equal to, or greater, than the landscaping on the front.
 6. The use of this Alternate Compliance Provision shall be limited to no more than 25% of the lots with "A" street frontage.

**SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS
FOR LOTS 50' WIDE AND LARGER**

1. **Zones Permitted:** MU-NG
wood grain front door.
2. **Architecture**
 - a. All single family residential structures are encouraged to provide an architectural style which is appropriate to the site, the Lakeside DFW project, and the town of Flower Mound.
 - c. No façade may be repeated within any 5 adjacent lots or across the street from those lots.
 - d. Concealed HVAC units, trash storage, and utility meters.
 - e. Window openings and panes shall be vertically proportioned or square.
 - f. Flush mounted windows are prohibited.
 - g. If shutters are used, shutters shall be approximately one-half the width of, and the same height of the associated opening. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
 - h. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
 - i. If chimneys are located on a street-facing wall, they shall extend to the ground.
 - j. If a porch is used, the porch column base shall not protrude beyond the bottom edge of the porch flooring.
3. **Materials—Permitted and Prohibited:**
 - a. Materials for structures will be in compliance with Flower Mound Development Standards.
 - b. Minimum exterior façade—80 percent masonry façade.
4. **Building and accessory structures location on lot:**
 - a. Primary Building Structure must comply with Setback requirements.
 - b. Garage doors accessible from the street shall be constructed of decorative wood (“Carriage Door” Style) or stained simulated wood composite material
5. **Required Features:**
 - a. Architectural grade asphalt shingles, or better.
 - b. Wood or stained fiberglass simulated

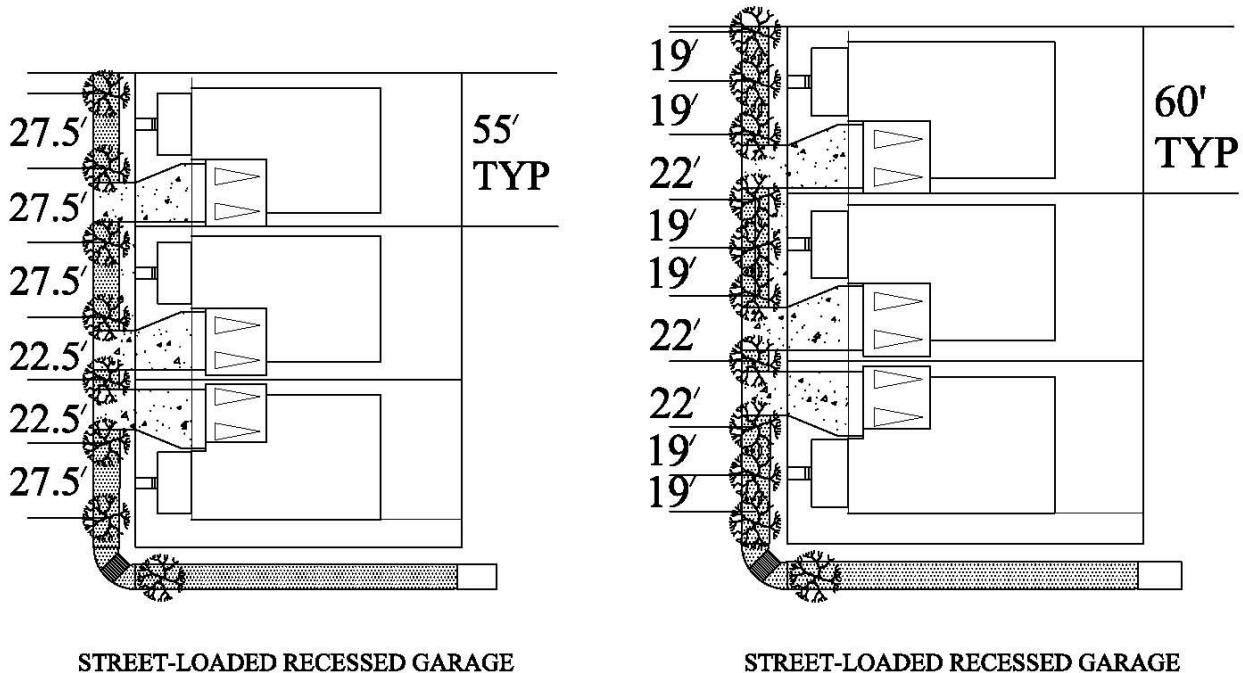
**SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS
FOR LOTS 30' TO 55' WIDE**

1. **Zones Permitted:** MU-NG
2. **Base Standards:** The standards that apply to the larger lots also apply to the 30' to 55' lots.
3. **Block Consistency:** All facades within one block face shall be constructed of the same wall and roofing materials.
4. **Facade Height:** Front wall must be two stories for at least 75% of the frontage.
5. **Facade Articulation:** Façade must have articulated features, such as balconies, window trim, changes in the wall plane, porticos, stoops, or other architectural features to enhance the façade and differentiate it from neighboring facades.
6. **All units connected:** The gate to access the side yard must be located in approximately the same plane as the front wall and must have either wing walls to match the building façade or a full height gate with lintel or arch over the gate.
7. **Side Street Enclosure:** The maximum distance between the lot corner of the end unit of the block and the far side of the parking aisle shall be 50'.

Figure 7.9: Transition between Subzones



FIGURE 7.10: Requirements for front-loaded lots.



Front-loaded lots are lots whose garages are accessed from the street rather than from an alley. These lots must comply with the following criteria.

1. Lots greater than 60 feet in width at the building line must have at least three living street trees in parkway frontage of the lot. At developer's option, 5 trees of minimum 4 inch caliper may be planted over two adjacent lots. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
2. Lots greater than 55 feet in width, but less than 60' in width, must have at least two living street trees in parkway frontage of the lot. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
3. A maximum of 30 front-loaded lots, between 55' and 60' in width are permitted under this Development Code.
4. Lots less than 55 feet in width, must be served by an alley and not use driveways located in the front of the lots. Street trees will be located in accordance with the requirements of Table 3.2.
5. At least 7 of the front loaded 55 foot lots shall be constructed with alleys behind the lots.
6. The driveway width must be no greater than 15 feet in width at the sidewalk..
7. On lots less than 60' in width, garages shall not comprise more than 50% of the front façade.
8. Garage must be set back from the building line 5' farther than the front wall of the house.
9. Front facing garage doors shall have individual stall doors divided with a masonry column.
10. Garage doors on all front loaded lots shall be treated with at least two of the following architectural elements. Garage doors greater than 15' from the front building setback line are exempt from this rule.
 - a. Embossed panel doors or wood facing
 - b. Decorative brick or arch over doors
 - c. Multiple coach lamps
 - d. Decorative door hardware and straps
 - e. Garage doors recessed at least 12 inches from the face plane of the garage
 - f. Driveway finish upgraded to one of the following: stamped concrete, concrete pavers, pebble finish concrete, salt finish concrete.

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Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 8

SIGNAGE STANDARDS

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 8

SECTION 8.1: SIGNAGE

- A. Chapter 86 of the Code of Ordinances. Signage in Lakeside DFW shall comply with Chapter 86 of the Code of Ordinances, as in effect on the date of this Ordinance, except as amended, modified or excluded in the Table 8.1 below.
- B. For new signs, the standards in Table 8.1 shall apply and sign permits shall be approved administratively by the Town of Flower Mound Building Official unless specifically noted in this section.
- C. An applicant has the option to establish unique sign standards including size, color, type, font, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the Town of Flower Mound Building Official and are subject to approval of the Building Official. In evaluating a Master Sign Plan, the Building Official shall consider the extent to which the application meets the proposed Sign Plan:
1. Promotes consistency among signs within a development and creates visual harmony between signs, buildings, and other components of the property;
 2. Enhances the compatibility of signs with the architectural and site design features within a development;
 3. Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
 4. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with the development standards.

Table 8.1	IMU-MR	IMU-C	IMU-NG	IMU-N	IMU-EN	STANDARD
Wall (Building) Signs	P	P	NP	P	P	- For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant on each street frontage that tenant has frontage. - Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 100 sq. feet. - Live-Work: One sign limited to an area of 10 sq. feet maximum, and a maximum height of 2 feet - Home occupations in residential buildings: One sign limited to an area of 5 sq. feet maximum and maximum height of 16 inches - Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 7 feet from the finished sidewalk. - Building signs may be internally or externally lit. - Marquee signs permitted only as specified below.
Monument Signs	P	NP	NP	NP	P	- One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height. - Signs must be illuminated from ground mounted lighting. - Permitted only along FM 2499, Lakeside Parkway, and Slip Road Frontages.

Realty Capital Management
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LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 8

	MU-MR	MU-C	MU-NG	MU-N	MU-EN	STANDARD
Window Signs	P	P	NP	NP	P	- Limited to 25% of the storefront glass area. - The following shall be exempt from this limitation: - Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs; - Artwork that is not used as advertising - Directory or wayfinding signage
Building Blade Signs	P	P	NP	P	P	- One per building (commercial and mixed use buildings only). - Area = 30 sq. feet maximum per sign face. - May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane. - Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	P	P	NP	P	P	- One per commercial tenant space (retail, office, or restaurant use). - Area = 20 sq. feet maximum per sign face. - May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. - Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 7 feet from the finished sidewalk.
Marquee Signs	P	P	NP	NP	P	- Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more. - Marquee signs shall be attached to the building or located above or below a canopy only. - Area = 150 sq. feet maximum, per face. - Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.
For sale/for lease signs	P	P	NP	P	P	- Size is limited to 32 sq. feet per sign face. - All other standards are the same as Town of Flower Mound Sign Regulations.
Address signs	P	P	P	P	P	Same as Town of Flower Mound Sign Regulations.
Temporary construction signs	P	P	P	P	P	1 free standing sign per lot during construction only; limited to 32 sq. feet.
Banners	P	P	P	P	P	Same as Town of Flower Mound Sign Regulations.
Sandwich board signs	P	P	NP	P	P	- Permitted only for retail, service, or restaurant uses. - Limited to 15 sq. feet per sign face per storefront. - Sign may not exceed 5 feet in height. - A minimum of 6 feet of sidewalk shall remain clear. - Chalkboards may be used for daily changing of messages.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 8

	MU-MR	MU-C	MU-NG	MU-N	MU-EN	STANDARD
						- Readerboards (electronic and non-electronic) shall be prohibited. - Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	- Permitted only with approval of the City. - Max. 15 sq. feet per sign face. - Limited to one per light pole. - Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	NP	P	P	- Shall be allowed for all multi-tenant commercial and mixed use buildings. - One directory sign per each multi-tenant building entrance limited to 20 sq. feet in area. - Design of the sign shall be integral to the façade on which the sign is to be affixed.
Pole signs	NP	NP	NP	NP	NP	May only be permitted as part of a Master Sign Plan.
LED Signs	NP	NP	NP	NP	NP	- Shall be covered by a lens or diffuser. - May only be permitted where electronic message boards are - Or, may only be permitted as part of a Master Sign Plan.
Off-premise signs	NP	NP	NP	NP	NP	Signs advertising businesses within the Lakeside DFW mixed use zone shall be considered on-premise signage.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

APPENDIX

APPENDIX

APPENDIX A

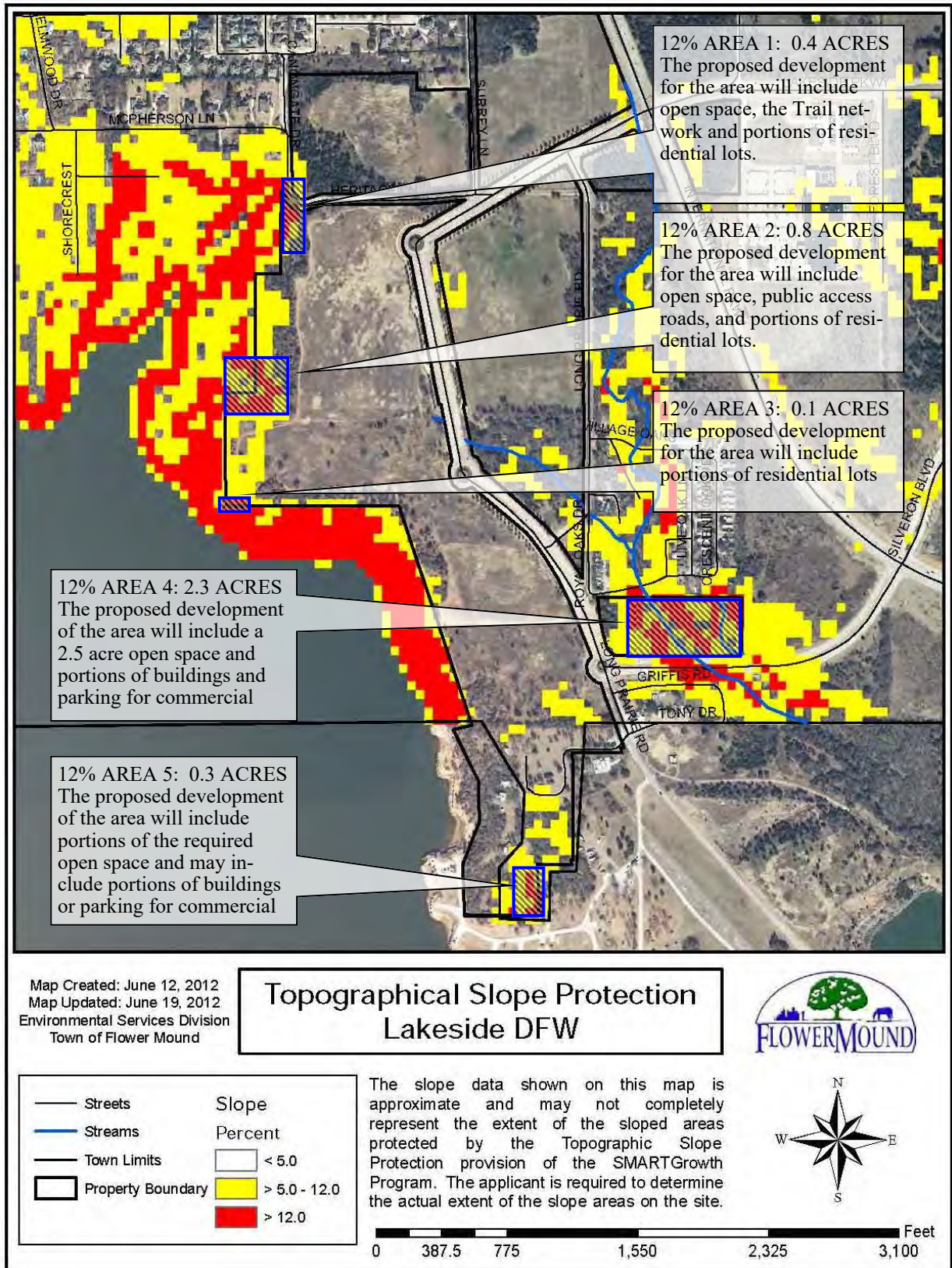
Pursuant to Section 98-147. Topographical Slope Protection

It is the intention of the project to comply with the intent of the slope protection criteria as identified in the Master Plan to the extent possible. Where the requirements of the site dictate exceptions be made, the project will use the prevailing best management practices to minimize the impact of the development on the existing topography. This will be accomplished using the following practices where feasible within the constraints of the development:

- Detailed plans shall be provided at the time of platting.
- Silt fencing will be installed and maintained along the perimeter of the site..
- Silt fencing will be installed perpendicular to the direction of flow.
- Major soil disturbing activities will be sequenced to preserve existing vegetation.
- Storm water control devices will be installed to limit runoff, and reduce the velocity of concentrated flows.
- The steepest slopes will be preserved where feasible, for parks or open space, or private yards.
- Retaining walls shall be limited to 4' in height where, in the discretion of the Applicant, such a limit is feasible.
- Sheet flow will be the primary alternative for storm water runoff.
- Shallow turf swales shall be the secondary alternative for water runoff.
- Existing trees shall be retained if, in the discretion of the Applicant, such retention is possible.
- Other BMP's as described in the Town's engineering and design criteria, shall be utilized where feasible.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS



Tommy Dalton

From: Lyn Choi
Sent: Monday, February 26, 2018 3:07 PM
To: Town Council; planning; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; mayoer@flower-mound.com
Subject: Support for the Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a homeowner at Lakeside DFW and writing this email to express my support for the proposed mixed-use development at Lakeside Village. I support for the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Sungae Choi and Dongil Kim
2604 Exall St.
Flower Mound, TX 75022

Tommy Dalton

From: Greg Homer
Sent: Wednesday, March 21, 2018 9:35 AM
To: planning
Subject: Support for Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside Tower Buyer and am writing you to express my support for the proposed mixed-use development at Lakeside Village.

I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Greg Homer

Town Council

Place 1 Councilmember Jason Webb

place1@flower-mound.com

Place 2 Councilmember Bryan Webb

place2@flower-mound.com

Place 3 Councilmember Kevin Bryant

place3@flower-mound.com

Place 4 Councilmember Don McDaniel

place4@flower-mound.com

Place 5 Councilmember Claudio Forest

place5@flower-mound.com

Mayor

Mayor Tom Hayden

mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

Tommy Dalton

From: Peter Schwartz
Sent: Tuesday, February 27, 2018 7:43 AM
To: planning; Town Council
Cc: Peter Schwartz
Subject: Support for Lakeside Village Zoning Change Request

Dear Flower Mound P&Z and Town Council:

I am a proud homeowner at Lakeside and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I fully support the Lakeside Village applications for amending the property's zoning and I respectfully request that the Town Council approve this proposal.

Regards,

Peter Schwartz

Senior Vice President, Strategic Initiatives

4000 Horizon Way
Irving, TX 75063

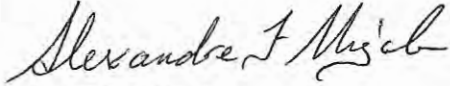


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Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,



Dr. Alexandre F. Migala

Leah Migala



Tommy Dalton

From: Tom Stiles
Sent: Tuesday, March 20, 2018 12:23 PM
To: Town Council
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Thomas Stiles

2409 Surrey Ct

Flower Mound, TX 75022

Tommy Dalton

From: Walter Quintas Tuesday, February 27, 2018
Sent: 7:54 AM Town Council; planning
To: Lakeside Village!
Subject: Lakeside Village Letter of Support.docx
Attachments:

Please see attached!

RREFERENCED ATTACHMENT IS PROVIDED ON THE FOLLOWING PAGE

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Town Council

Place 1 Councilmember Jason Webb
place1@flower-mound.com

Place 2 Councilmember Bryan Webb
place2@flower-mound.com

Place 3 Councilmember Kevin Bryant
place3@flower-mound.com

Place 4 Councilmember Don McDaniel
place4@flower-mound.com

Place 5 Councilmember Claudio Forest
place5@flower-mound.com

Mayor

Mayor Tom Hayden
mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

Tommy Dalton

From: Mike Palmer
Sent: Thursday, March 22, 2018 8:50 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village Project

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Mike Palmer
2613 Fairhill Ln
Flower Mound, TX 75022

Tommy Dalton

From: Roberta Palmer
Sent: Thursday, March 22, 2018 11:40 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village Project

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Roberta Palmer
2613 Fairhill Ln
Flower Mound, TX 75022

Tommy Dalton

From: Kiran Vala
Sent: Wednesday, March 21, 2018 5:32 PM
To: Town Council; planning; Mayor - Tom Hayden; Place1 - Jason Webb
Subject: Lakeside Village Mixed-Use Development

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,
Kiran Vala
2400 Surrey Ct
Flower Mound

Tommy Dalton

From: Gail Colaruotolo
Sent: Tuesday, March 20, 2018 2:31 PM
To: Town Council; planning
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

We am a Lakeside Tower Buyer and am writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Joe and Gail-Ann Colaruotolo

Town Council

Place 1 Councilmember Jason Webb

place1@flower-mound.com

Place 2 Councilmember Bryan Webb

place2@flower-mound.com

Place 3 Councilmember Kevin Bryant

place3@flower-mound.com

Place 4 Councilmember Don McDaniel

place4@flower-mound.com

Place 5 Councilmember Claudio Forest

place5@flower-mound.com

Mayor

Mayor Tom Hayden

mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

--

Gail

Just to be is a blessing. Just to live is holy. Unknown

Tommy Dalton

From: Cathy Perry
Sent: Wednesday, February 28, 2018 7:39 PM
To: planning; Town Council
Subject: Fwd: Support for Lakeside Village Zoning Change Request

Subject: Support for Lakeside Village Zoning Change Request

Dear Flower Mound P&Z and Town Council:

I am a proud homeowner at Lakeside and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I fully support the Lakeside Village applications for amending the property's zoning and I respectfully request that the Town Council approve this proposal.

Regards,

Cathy Perry
2617 Desco Drive

Tommy Dalton

From: Ray Kingsbury
Sent: Wednesday, March 21, 2018 4:04 PM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Cc: Rosie Kingsbury;
Subject: Fwd: Lakeside Village zoning
Attachments: Lakeside Village Letter of Support - flattened.pdf; ATT00001.htm

March 21, 2018

Dear Flower Mound P&Z and Town Council,

We are Lakeside Tower Buyers and are writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications, which request Town Council approval for amending the property's zoning.

We look forward to being citizens of Flower Mound.

Regards,

Ray and Rosie Kingsbury
Unit 1102
Lakeside Tower

Current address:
405 Fondren Ct. Southlake, Texas 76092

(Original signed letter attached)

RREFERENCED ATTACHMENT IS PROVIDED ON THE FOLLOWING PAGE

Sent from my iPad

Ray Kingsbury
Managing Director
Ancor Capital Partners
2720 East State Highway 114
Southlake, Texas 76092

March 21, 2018

Dear Flower Mound P&Z and Town Council,

We are Lakeside Tower Buyers and are writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications, which request Town Council approval for amending the property's zoning.

We look forward to being citizens of Flower Mound.

Regards,



Ray and Rosie Kingsbury
Unit 1102
Lakeside Tower

Current address:
405 Fondren Ct.
Southlake, Texas 76092

Tommy Dalton

From: Collins, Bill [REDACTED]
Sent: Friday, March 23, 2018 5:47 PM
To: undisclosed.for.privacy
Subject: FW: Lakeside Village
Attachments: Lakeside Village.pdf

Mr. Mayor and Town Council.

You know am for growth-pro business.

I do not get in your way and support you as you have done a good job getting us to this point.

THANK-YOU!!!!!!!!!!!!!!!!!!!!!!

When we started the Lakeside project, it was designed perfectly for our Community.

I think it was set for 175 residential units, Retail, Office Towers, Restaurants, 1 hotel, Green space, Public Access & Amphitheatre that was originally approved

The new ideas of below - **No way** in "_____" all of this should be allowed.

This addition is not our Town, not our history and will totally change our culture to another suburb and we will have no special character.

Lakeside will become the center of Town, and the River Walk will be a maybe also ran second thought.

Then why did we create the Riverwalk if we let this project in.

With these additions we becomes just another dense place to live.

That is not dense as in stupid, but too many people. :)

So I am against this project.

Respectively submitted,

Bill Collins



LAKESIDE VILLAGE CHANGING FLOWER MOUND FOREVER

Original Proposal was for Retail, Original Proposal Amphitheatre, Walking Trails and 175 Residential Units

New Proposal

- 9 Total High Rise Towers
- 5 High Rise Residential Condo Towers - 800+ Residential Units
- 80 Residential Villas - Sales Price over \$1 Million each
- 2 Hotels
- 2 Office Towers
- Restaurants/Retail
- Underground Parking Garage
- 35 Acre Parcel on Lake Grapevine

Join us this Sunday March 25th at 3pm at the Flower Mound Community Activity Center to understand how this Proposed Development and this Dense Development is going to impact FM2499 Traffic and block the Natural Lakefront area for the town's enjoyment.

P&Z MEETING: MONDAY, MARCH 26TH 6:30PM

TOWN COUNCIL: MONDAY, APRIL 2ND, 6:30PM

Contact us: Todd Marsh - tommydalton@flowermound.com

Attachment C1: Email Correspondence

Bill Collins, CFP®, AAMS®
Financial Advisor
Edward Jones
3700 River Walk Dr., Suite 285
Flower Mound, TX 75028

[REDACTED]
[REDACTED]
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Lakeside Village

PRESENTER: Todd Marsh



Original Vision – Plan presented to Town of Flower Mound

CONCEPT PLAN AND REGULATING PLAN



SUBZONE DEVELOPMENT STANDARDS
 See the following subzone development standards for specific development rules, restrictions and constraints on development on each subzone

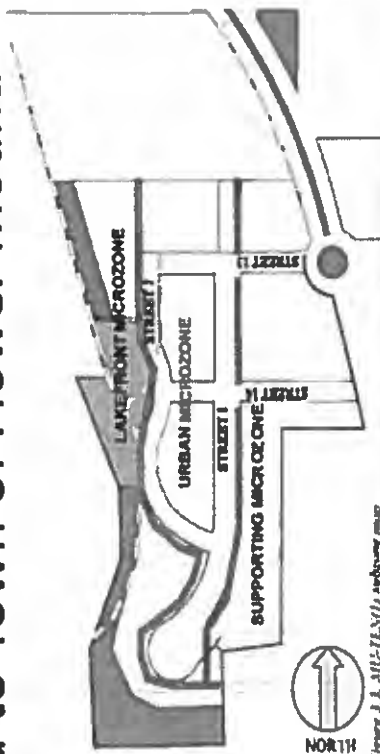


Figure 3.3, ATTEN (1) subzone map

TABLE 3.3 BONUS HEIGHT PROVISIONS

ALL ORDINANCE REQUIREMENT	MULTI (1)	MULTI (2)
BASE HEIGHT BY ORDINANCE (IN STORIES)	5	5
PROPOSED HEIGHT	25	18
MAXIMUM RESIDENTIAL UNITS	0	360
MAXIMUM GROUND FLOOR SF	240000	20000
ELUOT FROM PLATTE D SUB INFROM	YES	YES
5% INCREASE IN OPEN SPACE	YES	YES
12' BUILDING SETBACK AT 6TH STORY	YES	YES
MAX 50% GROUND FLOOR AS RESIDENTIAL	NO	YES
VISUAL IMPACTS ON ADJACENT NEIGHBORHOODS	SEE GRAPHICS IN SUBZONE STANDARDS	SEE GRAPHICS IN SUBZONE STANDARDS
IMPACT OF SITE SPECIFIC CONDUCTIONS	TO BE SPECIFIED AT SITE PLAN	TO BE SPECIFIED AT SITE PLAN
APPROPRIATE ARCHITECTURAL DESIGN	TO BE SPECIFIED AT SITE PLAN	TO BE SPECIFIED AT SITE PLAN
TRANSITIONS TO ADJACENT NEIGHBORHOODS	TO BE SPECIFIED AT SITE PLAN	TO BE SPECIFIED AT SITE PLAN
OPEN SPACE ADJACENCIES	SEE PARK AND OPEN SPACE PLAN/ SUBZONE STANDARDS	SEE PARK AND OPEN SPACE PLAN/ SUBZONE STANDARDS

See Section 7.1 for use of Bonus standards for buildings exceeding 4 stories

Original Vision presented to Town of Flower Mound

Activate the area for Flower Mound Residents with:

Vistas – ability of the residents to of Lake Grapevine without Owning Property in the neighborhood

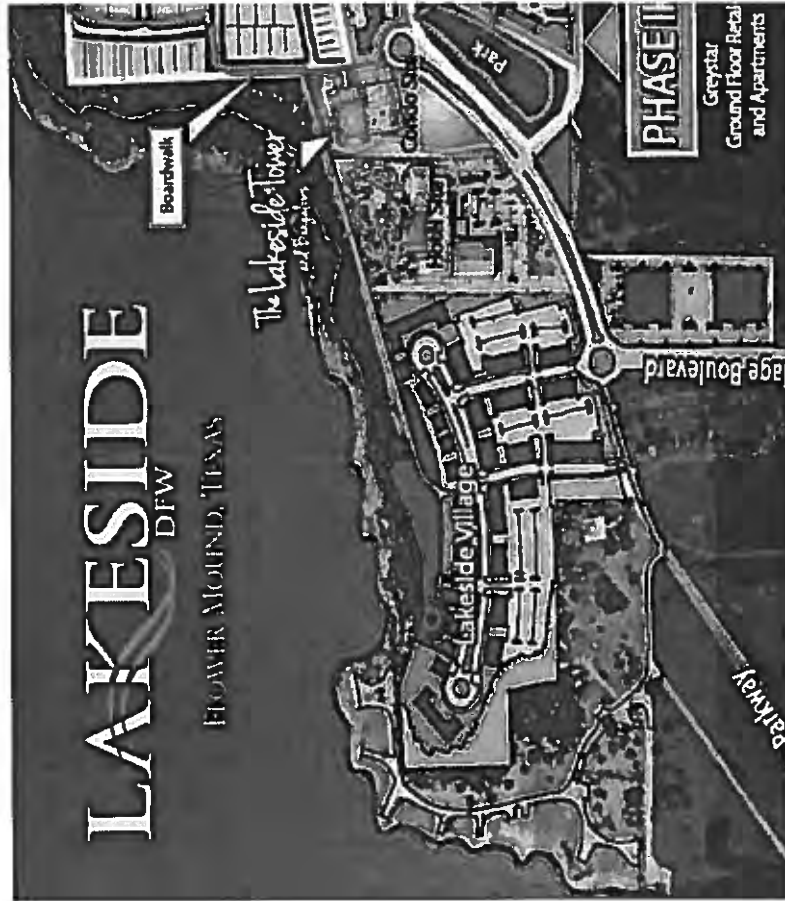
Walkability – residents ability to walk along trails and Boardwalk to enjoy unobstructed sightlines of the lake and Green spaces

Residential, Retail and Open Areas

- 175 residential units
- 150,000 sq. ft. in Retail
- 2.5 acres Amphitheatre
- 2.5 acres of General Open space

No public road or parking within 50’ of lakefront microzone

Promised



**1 Condo, 1 Hotel + 2 Buildings
 Retail, Restaurants, Greenspace**

Proposed



**9 High Rise Towers, 80 Villas
REDUCED Retail, Restaurants, Greenspace**

Lakeside Development Plan

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

SECTION 3: Character Zones		MU-C(1)	MU-C(2)	MU-C(3)	MU-C(4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Area: Concept Plan (acres)		7.2	4.8	5.7	8.1	20.5	26.2	4.9	56.8	11.5	4.5
Minimum Area		7	4	5	8	20	26	4	35	11	4
Maximum Area		12	6	6	12	24	27	5	59	17	5
Maximum Residential Units		276	0	0	358	735	175	360	248	48	0
Maximum Commercial SF		130,000	8,400	240,000	130,000	8,000	150,000	20,000	-	85,000	34,000

Total 2200 Residential Units were approved for the 7 Residential Zones

Lakeside Village is only 35 Acres – Approved for 535 Residential Units

And they cannot exceed a 10% variance!!!



Subzones: Subzones may be increased or reduced in size provide the final areas remain within 10% of the maximums and minimums identified in table 3.2.

Concerns & Questions about the Proposal

☐ Density – Developer Proposes to Consolidate 900 +/- Residential Units into 0.053

Square Miles

- 850+ Condo residential units
- 85 Single Family villas
- 50 Condo units from Lakeside Tower
- 1000 apartments in existing Phase 1 & 2
- 250+ Single Family homes in existing Phase 1 & 2

*****3000+ people will live in Lakeside upon completion – if approved**

☐ Cost of Training & Equipment of the Town's Fire & Police Resources to ensure safety in the Highrise Buildings

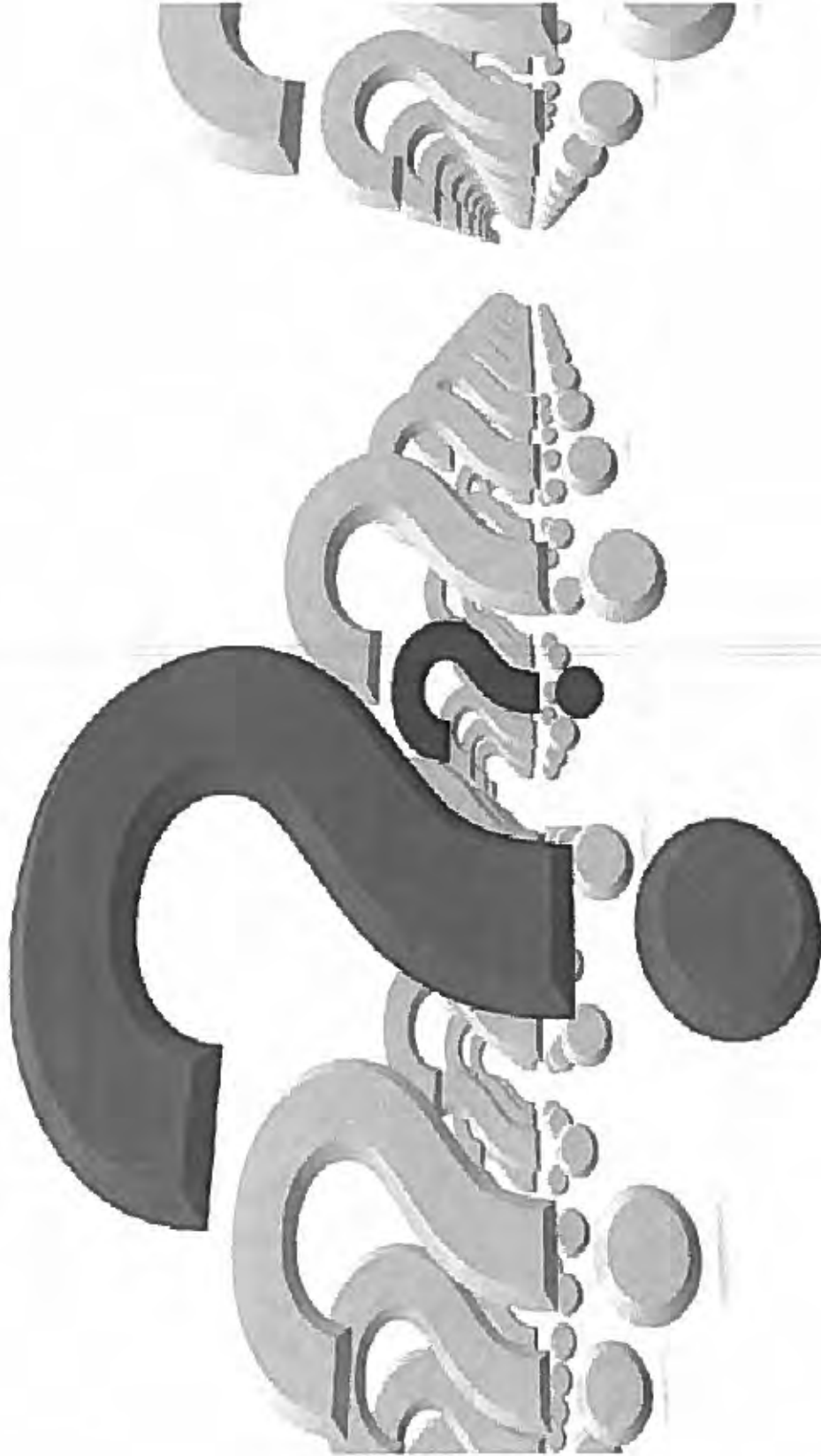
Concerns & Questions about the Proposal

- ❑ **Parking – Lack of adequate Parking already is a problem in Lakeside BEFORE the completion of the Phase II apartments**
 - Weekends at the Moviehouse & Retail overflows into the residential streets
 - Bicyclists for the trails are clogging Edgemere and Loma Alta Dr
 - Events at the Amphitheatre will overwhelm the area
 - Will there be a fee for the 4 story submerged Parking Garage?

This intense use of property will discourage Flower Mound Residents

- ❑ **Lakeside Traffic will increase congestion of the Town's main Southern artery PLUS:**
 - The Point – 475 New Apartments + 3 Office Buildings
 - Lakeside Crossing – Townhomes, 6-Story Hotel + 4 Office Buildings, Retail
 - Southgate – 422 Single Family, Retail
 - **7 Large Parcels of Land along FM 2499 are FOR SALE!! More cars are coming!**
 - **Traffic Study Used for this Proposal was from 2012 – Before these additional developments were approved**

Questions



Tommy Dalton

From: Janis ALLEGRO [REDACTED]
Sent: Sunday, March 25, 2018 10:23 PM
To: planning
Subject: Proposed Changes to Lakeside DFW Development

Members of the Planning and Zoning Commission,

My name is Janis Haley-Allegro and I currently reside at 3304 Windchase Drive. I purchased property in west Flower Mound in 1994 and moved to the community in 2000. I am writing to voice my opposition to the developer's proposed changes to the plans for the Lakeside DFW Development.

My primary concerns are:

- The impact to the existing infrastructure with the increased development in the southern sector of the community
- The economic feasibility of another large retail, entertainment, and high density residential development without significant triggers in place to protect development in our community
- The aesthetics of the proposed high rise towers along the shore of Grapevine Lake and as an entry into our community.

Infrastructure:

At present, 2499 is inadequate for the southbound travel to 635 and 121 during the morning and evening commutes. More than 90% of the town population live north of the Lakeside development. While not all are traveling southbound, there is a significant percentage of the community that travels south for work in Dallas, Irving and the Mid Cities. My daily commute is 31 miles one way. From my location at Sagebrush and 2499, the distance to 635 is approximately 8.2 miles. It can frequently take 30 plus minutes to travel those 8.2 miles. With the benefit of the Texas Express, the remaining 22.8 miles only takes 20 minutes. Gerault feeds into 2499 so it does not provide any relief when trying to access 635 or 121. We will be adding to the southbound traffic without any improvement in roadways for the majority of the existing community.

Economic Feasibility:

While the developer has done their studies and calculated risks versus rewards, they are not from our community. We have another major residential and entertainment development underway with the River Walk. This development is more centrally located for the majority of the residents. My concern is the community's ability to support two such large developments without one or the other suffering and the possible impact to the community overall. Removing triggers gives the developer control and removes the towns ability to have any say or control over decisions for the development should they not be able to attract and develop the residential or commercial base needed to complete their vision. Parker Square suffered from attempts to provide exclusive, boutique shopping for an upscale consumer and choosing to bypass anchor businesses that could bring in more shoppers. Highland Village reaped those benefits.

Aesthetics:

The proposed multiple high rise towers are the aesthetic antithesis of what Flower Mound has always been. We have been about open skies, green spaces, conservation districts, trails, parks, family, and a true sense of community. Having multiple high rise towers along our shorelines and as the entrance to our community does not represent the majority of this community or how we have historically presented ourselves.

I do go to Lakeside DFW for entertainment, to dine, enjoy the boardwalk and see friends. It is a nice addition to our community but serious consideration should be given to the proposed changes and requests of the developer. The initial

Attachment C1: Email Correspondence

residents that invested in the development did so with developer's original vision. Plans change but please consider if those changes are in the best interest of our community as a whole and serve all of us not just few.

Thank you,

Janis Haley-Allegro

Sent from Mail for Windows 10

Tommy Dalton

From: Anil Kumar Agrawal [REDACTED] >
Sent: Sunday, March 25, 2018 9:34 PM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning; Anil Kumar Agrawal
Subject: Lakeside Village - My concerns..

Hello everyone,

I am writing to all of you to say that I have major concerns with lakeside village proposal especially with new condos (about 750 units). Some of the concerns are:

1. Lakeside infrastructure can not support so many new residents. If you drive in Lakeside, we have even current apartments packed in very small area
2. Parking is issue right now and will get worse
3. Roads in the lakeside are already one lane and congested.. it will get worse
4. We do not need so many new apartments.. The town is losing the "country" feel. Country feel is the primary reason people chose flower mound over Frisco or Plano.
5. Why so much new apartments are being pushed in this south of flower mound.. (we just had "The Point" approved which is very close and also had about 500 apartments)?

So, please help stop the proposal in the current format. We should ask developer to start a dialogue with current residents, be transparent, listen to their concerns and craft a revised proposal.

Thank you for your time

Anil Agrawal
Resident of Lakeside

Tommy Dalton

From: Susan Wilson [REDACTED]
Sent: Sunday, March 25, 2018 9:19 PM
To: planning
Subject: OPPOSITION to Realty Capital rezoning proposal

Dear Planning and Zoning Flower Mound:

I am a resident in Lakeside DFW writing to request that the rezoning request being made by Realty Capital be DENIED.

The plan they have proposed to the community is drastically different than what was originally sold when we purchased our home in August of 2014.

The vision of Lakeside DFW was NOT a series of 8 high rise buildings.

The current images they have provided are misleading and do not represent the full impact of the project changes.

My concerns are the increased congestion not only for my neighborhood, but for all of Flower Mound as they commute out of the area into Dallas/Fort Worth and surrounding areas.

The new proposal by Realty Capital provides them with entirely too much control over decisions made in phase 3 of Lakeside DFW removing triggers put in place to protect the residents interests. I ask that this project hit pause and allow the community to develop at a more reasonable pace with consideration to the infrastructure that will be required.

Realty Capital has indicated that there will not be any rentals in neighborhood meetings, but their proposal clearly states they would have a permit for apartments.

Thank you for your time in reviewing my concerns and considering ALL that are impacted by these requested changes to zoning.

Susan Wilson
637 Loma Alta Drive
Flower Mound, Texas 75022

Sent from my iPhone

Tommy Dalton

From: Greg Wilson [REDACTED]
Sent: Sunday, March 25, 2018 7:22 PM
To: planning
Subject: Lakeside Village.

Greg Wilson
637 Loma Alta Dr
Flower Mound, TX 75022

When we moved into Phase 1 at Lakeside, we were shown a vision of a walkable community with tons of amenities. We live in Flower Mound because we want 1) a great community and 2) a great place for our kids to grow up. With all of the density being proposed, these goals are being challenged. We could always move, but we like it here and our kids like it here. We would prefer to see the developer work with the town and the residents to come up with a more amenable plan.

Thank you for your consideration.

--

Sincerely,

Greg Wilson

Tommy Dalton

From: Gil&Laura [REDACTED]
Sent: Sunday, March 25, 2018 5:37 PM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest
Cc: Mayor - Tom Hayden; planning
Subject: Lakeside Villiage Project - Homeowner's Advisory Committee Recommendation

Council Members,

My name is Gil Metzger and I am a member of the Lakeside Homeowner's Advisory Committee. This advisory committee consists of homeowners that were specifically picked by the Lakeside Board of Directors (Realty Capital, NMI, etc) with the following purpose (per charter): "...to ensure positive growth and act as a 'committee voice' from the single-family portion of the community to the Board of Directors..." We are intended to be the voice of the homeowners to the BOD.

Since our inception earlier this year, we have not met with the Board of Directors (BOD) regarding the Lakeside Village Project. We have discussed the subject among ourselves and with various other homeowners and we have some concerns. We feel that these concerns can be addressed to the mutual satisfaction of all parties; but we have simply not had the time/opportunity to meet with the BOD on the subject.

It is the unanimous opinion of the 4-member Advisory Committee, that this project be delayed until we have had time to sit down with the Board of Directors and work-through the concerns that we have with this project. The BOD formed our committee for the specific purpose of communication. We do not feel that it will take very long to resolve the issues; but we strongly urge you to delay voting on this measure until we have had a chance to meet with the BOD.

I plan to attend and speak at your meeting on Monday.

Regards,
Gil Metzger
Homeowner-member of the Lakeside Homeowner's Advisory Committee

Tommy Dalton

From: Nicole Smith [REDACTED]
Sent: Sunday, March 25, 2018 9:59 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village
Attachments: Lakeside - Quick CMA.pdf; All Flower Mound - Quick CMA.pdf

Thank you for your service to the Town of Flower Mound.

I am in favor of the proposed Lakeside Village, specifically as it relates to increased property values for homeowners and increased likelihood that the businesses in Lakeside will flourish.

All property values are increasing in Dallas/Fort Worth. My Lakeside home's value has increased by 33% since June 2014 - amazing! I purchased at \$137/sq.ft.; current comp selling at \$183/sq.ft. (The avg. price in Flower Mound has increased 27% since that time). I also represented a client at 2628 Virginia Place sell her home for \$198/sq.ft. before even putting on MLS. The demand for homes in Lakeside is astounding. Homes sell quickly, and for top dollar with an average price of \$181/sq.ft. and 27 Days on Market, compared to all of Flower Mound with average of \$145/sq.ft. and 49 Days on Market. (Source: NTREIS. 6-month period 9/28/17 - 3/25/18. Data attached.)

The reasons for this demand: the uniqueness of Lakeside, walkability to shops & restaurants, access to Lake Grapevine trails & Sunset Point, and location in south Flower Mound to zip on to area highways.

Adding more residential options for purchase, more shops and offices, hotel, and restaurants, will give more people the opportunity to live in, experience, and spend money in Lakeside and Flower Mound.

The businesses in Lakeside need more people to know about them, and to shop and/or dine with them. Having more residents immediately adjacent to these businesses will help accomplish this. Having a destination point for Flower Mound residents (why drive out of Flower Mound?), visitors to the area (staying at the Gaylord?), and DFW residents seeking fine dining with water views (where else is this possible?) would be a benefit to all in our community. It's a win/win.

The developers presented this proposal to the homeowners at an event on Monday, March 5, at Mio Nonno's. From my perspective, there was only one person in attendance who openly voiced a negative opinion, and he was quickly challenged. Several others had questions and voiced concerns. The vast majority of the homeowners in attendance expressed their acceptance and excitement about this proposal.

Who am I?

- Lifelong DFW resident; licensed real estate broker, have sold 1,000+ homes in DFW since 1995
- Second homeowner to contract/move-in to Lakeside - 724 Northwood Drive - in June 2014 when ALL of Lakeside was "coming soon"
- Creator/Moderator: Life in Lakeside DFW Facebook Group (960+ members); a resource to promote events and businesses in Lakeside
- Creator/Facilitator: Lakeside Business Networking Group (meets 4th Thursday of each month - open to all)
- Started Lakeside Ladies Bunco group

Attachment C1: Email Correspondence

Thank you your consideration and, again, for your service to Flower Mound.

Nicole Smith Woodard | Broker-Associate

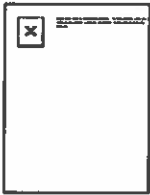
| Keller Williams Realty

| [REDACTED]

| [REDACTED]

| a. 2106 E. State Hwy 114, Suite 101 | Southlake, TX 76092

| *Wondering What Your Home's Worth? | Search Homes Now!*



Texas law requires all license holders to provide the [Information About Brokerage Services](#) form and [Consumer Protection Notice](#) to prospective clients.

Attachment C1: Email Correspondence

Nicole Smith



Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 8:58 am

Property Type is 'Residential' Status is one of 'Active', 'Active Contingent', 'Active Kick Out', 'Active Option Contract' Status is 'Pending' Status Contractual Search Date is 03/25/2018 to 12/25/2017 Status is 'Sold' Status Contractual Search Date is 03/25/2018 to 09/26/2017 Subdivision Name is like "lakeside" Property Sub Type is 'RES-Single Family' MLS Area is '41 - DENTON COUNTY SOUTHEAST'

Residential															
Active Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM			
13797476	733 Northwood Drive	Flower Mound	3	3/0	2/0/0	2014	No	2,647	\$185.08	0.096	\$489,900	8			
# LISTINGS:															
1	Medians:		3	3/0	2/0/0	2014		2,647	\$185.08	0.096	\$489,900	8			
	Minimums:		3	3/0	2/0/0	2014		2,647	\$185.08	0.096	\$489,900	8			
	Maximums:		3	3/0	2/0/0	2014		2,647	\$185.08	0.096	\$489,900	8			
	Averages:		3	3/0	2/0/0	2014		2,647	\$185.08	0.096	\$489,900	8			
Active Option Contract Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM			
13768907	729 Northwood Drive	Flower Mound	4	3/0	2/0/2	2015	No	2,536	\$183.36	0.078	\$465,000	9			
# LISTINGS:															
1	Medians:		4	3/0	2/0/2	2015		2,536	\$183.36	0.078	\$465,000	9			
	Minimums:		4	3/0	2/0/2	2015		2,536	\$183.36	0.078	\$465,000	9			
	Maximums:		4	3/0	2/0/2	2015		2,536	\$183.36	0.078	\$465,000	9			
	Averages:		4	3/0	2/0/2	2015		2,536	\$183.36	0.078	\$465,000	9			
Pending Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	CDOM			
13763884	604 Heritage Lane	Flower Mound	4	2/1	3/0/3	2014	No	3,586	\$164.25	0.180	\$589,000	8			
# LISTINGS:															
1	Medians:		4	2/1	3/0/3	2014		3,586	\$164.25	0.180	\$589,000	8			
	Minimums:		4	2/1	3/0/3	2014		3,586	\$164.25	0.180	\$589,000	8			
	Maximums:		4	2/1	3/0/3	2014		3,586	\$164.25	0.180	\$589,000	8			
	Averages:		4	2/1	3/0/3	2014		3,586	\$164.25	0.180	\$589,000	8			
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13685297	616 Surrey Lane	Flower Mound	3	2/1	2/0/2	2015	No	2,179	\$193.21	0.079	\$439,900	\$421,000	09/28/2017	95.70	7
13767056	2628 Virginia Parkway	Flower Mound	3	3/1	2/0/2	2014	No	2,619	\$198.55	0.152	\$538,800	\$520,000	02/20/2018	96.51	0
13705124	2605 Bel Air Lane	Flower Mound	4	3/2	3/0/3	2015	No	3,987	\$150.49	0.160	\$615,000	\$600,000	02/06/2018	97.56	83
13743439	629 Sandy Lane	Flower Mound	4	3/0	3/0/3	2015	Yes	3,317	\$182.39	0.193	\$610,000	\$605,000	03/20/2018	99.18	40
13770149	601 Heritage Lane	Flower Mound	5	4/1	3/0/3	2014	No	4,110	\$184.91	0.239	\$775,000	\$760,000	03/13/2018	98.06	5

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This represents an estimated sale price. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



CMA 1 - Line

Listings as of 03/25/18 at 8:58 am

LISTINGS:

	Min	Max	Average	Median
List Price	\$439,900	\$775,000	\$565,325	\$563,900
Sold Price	\$421,000	\$760,000	\$581,200	\$600,000

THE UNIVERSITY OF CHICAGO PRESS

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Attachment C1: Email Correspondence



Nicole Smith

CMA 1 - Line

Prepared By: Nicole Smith

Listings as of 03/25/18 at 9:04 am

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 03/25/2018 to 09/26/2017 City is 'Flower Mound'

Residential															
Solid Properties															
MLS #	Address	City	# Bed	# Bath	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13645842	4223 Buckthorn Street	Flower Mound	2	2/0	2/0/0	1983	No	1,381	\$97.76	0.156	\$170,000	\$135,000	09/26/2017	79.41	21
13709403	9125 Shawnee Trail	Flower Mound	3	2/1	1/1/1	1983	No	1,584	\$85.23	0.424	\$175,000	\$135,000	11/08/2017	77.14	17
13751475	1153 Prospect Drive	Flower Mound	3	2/1	2/0/2	1985	No	2,095	\$68.97	0.181	\$245,000	\$144,500	02/06/2018	58.98	5
13702926	6700 Crooked Lane	Flower Mound	3	2/0	0/0/0	1982	No	1,056	\$146.78	0.357	\$170,000	\$155,000	11/07/2017	91.18	3
13703110	4129 1 Place Lane	Flower Mound	3	2/0	2/0/2	1995	No	1,254	\$143.54	0.115	\$180,000	\$180,000	10/12/2017	100.00	0
13666066	4203 Rollo Court	Flower Mound	3	2/0	2/0/2	1984	No	1,507	\$121.43	0.115	\$200,000	\$183,000	10/31/2017	91.50	34
13740040	4153 1 Place Lane	Flower Mound	3	2/0	2/0/2	1998	No	1,258	\$147.06	0.101	\$185,000	\$185,000	01/22/2018	100.00	0
13673282	1210 Savannah Court	Flower Mound	3	2/0	2/0/2	1978	No	1,586	\$126.10	0.158	\$217,000	\$200,000	11/01/2017	92.17	24
13739464	3727 S Magnolia Court	Flower Mound	3	2/1	2/0/2	1983	No	1,956	\$104.81	0.287	\$200,000	\$205,000	12/29/2017	102.50	6
13705566	10712 Dunham Road	Flower Mound	3	2/0	0/0/1	1987	No	1,680	\$124.11	1.070	\$269,000	\$208,500	12/14/2017	77.51	25
13664567	2292 Grandview Drive	Flower Mound	3	2/0	2/0/2	1993	No	1,564	\$133.63	0.115	\$210,000	\$209,000	01/12/2018	99.52	62
13737748	1213 Coker Drive	Flower Mound	4	2/0	2/0/2	1986	No	1,825	\$116.71	0.176	\$213,000	\$213,000	12/29/2017	100.00	4
13704556	2108 Larkspur Street	Flower Mound	3	2/0	2/0/2	1992	No	1,276	\$172.12	0.135	\$205,000	\$219,625	10/16/2017	107.13	2
13701440	725 Lake Bluff Drive	Flower Mound	3	2/0	2/0/2	1989	No	1,307	\$168.25	0.115	\$219,900	\$219,900	10/20/2017	100.00	4
13678828	5300 Crawford Court	Flower Mound	3	2/0	2/0/2	1979	No	1,650	\$135.15	0.321	\$220,000	\$223,000	10/11/2017	101.36	6
13647041	2286 Lake Coves Drive	Flower Mound	3	2/0	2/0/2	1986	No	1,594	\$141.15	0.399	\$250,000	\$225,000	10/17/2017	90.00	65
13749675	3710 S Magnolia Court	Flower Mound	3	2/0	2/0/2	1983	No	1,692	\$132.98	0.285	\$218,000	\$225,000	01/23/2018	103.21	2
13697909	1319 Colony Court	Flower Mound	3	2/0	2/0/2	1984	No	1,538	\$147.27	0.161	\$229,900	\$226,500	10/11/2017	98.52	7
13766301	4136 1 Place Lane	Flower Mound	3	2/0	2/0/2	1995	No	1,414	\$160.54	0.092	\$217,000	\$227,000	02/26/2018	104.61	3
13721806	914 Summer Trail	Flower Mound	3	2/0	2/0/2	1983	No	1,407	\$161.68	0.184	\$229,900	\$227,482	01/08/2018	98.95	9
13689629	1209 Stapleton Lane	Flower Mound	3	2/0	2/0/2	1978	No	2,380	\$95.80	0.273	\$228,000	\$228,000	11/08/2017	100.00	39
13737930	916 Hillside Lane	Flower Mound	4	3/0	2/0/2	1983	Yes	1,407	\$163.47	0.179	\$235,000	\$230,000	01/16/2018	97.87	2
13741909	9215 Shawnee Trail	Flower Mound	3	1/1	0/4/4	1984	No	1,896	\$121.31	0.452	\$224,800	\$230,000	02/26/2018	102.31	27
13775957	1519 Homestead Street	Flower Mound	3	2/0	2/0/2	1983	No	1,488	\$154.57	0.207	\$199,000	\$230,000	03/08/2018	115.58	4
13730757	4101 Holly Lane	Flower Mound	3	2/0	1/0/1	1973	No	1,501	\$156.56	0.458	\$239,000	\$235,000	01/19/2018	98.33	28
13744321	4300 Windsor Drive	Flower Mound	3	2/0	0/0/0	1985	No	1,748	\$134.44	0.272	\$225,000	\$235,000	01/18/2018	104.44	9
13712357	2274 Moonlight Bay	Flower Mound	3	2/0	0/2/2	1983	No	1,520	\$155.92	0.195	\$225,000	\$237,000	11/22/2017	105.33	2
13678687	3723 S Magnolia	Flower Mound	4	2/0	2/0/2	1983	No	1,838	\$129.49	0.410	\$220,000	\$238,000	10/25/2017	108.18	7
13773752	2124 Mahogany Street	Flower Mound	4	3/0	2/0/2	1994	No	1,787	\$133.69	0.126	\$238,900	\$238,900	03/16/2018	100.00	3
13732555	2829 Oxford Lane	Flower Mound	3	2/0	2/0/2	1983	No	1,733	\$138.20	0.159	\$253,900	\$239,500	01/09/2018	94.33	19
13699168	910 Edgefield Trail	Flower Mound	4	2/0	2/0/2	1983	Yes	1,649	\$145.54	0.227	\$240,000	\$240,000	10/25/2017	100.00	3

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Attachment C1: Email Correspondence



Nicole Smith

Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bath	GAR/CP/TP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13718137	2225 Oak Bluff Drive	Flower Mound	3	2/0	2/0/2	1984	No	1,791	\$134.00	0.196	\$229,900	\$240,000	11/28/2017	104.39	5
13743681	1076 Colony Street	Flower Mound	3	2/0	2/3/5	1991	No	1,500	\$160.00	0.161	\$249,900	\$240,000	01/10/2018	96.04	10
13639349	6305 Branchwood Trail	Flower Mound	3	2/0	2/0/2	1998	No	1,517	\$159.01	0.127	\$266,000	\$241,225	10/04/2017	90.69	91
13751377	4320 Avon Court	Flower Mound	3	2/0	2/0/2	1985	Yes	1,664	\$145.13	0.162	\$235,000	\$241,500	01/31/2018	102.77	3
13720035	1773 Prescott Drive	Flower Mound	3	2/1	2/0/2	1993	No	1,632	\$149.20	0.114	\$250,000	\$243,500	12/01/2017	97.40	15
13731310	5400 Gregory Drive	Flower Mound	3	2/0	2/2/2	1983	Yes	1,532	\$159.27	0.201	\$244,000	\$244,000	12/18/2017	100.00	5
13711917	2844 London Lane	Flower Mound	3	2/0	2/0/2	1983	No	1,842	\$132.68	0.157	\$249,900	\$244,400	11/13/2017	97.80	14
13694320	5057 Coker Drive	Flower Mound	3	2/1	2/0/2	1986	Yes	2,023	\$121.11	0.179	\$257,500	\$245,000	10/25/2017	95.15	13
13723984	737 Paisley Drive	Flower Mound	3	2/0	2/0/2	1990	No	1,719	\$142.52	0.169	\$240,000	\$245,000	11/30/2017	102.08	4
13738696	3908 Crossbow Lane	Flower Mound	3	2/0	2/0/2	1982	No	1,620	\$151.23	0.266	\$255,000	\$245,000	01/04/2018	96.08	2
13753480	1317 Ponder Way	Flower Mound	4	2/0	2/0/2	1985	No	1,732	\$141.45	0.162	\$250,000	\$245,000	02/08/2018	98.00	4
13714910	1205 Timber Valley Drive	Flower Mound	3	2/0	2/0/2	1976	No	1,769	\$139.06	0.166	\$249,900	\$246,000	01/25/2018	98.44	80
13748285	2112 Wentworth Drive	Flower Mound	3	2/0	2/0/2	1993	No	1,547	\$159.02	0.122	\$246,000	\$246,000	01/26/2018	100.00	5
13738916	1409 Timber Creek Road	Flower Mound	3	2/1	2/0/2	1996	No	1,695	\$145.34	0.115	\$260,000	\$246,350	01/10/2018	94.75	19
13693049	2841 Stratford Lane	Flower Mound	3	2/0	2/0/2	1983	No	1,856	\$149.15	0.157	\$245,000	\$247,000	10/25/2017	100.82	5
13737051	4320 Southampton Court	Flower Mound	3	2/0	2/0/2	1985	Yes	1,840	\$135.33	0.160	\$245,000	\$249,000	01/30/2018	101.63	8
13763950	5404 Colonial Court	Flower Mound	3	2/1	2/0/0	1984	No	2,043	\$121.88	0.152	\$255,000	\$249,000	02/13/2018	97.65	5
13725281	2905 Acorn Trail	Flower Mound	3	2/0	2/0/2	1986	No	1,332	\$187.69	1.220	\$240,000	\$250,000	12/08/2017	104.17	1
13763047	4009 Commonwealth Drive	Flower Mound	3	2/1	2/0/2	1983	No	1,882	\$132.84	0.172	\$260,000	\$250,000	02/28/2018	96.15	0
13644543	1404 Ivywood Drive	Flower Mound	4	2/0	2/0/2	1976	Yes	1,914	\$131.92	0.164	\$252,500	\$252,500	10/02/2017	100.00	46
13683923	3012 Canterbury Lane	Flower Mound	4	2/0	2/0/2	1984	No	2,040	\$124.02	0.165	\$255,000	\$253,000	11/01/2017	99.22	52
13710059	3732 Blue Bonnet Court	Flower Mound	3	2/0	2/0/2	1979	Yes	2,104	\$120.25	0.160	\$257,000	\$253,000	11/30/2017	98.44	19
13718800	1101 Lopo Road	Flower Mound	3	2/0	2/0/2	1976	No	2,171	\$116.54	0.308	\$253,000	\$253,000	12/08/2017	100.00	21
13752681	4917 Marcus Drive	Flower Mound	4	2/1	2/0/2	1993	No	2,271	\$111.76	0.152	\$259,900	\$253,800	01/17/2018	97.65	3
13705523	3612 Spring Meadow Lane	Flower Mound	4	2/0	2/0/2	1980	Yes	1,729	\$147.19	0.209	\$255,000	\$254,500	11/27/2017	99.80	32
13691208	1724 Meyerwood Lane	Flower Mound	3	2/0	2/0/2	1994	No	1,680	\$151.79	0.123	\$259,900	\$255,000	10/13/2017	98.11	2
13733001	4441 Wanda Lane	Flower Mound	3	2/0	2/0/2	1973	No	1,759	\$144.97	0.281	\$255,000	\$255,000	01/05/2018	100.00	20
13732900	1123 Lopo Road	Flower Mound	4	2/0	2/0/2	1976	No	1,901	\$135.72	0.197	\$245,000	\$258,000	12/21/2017	105.31	3
13643289	3937 Braxton Lane	Flower Mound	4	2/1	2/0/2	2002	No	2,080	\$124.52	0.092	\$269,000	\$259,000	11/17/2017	96.28	103
13763941	2837 Dickens Lane	Flower Mound	3	2/0	2/0/2	1982	No	1,627	\$159.19	0.194	\$254,900	\$259,000	02/09/2018	101.61	3
13638354	2105 Wentworth Drive	Flower Mound	3	2/0	2/0/2	1983	Yes	1,745	\$149.00	0.117	\$268,000	\$260,000	09/29/2017	97.01	78
13712071	5317 Timber Creek Road	Flower Mound	4	2/1	2/0/2	1983	Yes	2,404	\$108.15	0.261	\$250,000	\$260,000	12/04/2017	104.00	2

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Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential														CDOM	
MLS #	Address	City	# Bed	# Bth	GAR/CPTCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13740423	720 Stone Trail Drive	Flower Mound	3	2/0	2/0/2	1988	No	1,625	\$160.00	0.130	\$261,000	\$260,000	01/10/2018	99.62	6
13755381	2613 Springwater Drive	Flower Mound	3	2/0	2/0/2	1992	No	1,461	\$177.96	0.115	\$249,900	\$260,000	02/12/2018	104.04	2
13684033	1609 Melinda Court	Flower Mound	3	2/0	2/0/2	1982	No	1,767	\$147.71	0.176	\$259,950	\$261,000	10/10/2017	100.40	22
13703302	1745 Meyerwood Lane	Flower Mound	3	2/0	2/0/2	1994	No	1,819	\$143.76	0.138	\$255,000	\$261,500	11/07/2017	102.55	3
13703304	2840 Stratford Lane	Flower Mound	4	2/0	2/0/2	1983	No	2,028	\$129.04	0.218	\$269,900	\$261,700	10/16/2017	96.96	2
13764215	3922 Spring Meadow Lane	Flower Mound	3	2/0	2/0/0	1979	No	1,905	\$137.53	0.172	\$275,000	\$262,000	02/27/2018	95.27	6
13735765	4009 Willow Run	Flower Mound	3	2/1	2/0/2	1982	No	1,836	\$143.79	0.183	\$274,900	\$264,000	03/02/2018	96.03	61
13772088	805 Lake Bluff Drive	Flower Mound	3	2/0	2/0/2	1990	No	1,541	\$171.32	0.110	\$260,000	\$264,000	02/23/2018	101.54	3
13721631	5424 Luttrell Court	Flower Mound	3	2/0	2/0/0	1979	No	1,836	\$144.34	0.220	\$269,900	\$265,000	02/27/2018	98.18	118
13772343	1413 Timber Creek Road	Flower Mound	3	2/1	2/0/2	1996	No	1,539	\$172.19	0.104	\$265,000	\$265,000	02/28/2018	100.00	1
13729594	2313 Warrington Avenue	Flower Mound	3	2/1	2/0/2	1986	Yes	1,844	\$144.20	0.179	\$259,900	\$265,900	12/18/2017	102.31	1
13706214	2513 Lakeshore Drive	Flower Mound	3	2/0	2/0/2	1992	No	1,509	\$176.94	0.116	\$260,000	\$267,000	11/10/2017	102.69	5
13627836	3932 Granby Lane	Flower Mound	3	2/1	2/0/2	2003	No	2,001	\$133.91	0.158	\$279,900	\$267,950	11/27/2017	95.73	121
13680201	1813 Kingston Lane	Flower Mound	4	2/0	2/0/2	1993	No	1,933	\$139.68	0.126	\$279,900	\$270,000	10/27/2017	96.46	68
13766187	2817 Hamlett Lane	Flower Mound	3	2/0	2/0/2	1982	No	2,037	\$132.55	0.410	\$274,900	\$270,000	02/20/2018	98.22	3
13709340	2317 Willowood Lane	Flower Mound	3	3/0	2/0/2	1992	No	1,755	\$153.99	0.115	\$274,900	\$270,250	11/17/2017	98.31	24
13712671	1913 Fairhaven Court	Flower Mound	4	2/0	2/0/2	1995	No	1,867	\$145.53	0.150	\$280,000	\$271,700	12/07/2017	97.04	16
13746264	3924 Braxton Lane	Flower Mound	3	2/1	2/0/2	2004	No	2,040	\$133.58	0.095	\$268,000	\$272,500	02/12/2018	101.68	4
13684390	3413 Pecan Drive	Flower Mound	3	2/0	2/0/2	2001	No	1,824	\$149.95	0.236	\$260,000	\$273,500	09/27/2017	109.40	4
13647320	4124 Wimbledon Drive	Flower Mound	4	2/0	2/0/2	1983	No	2,264	\$121.02	0.269	\$279,900	\$274,000	10/19/2017	97.89	77
13778308	1213 Coker Drive	Flower Mound	4	2/0	2/0/2	1986	No	1,825	\$150.14	0.176	\$279,900	\$274,000	03/16/2018	97.89	5
13691006	1908 Francis Court	Flower Mound	3	2/0	2/0/2	1996	No	1,950	\$140.97	0.110	\$274,900	\$274,900	10/16/2017	100.00	11
13683160	2132 Wentworth Drive	Flower Mound	3	2/1	2/0/2	1992	No	1,825	\$150.68	0.138	\$269,000	\$275,000	10/02/2017	102.23	18
13656435	1705 Berkshire Court	Flower Mound	3	2/0	2/2/2	1992	No	2,067	\$133.04	0.158	\$292,000	\$275,000	09/26/2017	94.18	33
13705140	529 Teakwood Drive	Flower Mound	3	2/1	2/0/2	1993	No	1,914	\$143.68	0.165	\$275,000	\$275,000	11/03/2017	100.00	17
13706715	1201 Marcus Court	Flower Mound	3	2/1	2/0/2	1985	No	2,095	\$131.26	0.241	\$275,000	\$275,000	11/03/2017	100.00	4
13706733	1908 Wisteria Court	Flower Mound	4	2/1	3/0/3	1983	No	2,400	\$114.58	0.348	\$275,000	\$275,000	12/22/2017	100.00	78
13724770	6406 Branchwood Trail	Flower Mound	4	2/1	2/0/2	1996	No	2,872	\$95.75	0.130	\$299,900	\$275,000	12/21/2017	91.70	27
13736385	1912 Fairhaven Court	Flower Mound	3	2/0	2/0/2	1985	No	1,734	\$158.59	0.173	\$270,000	\$275,000	01/23/2018	101.85	10
13750931	612 Andover Lane	Flower Mound	4	2/1	2/0/2	2003	No	2,048	\$134.28	0.096	\$289,000	\$275,000	01/31/2018	95.16	26
13757669	2332 Suntime Lane	Flower Mound	4	3/0	2/0/2	1996	No	1,821	\$151.06	0.270	\$274,900	\$275,075	02/28/2018	100.06	3
13613764	3001 Hamlett Court	Flower Mound	3	2/0	2/0/2	1984	Yes	2,010	\$137.81	0.192	\$269,000	\$277,000	10/04/2017	102.97	92

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Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13696872	2441 Creekhaven Drive	Flower Mound	4	3/0	2/0/2	1992	No	1,868	\$148.29	0.153	\$293,000	\$277,000	12/29/2017	94.54	78
13765124	2813 Edinburg Lane	Flower Mound	4	3/0	2/0/2	1982	No	2,521	\$110.08	0.159	\$279,900	\$277,500	01/19/2018	99.14	220
13667695	5416 Colonial Court	Flower Mound	3	2/1	2/0/2	1984	No	2,043	\$136.07	0.161	\$279,900	\$278,000	10/11/2017	99.32	17
13698968	4616 Sandera Lane	Flower Mound	4	2/0	2/0/2	1992	No	2,083	\$133.70	0.195	\$289,900	\$278,500	10/10/2017	96.07	3
13750636	2608 Timberhill Drive	Flower Mound	3	2/0	2/0/2	1997	Yes	1,508	\$185.61	0.161	\$279,900	\$279,900	02/05/2018	100.00	10
13687803	1716 Meyerwood Lane	Flower Mound	4	2/1	2/0/2	1994	No	2,165	\$129.33	0.120	\$299,000	\$280,000	10/23/2017	93.65	17
13744281	6221 Coldwater Lane	Flower Mound	3	2/0	2/0/2	1999	No	2,046	\$136.85	0.131	\$295,000	\$280,000	02/05/2018	94.92	17
13787948	1100 Prospect Drive	Flower Mound	4	2/0	2/0/2	1991	Yes	1,923	\$145.61	0.227	\$275,000	\$280,000	03/22/2018	101.82	7
13670942	4772 Hanover Drive	Flower Mound	3	2/0	2/0/2	1993	No	1,822	\$154.77	0.120	\$275,000	\$282,000	09/29/2017	102.55	14
13727067	804 Wood Duck Way	Flower Mound	3	2/0	2/0/2	1993	Yes	1,603	\$175.92	0.178	\$295,000	\$282,000	12/15/2017	95.59	6
13700026	2824 Chelsea Lane	Flower Mound	4	2/1	2/0/2	1983	No	2,107	\$134.08	0.163	\$282,500	\$282,500	10/10/2017	100.00	0
13719158	5309 Timber Creek Road	Flower Mound	4	2/1	2/0/2	1983	No	2,404	\$118.14	0.244	\$289,000	\$284,000	11/29/2017	98.27	34
13659841	413 Wentworth Drive	Flower Mound	4	2/1	2/0/2	1992	No	2,438	\$116.90	0.120	\$289,900	\$285,000	12/27/2017	98.31	127
13665252	2224 Ellis Drive	Flower Mound	3	2/1	2/0/2	1992	No	2,019	\$141.16	0.120	\$289,500	\$285,000	09/26/2017	98.45	36
13696754	6224 Branchwood Trail	Flower Mound	4	2/0	2/0/2	1999	No	2,222	\$128.26	0.142	\$285,000	\$285,000	10/23/2017	100.00	6
13733647	1805 Armstrong Drive	Flower Mound	4	2/1	2/0/2	1992	No	2,323	\$122.69	0.254	\$290,000	\$285,000	12/28/2017	98.28	11
13734551	2317 Norwich Street	Flower Mound	4	2/1	2/0/2	1995	No	2,335	\$122.06	0.152	\$289,900	\$285,000	12/19/2017	98.31	0
13735008	2217 Bershire Drive	Flower Mound	3	2/0	2/0/2	1995	Yes	1,676	\$170.05	0.181	\$282,000	\$285,000	01/12/2018	101.06	4
13705946	2204 Steppington Avenue	Flower Mound	3	2/0	2/0/2	1986	No	2,194	\$130.81	0.171	\$295,000	\$287,000	10/23/2017	97.29	8
13757136	2504 Centenary Drive	Flower Mound	3	2/1	2/0/2	1991	Yes	1,754	\$163.91	0.159	\$275,000	\$287,500	03/23/2018	104.55	3
13729090	1504 Merritt Drive	Flower Mound	3	2/1	2/0/2	1992	No	2,205	\$130.61	0.165	\$287,000	\$288,000	12/20/2017	100.35	4
13736704	3917 Commonwealth Drive	Flower Mound	3	2/0	2/0/2	1983	No	2,082	\$138.33	0.174	\$284,000	\$288,000	01/03/2018	101.41	5
13685801	4944 Wolf Creek Trail	Flower Mound	3	2/0	2/0/2	1990	No	1,758	\$164.39	0.195	\$289,000	\$289,000	10/16/2017	100.00	14
13669923	1500 Whitney Lane	Flower Mound	3	2/1	2/0/2	1992	Yes	2,205	\$131.52	0.191	\$290,000	\$290,000	11/03/2017	100.00	50
13735881	3929 Granby Lane	Flower Mound	4	2/1	2/0/2	2002	No	2,349	\$123.46	0.092	\$295,000	\$290,000	12/22/2017	98.31	5
13769046	2600 Glenridge Drive	Flower Mound	3	2/1	2/0/2	1993	No	1,913	\$151.59	0.262	\$285,990	\$290,000	03/09/2018	101.40	35
13689607	2213 Henley Court	Flower Mound	3	2/0	2/0/2	1995	No	1,883	\$154.28	0.145	\$289,995	\$290,500	11/01/2017	100.17	7
13690789	2205 Morris Court	Flower Mound	3	2/0	2/0/2	1985	No	1,772	\$164.22	0.620	\$272,900	\$291,000	10/13/2017	106.63	16
13722132	2413 Pinehurst Drive	Flower Mound	3	2/0	2/0/2	1995	No	1,811	\$161.84	0.156	\$285,000	\$293,100	11/30/2017	102.84	2
13657896	2409 Gunnison Trail	Flower Mound	4	2/0	2/0/2	1996	No	2,153	\$137.02	0.190	\$297,500	\$295,000	10/24/2017	99.16	55
13675064	2258 Lake Coves Drive	Flower Mound	3	2/0	2/0/0	1985	No	1,956	\$150.82	0.399	\$295,000	\$295,000	10/31/2017	100.00	41
13741750	2817 Elmridge Drive	Flower Mound	4	2/1	2/0/2	1997	No	3,061	\$96.37	0.197	\$310,000	\$295,000	01/08/2018	95.16	18

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Residential																CDOM	
Solid Properties																SP/LP	
MLS #	Address	City	# Bed	# Bath	GAR/CPT/CP	Yr Bilt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP/LP	CDOM		
13643051	9204 Cherokee Trail	Flower Mound	3	2/0	1/0/0	1974	No	1,387	\$214.13	1.231	\$289,000	\$297,000	10/31/2017	98.33	92		
13760392	2164 Mahogany Street	Flower Mound	4	3/0	2/0/2	1996	No	1,787	\$166.76	0.120	\$280,000	\$298,000	03/02/2018	106.43	1		
13698077	3727 Spring Meadow Lane	Flower Mound	4	2/0	2/0/0	2004	No	2,509	\$119.17	0.240	\$300,000	\$298,000	10/26/2017	99.67	11		
13660343	4828 Lansdale Drive	Flower Mound	3	2/1	2/0/2	1992	No	2,306	\$130.05	0.242	\$299,900	\$299,900	01/17/2018	100.00	98		
13632322	4920 Wolf Creek Trail	Flower Mound	4	2/0	2/0/2	1987	No	2,284	\$131.35	0.195	\$329,000	\$300,000	10/09/2017	91.19	95		
13646325	4901 Bayberry Street	Flower Mound	3	2/1	1/0/1	1965	No	2,531	\$118.53	0.820	\$315,000	\$300,000	12/29/2017	95.24	146		
13757582	2116 Berkshire Drive	Flower Mound	3	2/1	2/0/2	1986	Yes	2,224	\$134.89	0.158	\$299,900	\$300,000	02/02/2018	100.03	19		
13681514	2708 Ponderosa Pine Drive	Flower Mound	4	2/1	2/0/2	1991	Yes	2,824	\$106.59	0.172	\$319,900	\$301,000	10/31/2017	94.09	54		
13698244	2144 Starlight Trail	Flower Mound	4	3/0	2/0/2	1987	No	2,264	\$134.72	0.280	\$325,000	\$305,000	11/15/2017	93.85	5		
13708598	2500 Stone Bridge Drive	Flower Mound	3	2/1	2/0/2	1988	Yes	1,790	\$170.39	0.149	\$304,000	\$305,000	12/01/2017	100.33	2		
13718804	2205 Red Maple Road	Flower Mound	4	2/1	2/0/2	1986	No	2,277	\$133.95	0.126	\$310,000	\$305,000	12/14/2017	98.39	6		
13683640	2432 Pinehurst Drive	Flower Mound	4	3/0	2/0/2	1995	No	3,223	\$95.10	0.149	\$300,000	\$306,500	10/12/2017	102.17	26		
13676308	4028 Appleton Lane	Flower Mound	3	2/1	2/0/2	2001	No	2,160	\$142.13	0.175	\$317,000	\$307,000	10/05/2017	96.85	17		
13721491	1808 Hamilton Drive	Flower Mound	4	2/1	2/0/2	1986	No	2,261	\$135.78	0.183	\$299,000	\$307,000	12/07/2017	102.68	6		
13704742	617 Teakwood Lane	Flower Mound	4	2/0	2/0/2	1994	Yes	2,037	\$150.96	0.216	\$325,000	\$307,500	12/22/2017	94.62	79		
13710299	2217 Sheffield Court	Flower Mound	4	2/1	2/0/2	1986	No	2,454	\$126.28	0.181	\$309,900	\$309,900	12/01/2017	100.00	11		
13698237	1901 Trevor Court	Flower Mound	4	2/1	2/0/2	2001	No	2,330	\$133.05	0.136	\$304,900	\$310,000	10/20/2017	101.67	3		
13762734	1829 Kingston Lane	Flower Mound	4	2/1	2/0/2	1994	No	2,298	\$134.90	0.126	\$299,900	\$310,000	03/07/2018	103.37	4		
13740753	2808 Timberline Drive	Flower Mound	4	2/1	2/0/2	1999	No	2,989	\$103.98	0.174	\$317,900	\$310,800	02/23/2018	97.77	54		
13678084	4971 Wolf Creek Trail	Flower Mound	3	2/0	2/0/2	1991	No	1,866	\$167.20	0.196	\$299,900	\$312,000	09/26/2017	104.03	10		
13678386	3313 Seaton Court	Flower Mound	4	2/0	2/0/2	1994	Yes	1,951	\$159.92	0.164	\$295,000	\$312,000	10/30/2017	105.76	4		
13710899	2901 Raven Circle	Flower Mound	3	2/0	2/0/2	1996	No	2,082	\$150.10	0.183	\$320,000	\$312,500	03/01/2018	97.66	105		
13672111	2229 Pendleton Lane	Flower Mound	3	2/0	2/0/2	1986	No	2,096	\$150.29	0.188	\$334,900	\$315,000	10/31/2017	94.06	55		
13716130	4717 Youpon Street	Flower Mound	3	2/0	2/0/2	2001	No	2,081	\$151.37	0.206	\$324,900	\$315,000	11/20/2017	96.95	9		
13723604	2301 Sunflower Lane	Flower Mound	3	2/1	2/0/2	1993	No	2,400	\$131.25	0.145	\$309,500	\$315,000	11/27/2017	101.78	4		
13726999	1608 Hidden Brook Trail	Flower Mound	4	2/0	2/0/2	1999	No	2,061	\$152.84	0.232	\$309,900	\$315,000	11/27/2017	101.65	1		
13681729	713 Sierra Lane	Flower Mound	4	2/0	2/0/2	1984	No	2,062	\$152.89	0.196	\$310,000	\$315,250	09/29/2017	101.69	5		
13671031	2357 Red Maple Road	Flower Mound	4	2/1	2/0/2	1996	No	2,335	\$135.76	0.133	\$309,990	\$317,000	10/06/2017	102.26	34		
13704907	1913 Strait Lane	Flower Mound	4	2/0	2/0/2	1996	No	2,135	\$148.71	0.183	\$320,000	\$317,500	11/03/2017	99.22	8		
13682954	1120 Indian Cherry Lane	Flower Mound	4	2/0	2/0/2	1995	No	2,031	\$157.56	0.158	\$315,000	\$320,000	10/03/2017	101.59	1		
13691706	4736 Hanover Drive	Flower Mound	4	2/1	2/0/2	1994	No	2,739	\$116.83	0.158	\$324,900	\$320,000	10/06/2017	98.49	7		
13700863	1217 Shamrock Drive	Flower Mound	4	3/0	2/0/2	2004	No	2,766	\$115.69	0.132	\$325,000	\$320,000	11/08/2017	98.46	101		

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Attachment C1: Email Correspondence



CMA 1 - Line

Prepared By: Nicole Smith

Listings as of 03/25/18 at 9:04 am

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13714085	500 Newport Drive	Flower Mound	3	2/1	2/2/2	1993	No	2,466	\$129.76	0.138	\$324,900	\$320,000	11/22/2017	98.49	7
13744307	916 Mallard Way	Flower Mound	4	2/0	2/0/2	1993	No	2,100	\$152.38	0.203	\$319,000	\$320,000	01/23/2018	100.31	4
13709317	2249 Red Maple Road	Flower Mound	4	2/1	2/0/2	1995	No	2,338	\$137.30	0.126	\$325,000	\$321,000	12/20/2017	98.77	9
137374724	1701 Crabapple Lane	Flower Mound	3	2/0	2/0/2	1996	No	2,023	\$160.26	0.164	\$310,000	\$324,214	12/21/2017	104.59	3
13759648	1512 River Birch Drive	Flower Mound	3	2/1	2/0/2	1988	No	2,380	\$136.51	0.168	\$329,900	\$324,900	03/02/2018	98.48	22
13632070	1004 Sugarberry Lane	Flower Mound	4	2/1	2/0/2	1994	No	2,494	\$130.31	0.115	\$320,000	\$325,000	11/01/2017	101.56	81
13648696	721 Crested Butte Trail	Flower Mound	4	2/0	2/0/2	1993	Yes	2,264	\$143.55	0.196	\$325,000	\$325,000	02/07/2018	100.00	166
13696293	2145 Mahogany Street	Flower Mound	4	2/1	2/0/2	1995	No	2,338	\$139.01	0.115	\$317,000	\$325,000	10/23/2017	102.52	1
13712253	1708 Forest Oak Court	Flower Mound	4	3/1	2/0/2	1990	No	3,053	\$106.45	0.207	\$347,500	\$325,000	01/18/2018	93.53	65
13715243	3225 Mission Ridge Drive	Flower Mound	3	2/0	2/0/2	1998	No	1,914	\$169.80	0.191	\$325,000	\$325,000	11/10/2017	100.00	22
13723000	2117 Southernwood Court	Flower Mound	3	2/1	2/0/2	2002	No	2,711	\$119.88	0.259	\$339,900	\$325,000	02/23/2018	95.62	119
1373730572	1544 Fuqua Drive	Flower Mound	5	2/1	2/0/2	1990	No	2,502	\$129.90	0.170	\$329,900	\$325,000	12/27/2017	98.51	6
13644002	812 Wood Duck Way	Flower Mound	4	2/1	2/0/2	1993	Yes	2,356	\$138.37	0.187	\$333,000	\$326,000	01/17/2018	97.90	123
13665971	2209 Zenith Avenue	Flower Mound	3	3/1	2/0/2	2017	No	1,686	\$193.36	0.115	\$328,000	\$326,000	02/02/2018	99.39	90
13755886	2128 Beechwood Lane	Flower Mound	3	2/0	2/0/2	1993	No	2,395	\$136.12	0.203	\$330,000	\$326,000	02/20/2018	98.79	3
13763693	704 Oak Hollow Lane	Flower Mound	3	2/1	2/0/2	1994	Yes	1,974	\$166.11	0.161	\$319,900	\$327,900	02/26/2018	102.50	2
13762501	2128 Newport Drive	Flower Mound	3	2/1	2/0/2	1993	Yes	2,290	\$143.23	0.120	\$325,000	\$328,000	02/26/2018	100.92	3
13688483	800 Wood Duck Way	Flower Mound	4	2/0	2/0/2	1993	No	2,183	\$151.12	0.239	\$329,900	\$329,900	10/18/2017	100.00	2
13691971	1800 Trail Ridge Lane	Flower Mound	3	2/0	2/0/2	1995	Yes	1,774	\$185.96	0.192	\$329,900	\$329,900	10/19/2017	100.00	2
13706152	2509 Brighton Drive	Flower Mound	4	2/0	2/0/2	1998	No	2,258	\$146.10	0.192	\$329,900	\$329,900	10/18/2017	100.00	2
13674591	2108 Nottingham Street	Flower Mound	4	2/1	2/0/2	1992	No	2,703	\$122.09	0.197	\$329,900	\$330,000	09/28/2017	100.03	12
137371188	1220 Old Oak Trail	Flower Mound	4	2/0	1/0/2	1998	No	2,113	\$157.12	0.201	\$320,000	\$332,000	12/21/2017	103.75	4
13631909	2224 Shumard Lane	Flower Mound	4	3/0	2/0/2	1995	No	3,043	\$109.43	0.177	\$360,000	\$333,000	10/23/2017	92.50	109
13656106	1404 Willowcross Way	Flower Mound	4	3/0	2/0/2	1995	Yes	2,682	\$124.91	0.195	\$335,000	\$335,000	09/29/2017	100.00	42
13678259	1801 Birchbrook Drive	Flower Mound	4	3/0	2/0/2	1998	No	2,450	\$136.73	0.237	\$341,000	\$335,000	11/16/2017	98.24	56
13688257	1500 Wildflower Lane	Flower Mound	4	2/0	2/0/2	2000	No	2,384	\$140.52	0.232	\$340,000	\$335,000	10/17/2017	98.53	19
13718508	2101 Helmsford Drive	Flower Mound	4	2/0	2/0/2	1994	No	2,285	\$146.61	0.188	\$340,000	\$335,000	12/14/2017	98.53	20
13684051	3929 Kenwood Drive	Flower Mound	3	2/0	2/0/2	2002	No	2,127	\$158.44	0.138	\$335,000	\$337,000	09/28/2017	100.60	4
13699721	1912 Honey Mesquite Lane	Flower Mound	4	2/0	2/0/0	1996	No	2,305	\$148.37	0.158	\$323,000	\$342,000	10/17/2017	105.88	4
1373738856	1740 Robin Lane	Flower Mound	4	2/1	2/0/0	1994	Yes	2,323	\$147.22	0.170	\$339,990	\$342,000	01/09/2018	100.59	7
13760256	5309 Rawlings Court	Flower Mound	4	2/1	2/0/2	1992	Yes	2,630	\$130.04	0.193	\$340,000	\$342,000	02/16/2018	100.59	5
13679942	2117 Gisbourne Drive	Flower Mound	4	2/0	2/0/2	1993	No	2,480	\$138.31	0.180	\$349,900	\$343,000	10/05/2017	98.03	29

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CMA 1 - Line

Prepared By: Nicole Smith

Listings as of 03/25/18 at 9:04 am

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/PTCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13658199	3020 Trailwood Lane	Flower Mound	5	2/1	2/0/2	1991	No	2,832	\$121.47	0.176	\$352,000	\$344,000	10/26/2017	97.73	71
13743181	3300 Cottrell Drive	Flower Mound	4	3/0	2/0/2	2001	No	2,415	\$142.65	0.168	\$350,000	\$344,500	12/21/2017	98.43	8
13683084	2804 Stanford Drive	Flower Mound	4	2/0	2/0/2	2000	No	2,489	\$138.57	0.207	\$339,900	\$344,900	10/13/2017	101.47	6
13697163	3380 South Drive	Flower Mound	4	2/1	3/0/3	1984	No	2,827	\$122.04	1.040	\$349,900	\$345,000	10/31/2017	98.60	15
13700245	2133 Stevenson Lane	Flower Mound	3	2/1	2/0/2	1996	No	2,543	\$135.67	0.202	\$345,000	\$345,000	10/25/2017	100.00	2
13714162	1320 Saint Francis Lane	Flower Mound	3	2/0	2/0/2	1996	No	2,087	\$165.31	0.242	\$339,000	\$345,000	12/08/2017	101.77	8
13717661	3908 Spanish Oak Drive	Flower Mound	3	2/0	2/0/2	1994	No	2,610	\$132.38	0.183	\$338,000	\$345,500	12/06/2017	102.22	15
13719970	3709 Golden Aspen Drive	Flower Mound	4	2/1	2/0/2	1999	No	2,534	\$136.50	0.196	\$345,900	\$345,900	12/08/2017	100.00	21
13671168	2013 Elm Creek Lane	Flower Mound	3	2/0	2/0/2	1991	Yes	2,266	\$153.57	0.190	\$350,000	\$348,000	10/13/2017	99.43	10
13683361	2200 Lockesley Drive	Flower Mound	3	2/0	2/0/2	1993	No	2,000	\$174.50	0.213	\$355,300	\$349,000	03/05/2018	98.23	3
13688379	2212 Sagebrush Drive	Flower Mound	4	2/0	2/0/2	1995	Yes	2,284	\$153.24	0.256	\$345,000	\$350,000	10/08/2017	101.45	5
13686185	1721 Robin Lane	Flower Mound	4	2/0	2/0/2	1982	No	2,390	\$146.44	0.246	\$356,000	\$350,000	10/30/2017	98.31	32
13737759	2301 Misty Trail Lane	Flower Mound	4	2/1	2/0/2	1988	Yes	2,612	\$134.00	0.237	\$355,000	\$350,000	03/20/2018	98.59	75
13682086	1608 Flatwood Drive	Flower Mound	4	3/0	2/0/2	1996	No	2,670	\$131.46	0.153	\$349,000	\$351,000	10/26/2017	100.57	16
13562088	4213 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	1,993	\$176.92	0.058	\$380,842	\$352,597	01/30/2018	92.58	284
13688017	3729 Britford Drive	Flower Mound	4	2/0	2/0/2	1999	No	2,405	\$146.78	0.190	\$364,900	\$353,000	10/31/2017	96.74	27
13741533	3329 Lauren Way	Flower Mound	4	2/1	2/0/2	1991	Yes	2,924	\$120.73	0.210	\$370,000	\$353,000	03/08/2018	95.41	55
13738009	5236 Timberland Parkway	Flower Mound	4	2/1	2/0/2	1998	Yes	2,493	\$142.20	0.232	\$354,500	\$354,500	01/26/2018	100.00	33
13602615	3305 Rolling Hills	Flower Mound	4	3/1	3/0/3	1985	No	3,084	\$115.05	1.000	\$389,900	\$354,800	08/28/2017	91.00	96
13562192	4225 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	1,993	\$178.04	0.058	\$379,841	\$354,841	12/29/2017	93.42	270
13646875	2325 Hazy Meadows Lane	Flower Mound	5	2/1	2/0/0	1989	No	3,018	\$117.63	0.219	\$359,900	\$355,000	10/06/2017	98.64	42
13706656	2700 Silver Maple Court	Flower Mound	4	2/1	2/0/2	1993	Yes	2,730	\$130.04	0.225	\$360,000	\$355,000	01/12/2018	98.61	68
13721842	2416 Columbia Drive	Flower Mound	3	2/1	2/0/2	1992	No	2,706	\$131.19	0.220	\$360,000	\$355,000	02/28/2018	98.61	118
13728601	6113 Cedar Sage Trail	Flower Mound	3	2/0	2/0/2	2014	No	1,941	\$182.90	0.138	\$359,900	\$355,000	12/04/2017	98.64	8
13753415	6208 Cupleaf Boulevard	Flower Mound	3	2/0	2/0/2	2018	No	2,114	\$168.78	0.130	\$388,758	\$356,789	03/16/2018	91.78	64
13632969	2904 Parkhaven Drive	Flower Mound	4	2/0	2/0/2	1997	No	2,440	\$146.31	0.185	\$367,000	\$357,000	09/28/2017	97.28	4
13683389	3501 Bainbridge Lane	Flower Mound	3	2/0	2/0/2	1999	No	2,362	\$151.14	0.184	\$374,900	\$357,000	10/05/2017	95.23	14
13734654	1414 Saint Francis Lane	Flower Mound	3	2/0	2/0/2	1997	No	2,263	\$157.76	0.257	\$357,000	\$357,000	12/29/2017	100.00	17
13685850	3837 Birchmont Drive	Flower Mound	4	2/0	2/0/2	2000	Yes	2,468	\$145.06	0.144	\$372,900	\$358,000	11/07/2017	96.00	11
13684468	2900 Shadow Oak Court	Flower Mound	5	3/1	2/0/2	1991	Yes	2,977	\$120.59	0.204	\$356,000	\$359,000	10/13/2017	100.84	3
13688299	1428 Mimosa Court	Flower Mound	4	2/1	2/0/2	1987	No	2,564	\$140.02	0.252	\$348,000	\$359,000	10/10/2017	103.16	117
13747762	1200 Stonehedge Place	Flower Mound	3	2/0	2/0/2	1999	No	2,411	\$148.90	0.213	\$359,000	\$359,000	02/14/2018	100.00	117

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Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bath	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13683120	3420 Glenmoor Drive	Flower Mound	4	2/0	2/0/2	1996	No	2,492	\$144.26	0.199	\$365,000	\$359,500	11/21/2017	98.49	21
13676827	4005 Kimberly Drive	Flower Mound	4	3/1	2/0/2	2001	No	2,423	\$148.58	0.146	\$373,000	\$360,000	10/20/2017	96.51	46
13715161	2200 Becket Drive	Flower Mound	4	2/1	2/0/2	1994	No	2,604	\$138.25	0.199	\$365,000	\$360,000	11/30/2017	98.63	7
13715259	6333 Crossvine Trail	Flower Mound	3	2/0	2/0/2	2016	No	2,181	\$165.06	0.146	\$365,000	\$360,000	11/30/2017	98.63	18
13714108	3712 Appalachian Way	Flower Mound	4	3/0	2/0/2	1998	No	2,700	\$135.00	0.139	\$369,000	\$364,500	11/27/2017	98.78	8
13655800	6104 Cobble Trail	Flower Mound	4	3/0	2/0/2	2001	Yes	2,712	\$134.59	0.212	\$374,800	\$365,000	11/07/2017	97.39	68
13655851	1701 Tree Line Road	Flower Mound	4	2/1	2/0/2	1998	No	3,118	\$117.06	0.184	\$367,900	\$365,000	10/10/2017	99.21	83
13731969	2808 Meadow Green Drive	Flower Mound	3	2/0	2/0/2	1995	Yes	2,427	\$150.39	0.221	\$375,000	\$365,000	12/22/2017	97.33	10
13755885	2004 Elm Creek Lane	Flower Mound	3	2/1	2/0/2	1991	No	2,433	\$150.02	0.218	\$365,000	\$365,000	02/09/2018	100.00	5
13756158	1301 Elmhurst Lane	Flower Mound	4	3/0	2/0/2	1998	Yes	2,501	\$145.94	0.201	\$360,000	\$365,000	02/15/2018	101.39	3
13692451	5512 Frost Lane	Flower Mound	4	2/1	2/0/2	1995	No	2,578	\$142.44	0.607	\$363,500	\$367,200	10/02/2017	101.02	3
13562119	4217 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	1,872	\$196.76	0.058	\$388,335	\$368,335	02/20/2018	94.85	292
13647728	4614 Pinon Street	Flower Mound	3	3/0	2/0/2	2013	No	2,541	\$145.22	0.226	\$365,000	\$369,000	11/13/2017	101.10	96
13677541	301 Lancashire Drive	Flower Mound	3	2/1	2/0/2	1996	Yes	2,380	\$155.25	0.217	\$369,500	\$369,500	09/28/2017	100.00	5
13607090	4204 Crescent Drive	Flower Mound	4	2/1	2/0/2	1992	Yes	3,173	\$116.58	0.209	\$359,900	\$369,900	11/27/2017	102.78	163
13573963	11504 Feather Reed Road	Flower Mound	4	2/1	2/0/2	2017	No	2,756	\$134.25	0.130	\$370,000	\$370,000	11/30/2017	100.00	205
13673967	2708 Thistlewood Court	Flower Mound	3	2/1	2/0/2	1993	No	2,451	\$150.96	0.214	\$359,000	\$370,000	10/03/2017	103.06	3
13718667	3533 Kales Lane	Flower Mound	4	2/1	2/0/2	1997	Yes	2,401	\$154.10	0.180	\$379,500	\$370,000	11/30/2017	97.50	6
13779215	1805 Kings Drive	Flower Mound	4	2/1	3/0/2	1989	No	2,800	\$132.14	0.285	\$350,000	\$370,000	03/19/2018	105.71	3
13719855	1516 Glen Hollow Lane	Flower Mound	5	4/0	2/0/2	2000	No	3,293	\$112.51	0.237	\$374,990	\$370,500	12/26/2017	98.80	39
13757003	1105 Tanglewood Lane	Flower Mound	4	2/0	2/0/2	1995	Yes	2,404	\$154.74	0.275	\$359,000	\$372,000	02/26/2018	103.62	4
13710249	2304 Dana Drive	Flower Mound	4	2/1	2/0/2	1999	No	2,766	\$135.57	0.242	\$377,000	\$375,000	11/16/2017	99.47	7
13739345	2725 Princeton Drive	Flower Mound	5	3/0	2/0/2	1999	No	2,877	\$130.34	0.194	\$375,000	\$375,000	01/19/2018	100.00	10
13744973	1504 Holly Oak Court	Flower Mound	4	3/0	3/0/3	1993	No	2,769	\$135.43	0.241	\$375,000	\$375,000	01/26/2018	100.00	8
13758412	1800 Morning Mist Trail	Flower Mound	4	2/1	2/0/2	1998	Yes	2,632	\$142.48	0.235	\$375,000	\$375,000	03/02/2018	100.00	2
13697960	2116 Stevenson Lane	Flower Mound	4	2/1	3/0/3	1998	No	2,922	\$128.47	0.195	\$383,900	\$375,400	11/13/2017	97.79	18
13668902	2201 Lockesley Drive	Flower Mound	4	2/1	2/0/2	1993	Yes	3,213	\$117.02	0.171	\$385,000	\$376,000	10/20/2017	97.66	37
13676366	4112 Tiffany Drive	Flower Mound	4	3/1	2/0/2	2002	No	2,840	\$132.75	0.175	\$375,000	\$377,000	09/27/2017	100.53	4
13677249	1401 Wildflower Lane	Flower Mound	4	3/1	2/0/2	2000	No	3,012	\$125.50	0.230	\$384,000	\$378,000	09/28/2017	98.44	1
13744277	1908 Flatwood Drive	Flower Mound	4	2/1	2/0/2	1995	Yes	2,605	\$145.11	0.158	\$384,900	\$378,000	01/30/2018	98.21	12
13688422	4113 Crescent Drive	Flower Mound	4	2/0	2/0/2	1993	Yes	2,444	\$155.07	0.204	\$377,900	\$378,990	10/31/2017	100.29	4
13681393	2112 Columbia Drive	Flower Mound	4	2/1	3/0/3	1998	Yes	3,013	\$125.79	0.194	\$380,000	\$379,000	10/30/2017	99.74	8

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Attachment C1: Email Correspondence



Prepared By: Nicole Smith
CMA 1 - Line
Listings as of 03/25/18 at 9:04 am

Residential											
Sold Properties											
MLS #	Address	City	# Bed	# Bth	GAR/CPTCP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	CDOM
13754728	4725 Bayberry Street	Flower Mound	3	2/1	2/2/2	2006	No	2,456	\$154.32	0.200	14
13659518	2400 Clearwood Lane	Flower Mound	4	2/1	2/0/2	1984	Yes	2,852	\$133.20	0.197	64
13759332	2908 Meadow Glen Drive	Flower Mound	3	2/1	3/0/3	1985	No	2,789	\$136.21	0.237	1
13683558	1005 Inverness Court	Flower Mound	3	2/0	2/0/2	1993	Yes	2,438	\$155.87	0.203	4
13702590	3301 Fireside Drive	Flower Mound	4	3/0	0/2/2	1974	No	3,028	\$125.50	2.510	20
13715196	2720 Meadow Wood Drive	Flower Mound	4	2/1	2/0/2	2000	No	2,551	\$148.96	0.204	6
13716600	1521 Pearl River Drive	Flower Mound	3	2/0	3/0/3	1997	No	2,263	\$167.92	0.360	6
13735639	2013 ANNABEL Avenue	Flower Mound	4	3/1	3/0/3	2003	Yes	4,276	\$88.87	0.230	6
13740884	4201 Addington Place	Flower Mound	4	2/1	2/0/2	1982	Yes	2,678	\$141.90	0.260	139
13752334	1713 Birchbrook Drive	Flower Mound	4	2/1	2/0/2	1988	Yes	2,715	\$140.13	0.237	30
13769691	2808 Lake Crest Drive	Flower Mound	3	2/0	2/0/2	1984	No	2,358	\$162.21	0.245	11
13561994	4201 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	1,971	\$194.60	0.089	3
13562208	4229 Broadway Avenue	Flower Mound	3	2/1	2/0/2	2017	No	2,093	\$183.39	0.058	193
13706205	2129 Sheffield Lane	Flower Mound	4	3/0	2/0/2	1991	Yes	3,127	\$122.88	0.200	165
13691757	1521 Shadywood Lane	Flower Mound	4	2/1	3/0/3	1996	Yes	2,625	\$146.67	0.201	35
13713386	2632 Peachleaf Lane	Flower Mound	4	2/1	2/0/2	1995	No	3,266	\$117.88	0.276	4
13683830	3617 Karla Drive	Flower Mound	5	3/1	2/0/2	2003	No	3,103	\$124.72	0.138	118
13729642	3639 Valley View Lane	Flower Mound	3	2/1	4/0/4	1983	No	2,464	\$157.47	1.800	151
13685023	6108 Whiskerbrush Road	Flower Mound	4	3/1	2/0/2	2017	No	2,690	\$144.42	0.140	79
13656652	3505 Hidden Forest Drive	Flower Mound	4	2/1	2/0/2	1998	Yes	2,906	\$134.21	0.237	165
13694819	6336 Cedar Sage Trail	Flower Mound	4	3/1	2/0/2	2015	No	2,661	\$146.56	0.138	30
13723956	2612 Halsey Drive	Flower Mound	4	3/0	2/0/2	1997	Yes	3,360	\$116.37	0.185	51
13745195	3421 Dorchester Court	Flower Mound	4	3/0	2/0/2	1997	Yes	2,465	\$159.19	0.255	82
13679677	3812 Appleton	Flower Mound	4	3/1	2/0/2	2002	No	3,362	\$116.89	0.180	22
13729828	2212 Columbia Drive	Flower Mound	5	3/1	2/0/2	1998	No	3,269	\$120.22	0.194	103
13710761	2729 Crepe Myrtle Drive	Flower Mound	5	3/1	2/0/2	1993	Yes	3,134	\$125.56	0.172	12
13563550	6401 Whiskerbrush Boulevard	Flower Mound	3	2/0	2/0/2	2017	No	2,178	\$180.77	0.250	38
13737225	2432 Pinhurst Drive	Flower Mound	4	3/0	2/0/2	1995	No	3,223	\$122.25	0.149	156
13754375	5205 Marshall Creek	Flower Mound	3	2/1	2/0/2	1999	No	2,613	\$150.78	0.224	17
13604401	1817 Crooked Creek Court	Flower Mound	5	3/0	3/0/3	1997	Yes	3,342	\$118.13	0.351	21
13619414	3520 Brightstone Court	Flower Mound	3	3/0	2/0/2	1995	Yes	2,850	\$138.60	0.233	121
13692931	2105 Welch Court	Flower Mound	4	2/1	2/0/2	2001	Yes	3,081	\$128.21	0.245	68
											13

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Attachment C1: Email Correspondence



Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13698166	6604 Cardinal Drive	Flower Mound	4	2/1	3/0/3	1977	Yes	2,781	\$142.04	1.260	\$415,000	\$395,000	11/17/2017	95.18	13
13710557	3401 Piney Point Drive	Flower Mound	4	3/0	2/2/4	1995	No	3,274	\$120.65	0.287	\$399,900	\$395,000	12/05/2017	98.77	84
13722122	3417 Chadwick Drive	Flower Mound	3	2/0	2/0/2	1998	Yes	2,419	\$163.29	0.214	\$379,900	\$395,000	12/07/2017	103.97	3
13680988	6013 Andrews Way	Flower Mound	2	2/1	2/0/2	2015	No	2,194	\$181.17	0.126	\$458,377	\$397,477	01/31/2018	86.71	125
13629164	6828 Red Bud Drive	Flower Mound	3	2/0	0/2/2	1964	No	2,688	\$148.81	0.298	\$399,999	\$400,000	01/12/2018	100.00	158
13698428	1000 Canongate Drive	Flower Mound	5	3/0	2/0/2	1998	Yes	2,780	\$143.88	0.185	\$384,900	\$400,000	11/20/2017	103.92	5
13704356	1812 Hill Ridge Drive	Flower Mound	4	3/1	2/0/2	2001	No	3,625	\$110.34	0.230	\$400,000	\$400,000	11/15/2017	100.00	14
13721759	3117 Oak Meadow Drive	Flower Mound	3	2/1	2/0/2	1995	Yes	2,588	\$154.56	0.180	\$400,000	\$400,000	12/04/2017	100.00	2
13733604	4225 Addington Place	Flower Mound	4	3/1	3/0/3	1991	No	3,288	\$121.65	0.260	\$399,900	\$400,000	03/02/2018	100.03	75
13738725	3600 Gallop Court	Flower Mound	4	2/0	2/0/2	1998	No	2,453	\$163.07	0.219	\$399,000	\$400,000	01/31/2018	100.25	17
13656547	6009 Andrews Way	Flower Mound	2	2/1	2/0/2	2017	No	2,094	\$192.52	0.126	\$448,779	\$403,129	11/17/2017	89.83	76
13740196	4132 Riverside	Flower Mound	3	2/1	2/0/2	2017	No	1,967	\$205.29		\$403,807	\$403,807	12/14/2017	100.00	0
13734506	2105 Beechwood Lane	Flower Mound	5	3/0	2/0/2	1996	Yes	3,466	\$116.82	0.255	\$404,900	\$404,900	02/27/2018	100.00	47
13662430	4200 Lauren Way	Flower Mound	4	2/1	3/0/2	1988	Yes	3,554	\$113.96	0.256	\$399,999	\$405,000	11/03/2017	101.25	46
13669312	4201 Sharondale Drive	Flower Mound	4	2/1	3/0/3	2002	Yes	2,796	\$144.85	0.176	\$416,900	\$405,000	10/05/2017	97.15	56
13675430	2504 Red Cedar Lane	Flower Mound	4	2/1	2/0/2	1994	No	3,312	\$122.28	0.196	\$410,000	\$405,000	10/05/2017	98.78	7
13682547	3831 Ridgecrest Drive	Flower Mound	3	2/1	2/0/2	1984	No	2,407	\$168.26	1.000	\$420,000	\$405,000	01/18/2018	96.43	102
13718502	500 Stewart Way	Flower Mound	6	3/0	2/0/2	1997	Yes	3,153	\$128.45	0.228	\$390,000	\$405,000	12/13/2017	103.85	6
13759207	4220 Bonita Drive	Flower Mound	4	3/1	2/0/2	2001	Yes	3,113	\$130.10	0.195	\$410,000	\$405,000	03/02/2018	98.78	20
13747284	2213 Shumard Lane	Flower Mound	4	3/0	2/0/2	1996	No	2,981	\$136.70	0.197	\$419,900	\$407,500	01/30/2018	97.05	13
13740205	4104 Riverside	Flower Mound	3	2/1	2/0/2	2017	No	2,137	\$191.09		\$408,366	\$408,366	12/14/2017	100.00	0
13655709	3404 Lauren Way	Flower Mound	4	3/1	2/0/2	1992	Yes	3,768	\$108.81	0.196	\$429,000	\$410,000	09/29/2017	95.57	19
13587973	6049 Tompkins Trail	Flower Mound	3	3/0	2/0/2	2017	No	2,202	\$186.49	0.126	\$452,947	\$410,647	09/29/2017	90.66	115
13700807	3912 Appleton Lane	Flower Mound	4	3/1	2/0/2	2001	No	3,158	\$130.75	0.192	\$416,990	\$412,900	12/05/2017	99.02	43
13673252	3221 Paddock Circle	Flower Mound	4	2/1	2/2/2	1995	No	3,356	\$123.36	0.169	\$414,900	\$414,000	01/19/2018	99.78	110
13685347	3620 Havenlake Drive	Flower Mound	5	4/1	3/0/3	1996	No	3,379	\$122.82	0.250	\$429,900	\$415,000	11/29/2017	96.53	57
13701061	3213 Kiley Lane	Flower Mound	4	2/1	2/0/2	2000	Yes	2,905	\$143.20	0.155	\$404,900	\$416,000	11/15/2017	102.74	4
13685282	6133 Whiskerbrush Road	Flower Mound	4	3/1	2/0/2	2017	No	2,732	\$152.82	0.180	\$425,000	\$417,500	01/26/2018	98.24	104
13738952	1408 Twilight Drive	Flower Mound	4	2/1	3/0/3	1995	Yes	2,929	\$143.22	0.221	\$429,900	\$419,500	01/16/2018	97.58	7
13623524	2601 Sherri Lane	Flower Mound	4	2/0	4/4/4	1978	No	2,204	\$190.56	1.000	\$438,000	\$420,000	11/17/2017	95.89	111
13694293	1722 Briar Oaks Drive	Flower Mound	4	2/0	2/2/2	1997	No	2,907	\$144.48	0.262	\$415,000	\$420,000	10/27/2017	101.20	2
13715017	6300 Cedar Sage Trail	Flower Mound	4	3/0	3/0/3	2015	No	2,695	\$155.84	0.253	\$420,000	\$420,000	12/01/2017	100.00	0

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Attachment C1: Email Correspondence



Nicole Smith

CMA 1 - Line

Prepared By: Nicole Smith

Listings as of 03/25/18 at 9:04 am

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13685297	616 Surrey Lane	Flower Mound	3	2/1	2/0/2	2015	No	2,179	\$193.21	0.079	\$439,900	\$421,000	09/28/2017	95.70	7
13731924	2717 Stone Creek Drive	Flower Mound	4	2/1	2/0/0	1996	Yes	3,203	\$131.44	0.235	\$419,900	\$421,000	12/22/2017	100.26	5
13776413	2900 Lakemont Drive	Flower Mound	4	2/1	3/0/3	1996	Yes	2,759	\$152.95	0.221	\$399,000	\$422,000	03/19/2018	105.76	4
13593721	2008 Kipling Drive	Flower Mound	4	3/1	3/0/3	1994	No	3,997	\$105.70	0.244	\$449,900	\$422,500	10/03/2017	93.91	75
13665199	1812 Briar Oaks Drive	Flower Mound	5	3/0	3/0/3	1998	Yes	2,951	\$144.02	0.280	\$425,000	\$425,000	09/29/2017	100.00	6
13752188	3416 Beckingham Court	Flower Mound	4	3/0	2/0/2	1998	Yes	2,858	\$148.71	0.220	\$430,000	\$425,000	02/15/2018	98.84	11
13760751	2112 Southernwood Court	Flower Mound	4	2/1	3/0/2	2001	Yes	3,070	\$138.44	0.251	\$430,000	\$425,000	03/01/2018	98.84	9
13784429	1812 Walden Boulevard	Flower Mound	4	3/0	3/0/3	1993	No	2,749	\$154.66	0.325	\$419,900	\$425,150	03/19/2018	101.25	3
13713721	2137 Shumard Lane	Flower Mound	4	3/0	3/0/3	1995	Yes	3,216	\$132.46	0.181	\$425,000	\$426,000	11/17/2017	100.24	4
13776849	3313 Leanne Drive	Flower Mound	4	3/1	3/0/3	2003	No	3,174	\$134.22	0.165	\$419,900	\$426,000	03/19/2018	101.45	3
13726215	4601 Remington Park Drive	Flower Mound	4	3/0	2/0/2	1997	No	2,741	\$156.51	0.240	\$434,900	\$429,000	02/27/2018	98.64	111
13694069	2020 Concord Drive	Flower Mound	4	4/0	2/0/2	1994	No	3,375	\$127.41	0.235	\$425,000	\$430,000	10/13/2017	101.18	5
13695600	11046 Longleaf	Flower Mound	2	2/1	2/0/2	2017	No	2,555	\$168.38	0.250	\$464,699	\$430,199	01/17/2018	92.58	90
13674203	4708 Christopher Court	Flower Mound	4	3/1	2/0/2	2005	No	3,575	\$120.56	0.196	\$424,900	\$431,000	10/12/2017	101.44	16
13710834	1608 Strait Lane	Flower Mound	4	3/0	3/0/3	1996	No	3,282	\$131.63	0.304	\$429,900	\$432,000	11/07/2017	100.49	15
13713048	6100 Whiskerbrush	Flower Mound	4	4/0	2/0/2	2017	No	3,138	\$137.67	0.250	\$467,604	\$432,000	12/29/2017	92.39	29
13736234	1904 Stevenson Lane	Flower Mound	4	2/1	2/0/2	1997	Yes	3,257	\$132.82	0.249	\$430,000	\$432,800	12/29/2017	100.60	4
13736202	3904 Fairfax Way	Flower Mound	4	3/0	3/0/3	2000	No	2,815	\$154.53	0.265	\$440,000	\$435,000	01/08/2018	98.86	10
13755593	2805 Lakemont Drive	Flower Mound	4	2/1	2/0/2	1997	No	3,869	\$112.43	0.220	\$425,000	\$435,000	02/12/2018	102.35	7
13659053	7550 Lost Creek	Flower Mound	4	3/0	2/0/2	1986	No	2,998	\$145.27	1.000	\$479,000	\$435,521	11/03/2017	90.92	71
13761627	1817 Trail Ridge Lane	Flower Mound	4	3/0	2/0/2	1994	Yes	3,428	\$128.35	0.183	\$439,990	\$439,990	02/28/2018	100.00	4
13604543	1916 Haversham Drive	Flower Mound	5	3/1	2/0/2	1996	No	3,602	\$122.15	0.220	\$450,000	\$440,000	11/20/2017	97.78	146
13700347	5105 Brownstone Drive	Flower Mound	5	4/0	3/0/3	2002	No	3,260	\$134.97	0.230	\$439,900	\$440,000	11/08/2017	100.02	6
13700583	4704 Christopher Court	Flower Mound	4	4/0	3/0/3	2005	No	3,419	\$128.69	0.196	\$450,000	\$440,000	12/14/2017	97.78	42
13731477	3121 Myrtice Drive	Flower Mound	5	2/1	2/0/2	2001	No	2,820	\$156.03	0.352	\$449,000	\$440,000	01/05/2018	98.00	29
13690432	6004 Wayne Court	Flower Mound	4	3/2	3/0/3	2003	Yes	4,307	\$102.28	0.245	\$450,000	\$440,500	11/20/2017	97.89	25
13688102	2505 Russwood Drive	Flower Mound	4	3/1	3/0/3	1996	Yes	3,004	\$147.14	0.421	\$450,000	\$442,000	10/04/2017	98.22	56
13692638	4012 Dendron Drive	Flower Mound	4	3/0	2/0/2	1997	Yes	3,599	\$122.81	0.280	\$449,000	\$442,000	12/08/2017	98.44	41
13648963	6413 Prairie Brush Trail	Flower Mound	4	4/0	3/0/3	2015	No	3,447	\$129.10	0.172	\$445,000	\$445,000	02/09/2018	100.00	181
13723076	609 Crestbrook Drive	Flower Mound	4	4/0	3/0/3	2001	No	3,147	\$141.40	0.230	\$435,000	\$445,000	12/11/2017	102.30	5
13571595	6337 Savannah Oak	Flower Mound	3	2/1	3/0/3	2017	No	2,916	\$153.75	0.250	\$477,999	\$448,348	12/12/2017	93.80	208
13670400	3501 Beringer Court	Flower Mound	5	3/1	3/0/3	2002	No	3,241	\$138.85	0.256	\$439,000	\$450,000	09/27/2017	102.51	3

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CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential																
Sold Properties																
MLS #	Address	City	# Bed	# Bth	GAR/CPTCP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM	
13685328	6348 Crossvine Trail	Flower Mound	5	3/1	20/2	2015	No	3,346	\$134.49	0.198	\$459,000	\$450,000	10/16/2017	98.04	45	
13689300	4404 Cassandra Drive	Flower Mound	5	3/1	20/2	2003	No	3,325	\$135.34	0.173	\$450,000	\$450,000	11/14/2017	100.00	13	
13703198	1108 Steele Lane	Flower Mound	3	3/0	20/2	2014	No	2,739	\$164.29	0.138	\$459,000	\$450,000	11/21/2017	98.04	167	
13720955	1616 Daisy Lane	Flower Mound	3	3/0	20/3	2010	No	2,906	\$154.85	0.285	\$459,900	\$450,000	12/29/2017	97.85	43	
13772763	1817 Haversham Drive	Flower Mound	5	3/0	30/3	1996	No	3,013	\$149.35	0.289	\$450,000	\$450,000	03/22/2018	100.00	9	
13756886	2224 6th Avenue	Flower Mound	3	3/1	20/2	2016	No	2,829	\$161.89	0.115	\$458,000	\$458,000	12/06/2017	100.00	213	
13594964	11042 Longleaf	Flower Mound	5	3/0	20/2	2017	No	3,488	\$131.88	0.250	\$509,999	\$460,000	11/30/2017	90.20	176	
13645656	617 Somerset Drive	Flower Mound	4	3/1	30/3	1998	Yes	3,436	\$133.88	0.231	\$469,900	\$460,000	10/12/2017	97.89	35	
13769082	824 Glen Garry Drive	Flower Mound	4	3/0	20/0	1996	No	3,372	\$137.87	0.191	\$469,900	\$464,900	03/09/2018	98.94	5	
13690729	3700 Welborne Lane	Flower Mound	4	3/1	30/3	1997	No	3,645	\$127.57	0.289	\$470,000	\$465,000	12/20/2017	98.94	30	
13700537	2024 Winding Creek Boulevard	Flower Mound	4	3/0	20/2	1988	Yes	3,054	\$152.26	0.365	\$450,000	\$465,000	10/20/2017	103.33	5	
13761615	2600 Waketon Road	Flower Mound	3	1/0	30/3	1975	No	1,092	\$430.31	3.770	\$465,000	\$469,900	03/05/2018	101.05	1	
13717896	4612 Largo Drive	Flower Mound	5	4/0	30/3	1998	Yes	3,431	\$136.99	0.317	\$475,000	\$470,000	12/08/2017	98.95	42	
13670196	3725 Sunnyview Lane	Flower Mound	4	4/0	30/3	2007	No	3,208	\$146.82	0.597	\$465,995	\$471,000	09/29/2017	101.07	6	
13740623	2005 Woodhill Drive	Flower Mound	4	4/0	30/3	1996	Yes	3,380	\$140.53	0.250	\$485,000	\$475,000	02/16/2018	97.94	104	
13759831	2912 Parkhaven Drive	Flower Mound	5	4/0	20/2	1996	Yes	3,718	\$127.76	0.197	\$469,900	\$475,000	02/23/2018	101.09	3	
13716237	4221 Remington Park Court	Flower Mound	4	3/0	20/2	1997	Yes	2,992	\$159.09	0.330	\$489,900	\$476,000	12/11/2017	97.16	9	
13744354	3412 Diamond Point Drive	Flower Mound	5	4/0	30/3	1997	Yes	3,726	\$127.75	0.221	\$489,000	\$476,000	02/20/2018	97.34	35	
13700400	4120 Mustang Trail	Flower Mound	4	3/0	20/2	1997	No	3,070	\$156.03	0.268	\$495,000	\$479,000	11/17/2017	96.77	14	
13677935	2824 Glen Ellen Drive	Flower Mound	4	2/1	20/2	1994	Yes	2,859	\$167.89	0.183	\$485,000	\$480,000	12/19/2017	98.97	87	
13678848	3000 High Road	Flower Mound	4	2/0	20/2	1988	Yes	3,426	\$140.11	1.002	\$500,000	\$480,000	10/12/2017	96.00	35	
13684619	3408 Copperhill Court	Flower Mound	5	3/1	20/2	2002	Yes	3,280	\$146.34	0.266	\$479,900	\$480,000	11/17/2017	100.02	28	
13706886	5100 Ironwood Court	Flower Mound	5	3/1	30/3	2001	No	3,759	\$127.69	0.324	\$480,000	\$480,000	01/25/2018	97.96	186	
13736753	3900 Beacon Street	Flower Mound	4	3/1	30/2	1989	Yes	3,124	\$154.26	0.237	\$489,000	\$481,900	12/29/2017	98.55	7	
13679254	2004 Woodland Boulevard	Flower Mound	4	3/1	30/3	1996	No	3,745	\$129.51	0.257	\$485,000	\$485,000	11/15/2017	97.98	82	
13671714	4201 Mustang Trail	Flower Mound	4	3/1	20/0	1997	No	3,021	\$162.16	0.308	\$489,900	\$489,900	09/27/2017	100.00	5	
13749154	3308 Langley Court	Flower Mound	4	2/1	20/2	2000	Yes	3,476	\$140.97	0.174	\$490,000	\$490,000	02/07/2018	100.00	5	
13781072	1709 Doubletree Trail	Flower Mound	4	3/1	20/2	1996	Yes	3,386	\$144.71	0.296	\$510,000	\$490,000	03/16/2018	96.08	1	
13679029	6909 Rainree Place	Flower Mound	3	3/0	30/3	1993	No	3,281	\$149.80	0.990	\$489,900	\$491,500	10/13/2017	100.33	4	
13732331	4305 Morningstar Circle	Flower Mound	4	3/1	20/2	1997	No	3,589	\$137.64	0.282	\$507,000	\$494,000	03/15/2018	97.44	73	
13688269	3608 Ashby Drive	Flower Mound	5	3/1	30/3	1997	Yes	4,227	\$117.10	0.249	\$500,000	\$495,000	11/06/2017	99.00	25	
13494853	6619 Dolan Falls Drive	Flower Mound	5	3/1	30/3	2016	No	3,712	\$133.89	0.261	\$536,190	\$497,000	10/20/2017	92.69	328	

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Nicole Smith

Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CPTCP	Yr Blt	Pool	SqFt	SS/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13657563	3805 Austin Court	Flower Mound	5	4/0	3/0/3	1998	Yes	3,765	\$132.27	0.350	\$509,900	\$498,000	10/05/2017	97.67	48
13699607	3852 Green Meadow Lane	Flower Mound	4	3/0	5/0/2	1980	Yes	3,128	\$159.53	0.960	\$499,900	\$499,000	02/08/2018	99.82	98
13733398	4417 Broadway Avenue	Flower Mound	3	3/1	2/0/2	2017	No	2,722	\$183.32	0.110	\$499,000	\$499,000	12/21/2017	100.00	1
13724059	3612 Austin Court	Flower Mound	4	3/0	3/0/3	1997	Yes	3,484	\$143.51	0.254	\$508,000	\$500,000	03/08/2018	98.43	65
13646522	6616 Roughleaf Ridge	Flower Mound	4	3/1	3/0/3	2017	No	3,051	\$164.65	0.240	\$535,000	\$502,333	01/31/2018	93.89	160
13649243	6325 Savannah Oak	Flower Mound	5	4/0	3/0/3	2017	No	3,950	\$127.20	0.250	\$537,999	\$502,436	12/18/2017	93.39	157
13756165	2602 Native Oak Drive	Flower Mound	4	3/1	3/0/0	1999	No	3,472	\$145.45	0.324	\$494,900	\$505,000	03/06/2018	102.04	11
13657669	3923 Ridgcrest Drive	Flower Mound	5	3/2	4/0/4	1984	No	4,123	\$123.70	1.000	\$559,900	\$510,000	02/28/2018	91.09	123
13740597	1824 Walden Boulevard	Flower Mound	4	3/1	2/0/2	1993	Yes	3,439	\$149.32	0.587	\$549,900	\$513,500	01/25/2018	93.38	15
13679193	3608 Austin Court	Flower Mound	4	4/0	3/0/3	1997	Yes	3,672	\$140.25	0.265	\$515,000	\$515,000	10/25/2017	100.00	4
13775333	2629 Napier Lane	Flower Mound	4	3/0	3/0/3	1998	Yes	3,419	\$151.51	0.257	\$525,000	\$518,000	03/14/2018	98.67	0
13727755	2800 Wisdom Creek Drive	Flower Mound	5	3/1	3/0/3	1998	No	3,819	\$135.90	0.390	\$519,000	\$519,000	12/18/2017	100.00	5
13767056	2828 Virginia Parkway	Flower Mound	3	3/1	2/0/2	2014	No	2,619	\$188.55	0.152	\$538,800	\$520,000	02/20/2018	96.51	0
13619725	6372 Prairie Brush	Flower Mound	4	4/0	3/0/3	2017	No	3,103	\$169.19	0.170	\$570,275	\$525,000	12/21/2017	92.06	197
13629523	5009 Balmoral Lane	Flower Mound	4	3/1	3/0/3	1999	Yes	3,914	\$134.13	0.310	\$539,900	\$525,000	12/28/2017	97.24	218
13657322	1501 Acadia Street	Flower Mound	4	3/1	2/0/2	2008	Yes	3,755	\$139.81	0.239	\$549,900	\$525,000	10/12/2017	95.47	54
13704899	4321 Auburn Drive	Flower Mound	4	3/1	3/0/3	1997	Yes	3,639	\$144.27	0.254	\$552,800	\$527,500	11/27/2017	95.42	9
13713411	6605 Elderberry Way	Flower Mound	4	3/2	2/0/2	2017	No	4,251	\$124.09	0.256	\$587,990	\$528,700	10/06/2017	89.92	203
13559285	10854 Smoky Oak Trail	Flower Mound	4	3/1	3/0/3	2016	No	3,442	\$153.60		\$544,900	\$530,000	11/20/2017	97.27	39
13709251	6121 Beau Ridge Court	Flower Mound	4	4/0	3/0/3	2003	Yes	4,447	\$119.18	0.318	\$574,940	\$532,000	01/19/2018	92.53	102
13682661	1128 Cofield Drive	Flower Mound	5	4/0	2/0/2	2017	No	3,516	\$151.31	0.160	\$565,000	\$535,000	09/29/2017	96.40	416
13424443	6513 Elderberry Way	Flower Mound	5	4/0	3/0/3	2016	No	3,700	\$144.59		\$560,000	\$535,000	10/02/2017	95.54	52
13638251	5317 Townsend Drive	Flower Mound	3	3/1	3/0/3	2006	No	4,304	\$124.30	0.496	\$539,000	\$539,000	10/30/2017	100.00	97
13655762	2121 Heather Ridge Court	Flower Mound	5	4/0	3/0/3	1999	Yes	4,210	\$128.03	0.347	\$569,000	\$540,000	11/01/2017	94.90	90
13645839	6520 Elderberry Way	Flower Mound	5	4/1	3/0/3	2017	No	4,240	\$127.36	0.261	\$598,000	\$540,000	02/21/2018	90.15	96
13706408	3500 Sentinel Oaks Drive	Flower Mound	3	3/0	4/0/4	1987	No	2,459	\$219.60	1.000	\$549,000	\$545,000	10/05/2017	99.27	141
13676232	2609 Winnpage Road	Flower Mound	5	4/1	3/0/3	2001	No	4,742	\$114.93	0.238	\$549,000	\$546,000	11/20/2017	99.29	78
13676232	3708 Acton Drive	Flower Mound	5	4/1	2/1/3	1998	Yes	4,876	\$111.98	0.269	\$568,375	\$546,910	12/20/2017	96.22	57
13662487	4983 Stormway Drive	Flower Mound	4	3/0	2/0/2	2017	No	2,728	\$200.48	0.178	\$548,220	\$548,220	10/19/2017	100.00	2
13715420	10804 Runner Oak	Flower Mound	4	3/0	3/0/3	2017	No	3,089	\$177.47	0.240	\$549,000	\$549,000	10/06/2017	100.00	2
13682625	3616 Saint Mark Drive	Flower Mound	5	4/0	3/0/3	2002	Yes	4,392	\$125.00	0.239	\$575,000	\$550,000	01/05/2018	95.65	51
13713742	3905 Vinlage Place	Flower Mound	5	4/0	3/0/3	1998	Yes	4,414	\$124.60	0.400					

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CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential															
Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CPT/CP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
13760936	2708 Pasadena	Flower Mound	4	3/1	3/0/3	2001	Yes	3,526	\$155.98	0.262	\$549,900	\$550,000	02/16/2018	100.02	11
13701460	4978 Gleneagle Drive	Flower Mound	4	3/1	2/0/2	2018	No	3,246	\$170.29	0.150	\$573,738	\$552,770	02/27/2018	96.35	98
13668054	2616 Rembert Drive	Flower Mound	4	3/0	2/0/2	2017	No	3,380	\$164.20	0.142	\$565,000	\$555,000	09/29/2017	98.23	16
13514894	4224 Fairway Drive	Flower Mound	4	3/1	3/0/3	1998	Yes	4,645	\$120.02	0.447	\$525,000	\$557,510	11/17/2017	106.19	171
13645884	6633 Elderberry Way	Flower Mound	5	4/1	3/0/3	2017	No	4,240	\$132.08	0.230	\$599,000	\$560,000	11/28/2017	93.49	114
13682585	1132 Coffield Drive	Flower Mound	4	3/1	3/0/3	2015	No	3,309	\$169.24	0.160	\$599,043	\$560,000	12/21/2017	93.48	79
13703344	3639 High Road	Flower Mound	4	3/1	4/2/6	1979	Yes	3,440	\$163.95	0.990	\$599,999	\$564,000	12/15/2017	94.00	38
1373725092	1708 Fallbrook Drive	Flower Mound	4	4/0	3/0/3	1998	No	4,366	\$129.18	0.526	\$560,000	\$564,000	12/24/2017	100.71	0
13645846	6509 Elderberry Way	Flower Mound	5	4/1	3/0/3	2017	No	4,240	\$133.25	0.268	\$593,399	\$565,000	01/30/2018	95.21	177
13731594	2605 Beverly Drive	Flower Mound	4	3/1	3/0/3	2000	Yes	3,868	\$148.66	0.369	\$585,000	\$575,000	02/26/2018	98.29	19
13621637	3900 Edna Valley Court	Flower Mound	4	4/1	4/4/4	2004	No	4,158	\$138.41	0.335	\$599,900	\$575,500	11/21/2017	95.93	142
13762195	4401 Biscayne Drive	Flower Mound	5	4/1	3/0/3	1999	Yes	4,614	\$125.27	0.310	\$595,000	\$578,000	03/08/2018	97.14	12
13638811	3513 Sutton Drive	Flower Mound	4	4/1	3/0/3	2017	No	4,178	\$138.82	0.250	\$599,833	\$580,000	12/11/2017	96.69	126
13685343	2601 Cherry Sage Drive	Flower Mound	5	4/1	2/0/2	1997	No	5,700	\$101.75	0.350	\$599,500	\$580,000	12/29/2017	96.75	73
13662854	6908 Raintree Place	Flower Mound	4	3/1	2/0/2	1988	Yes	3,459	\$169.12	1.000	\$594,900	\$585,000	12/19/2017	98.34	138
13742399	4101 Liberty Court	Flower Mound	4	3/1	3/0/3	1997	Yes	3,500	\$167.14	0.493	\$585,000	\$585,000	01/25/2018	100.00	4
13773069	4213 Auburn Drive	Flower Mound	5	4/0	3/0/3	1997	Yes	3,811	\$154.03	0.254	\$579,900	\$587,000	03/20/2018	101.22	1
13687965	4228 Fairway Drive	Flower Mound	4	4/1	3/0/3	1998	Yes	4,319	\$137.01	0.297	\$600,000	\$591,764	10/06/2017	98.63	6
13735555	5101 Brownstone Drive	Flower Mound	4	3/1	3/0/3	2003	Yes	3,931	\$151.36	0.432	\$609,900	\$595,000	03/05/2018	97.56	88
13746041	1705 Katherine Court	Flower Mound	5	4/0	3/0/3	1998	Yes	4,700	\$126.60	0.617	\$599,000	\$595,000	03/14/2018	99.33	160
13599127	10858 Smoky Oak Trail	Flower Mound	5	4/1	3/0/3	2017	No	4,618	\$129.71		\$659,990	\$599,000	10/26/2017	90.76	167
13654106	3801 Abbron Lane	Flower Mound	4	4/1	3/0/3	2011	No	4,134	\$145.02	0.350	\$625,000	\$599,500	10/31/2017	95.92	89
13643852	6620 Roughleaf Ridge	Flower Mound	5	4/1	2/0/2	2017	No	4,308	\$139.28	0.270	\$634,997	\$600,000	11/17/2017	94.49	0
13705124	2605 Bel Air Lane	Flower Mound	4	3/2	3/0/3	2015	No	3,987	\$150.49	0.160	\$615,000	\$600,000	02/06/2018	97.56	83
13743439	629 Sandy Lane	Flower Mound	4	3/0	3/0/3	2015	Yes	3,317	\$182.39	0.193	\$610,000	\$605,000	03/20/2018	98.18	40
13684823	4904 Campbelltown Drive	Flower Mound	4	3/1	3/0/3	2018	No	2,963	\$204.52	0.243	\$638,338	\$606,000	01/31/2018	94.93	136
13683278	2609 Mont Clair Drive	Flower Mound	4	3/1	3/0/3	2004	Yes	4,137	\$147.45	0.350	\$610,000	\$610,000	10/20/2017	100.00	28
13635926	1712 Milford Drive	Flower Mound	4	4/1	3/0/3	2017	No	3,860	\$158.43	0.230	\$642,215	\$611,552	03/09/2018	95.23	220
13557652	1700 Milford Drive	Flower Mound	4	5/0	3/0/3	2017	No	4,045	\$151.30	0.250	\$649,915	\$612,000	01/12/2018	94.17	227
13758890	4408 Fairway Drive	Flower Mound	4	4/0	3/0/3	1998	Yes	4,028	\$152.68	0.318	\$615,000	\$615,000	03/05/2018	100.00	15
13737733	2608 Park Ridge Road	Flower Mound	4	3/1	3/0/3	1990	Yes	3,714	\$166.80	1.010	\$629,900	\$619,500	01/30/2018	98.35	17
13735912	4216 Fairway Drive	Flower Mound	4	4/0	3/0/3	1998	Yes	4,194	\$149.50	0.310	\$650,000	\$627,000	02/14/2018	96.46	16

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Residential

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CPT/CP	Yr Bld	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP/LP	CDOM
13648869	4937 Campbelltown Drive	Flower Mound	4	4/1	3/0/3	2018	No	3,444	\$182.89	0.230	\$642,493	\$629,859	02/06/2018	98.03	157
13703454	3214 Lakewood Lane	Flower Mound	4	3/1	3/0/3	2005	Yes	3,383	\$186.23	0.560	\$635,000	\$630,000	11/30/2017	99.21	23
13705242	5200 Gentile Drive	Flower Mound	4	4/1	3/0/3	1994	Yes	4,298	\$148.44	1.046	\$649,900	\$638,000	03/08/2018	98.17	106
13596351	3701 Haynes Road	Flower Mound	3	2/0	2/0/2	1999	No	1,592	\$402.01	12.000	\$699,000	\$640,150	02/07/2018	91.56	231
13556963	1604 Clipher Lane	Flower Mound	5	5/1	3/0/3	2017	No	4,422	\$144.76	0.233	\$680,688	\$640,150	10/12/2017	94.04	167
13738413	3216 Ridgcrest Drive	Flower Mound	4	3/1	2/0/2	1984	Yes	3,800	\$170.79	2.000	\$659,900	\$649,000	02/23/2018	98.35	7
13517598	1759 Hunters Lane	Flower Mound	5	5/1	3/0/3	2017	No	4,373	\$148.62	0.220	\$674,932	\$649,932	10/04/2017	96.30	223
13746455	2308 Condor Street	Flower Mound	5	3/1	3/0/3	2007	No	4,050	\$161.07	0.395	\$675,000	\$652,325	03/12/2018	96.64	35
13665004	6708 Oak Knoll Road	Flower Mound	5	5/1	3/0/3	2015	Yes	4,625	\$141.62	0.239	\$679,900	\$655,000	03/02/2018	96.34	207
13761101	4504 Pacer Way	Flower Mound	5	4/1	6/0/6	2000	Yes	3,747	\$175.61	1.001	\$650,000	\$658,000	03/09/2018	101.23	6
13620156	2608 Winding Path Way	Flower Mound	4	4/1	3/0/3	2013	No	4,230	\$156.03	0.326	\$680,000	\$680,000	11/27/2017	97.06	132
13653717	2916 Creek View Drive	Flower Mound	4	3/1	3/0/3	1986	Yes	4,220	\$158.77	1.010	\$685,000	\$670,000	10/16/2017	97.81	48
13660197	2501 Peninsula Drive	Flower Mound	4	4/0	3/0/3	1982	Yes	4,023	\$166.54	1.210	\$685,000	\$670,000	10/27/2017	97.81	58
13701192	3808 Bordeaux Court	Flower Mound	4	3/1	3/0/3	2002	Yes	4,171	\$167.83	1.480	\$719,300	\$700,000	11/17/2017	97.32	21
13719197	4801 Pacer Way	Flower Mound	5	4/1	3/0/3	2005	Yes	5,800	\$120.69	1.003	\$725,000	\$700,000	12/18/2017	96.55	15
13747483	4604 Darlington Drive	Flower Mound	4	3/1	3/0/3	2017	No	3,520	\$201.35	0.449	\$733,680	\$708,762	03/20/2018	96.60	22
13725018	3948 Bordeaux Circle	Flower Mound	4	4/1	3/0/3	2015	No	4,134	\$172.96	1.500	\$729,900	\$715,000	01/08/2018	97.96	35
13655669	4008 Badenoch Way	Flower Mound	5	5/3	4/0/4	2015	No	4,429	\$165.95	0.345	\$749,000	\$735,000	09/28/2017	98.13	130
13708719	5317 Balmoral Lane	Flower Mound	4	3/1	3/0/3	2000	Yes	4,628	\$159.36	0.476	\$750,000	\$737,500	02/28/2018	98.33	103
13576655	1725 Milford Drive	Flower Mound	5	5/1	3/0/3	2015	Yes	4,370	\$169.34	0.235	\$846,261	\$740,000	10/16/2017	87.44	47
13670365	6518 Country Oaks Drive	Flower Mound	5	5/0	5/0/5	1978	Yes	5,400	\$139.81	4.000	\$775,000	\$755,000	02/07/2018	97.42	137
13753002	3685 Fieldcrest Road	Flower Mound	6	4/2	2/0/2	2008	Yes	5,053	\$150.05	0.367	\$760,000	\$758,186	03/05/2018	99.76	0
13770149	601 Heritage Lane	Flower Mound	5	4/1	3/0/3	2014	No	4,110	\$184.91	0.239	\$775,000	\$760,000	03/13/2018	98.06	5
13559874	6405 Sorrento Lane	Flower Mound	5	4/1	3/0/3	2017	No	4,706	\$162.56	0.380	\$794,995	\$764,995	10/18/2017	96.23	213
13702312	4204 Equestrian Way	Flower Mound	5	5/1	5/0/5	2003	Yes	6,424	\$121.42	1.000	\$809,500	\$780,000	02/28/2018	96.36	454
13683584	3808 Baldomera Street	Flower Mound	5	5/3	4/0/4	2015	No	5,160	\$153.10	0.345	\$800,000	\$790,000	11/17/2017	98.75	13
13616988	5109 River Hill Drive	Flower Mound	4	4/0	3/0/3	2002	Yes	4,322	\$185.10	1.335	\$829,000	\$800,000	11/16/2017	96.50	56
13694637	4016 Baldomera	Flower Mound	5	5/1	3/0/3	2017	No	4,740	\$168.78	0.440	\$850,000	\$800,000	01/29/2018	94.12	102
13638078	3805 Nan Lane	Flower Mound	4	4/1	3/0/3	2011	Yes	6,105	\$132.68	0.404	\$895,000	\$810,000	10/20/2017	90.50	60
13614866	5112 Clear Creek Drive	Flower Mound	5	4/1	4/0/4	2001	Yes	4,981	\$163.60	1.000	\$814,900	\$814,900	10/03/2017	100.00	62
13739520	7400 Arabian Circle	Flower Mound	4	4/1	4/0/4	2000	Yes	3,925	\$207.64	2.005	\$820,000	\$815,000	02/21/2018	99.39	70
13720515	5900 Sandstone Court	Flower Mound	4	4/1	4/0/4	2000	Yes	5,020	\$166.33	2.050	\$850,000	\$835,000	01/22/2018	98.24	25

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This represents an estimated sales price for the property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Attachment C1: Email Correspondence



Prepared By: Nicole Smith

CMA 1 - Line

Listings as of 03/25/18 at 9:04 am

Residential

MLS #	Address	City	# Bed	# Bth	GAR/CP/TP	Yr Blt	Pool	SqFt	\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP/LP	CDOM
13639370	3704 Kingfisher Court	Flower Mound	5	5/1	6/6/6	2007	No	7,400	\$116.22	0.603	\$889,900	\$880,000	11/15/2017	96.64	192
13552343	2717 Sun Meadow Drive	Flower Mound	5	5/1	3/0/3	1996	Yes	5,734	\$152.60	1.007	\$899,900	\$875,000	12/07/2017	97.23	222
13691578	4009 Chimney Rock Drive	Flower Mound	5	4/1	3/0/3	2006	No	4,700	\$186.17	1.000	\$899,900	\$875,000	11/24/2017	97.23	69
13602404	5800 Sandstone Court	Flower Mound	4	4/0	4/0/4	2006	Yes	5,133	\$171.44	2.002	\$899,000	\$880,000	11/01/2017	97.89	114
13610150	3709 Imperial Drive	Flower Mound	5	5/1	4/0/4	2007	Yes	5,531	\$160.91	0.465	\$975,000	\$890,000	10/10/2017	91.28	33
13654139	3209 Oak Crest Drive	Flower Mound	4	3/1	3/0/4	2004	Yes	5,488	\$162.17	1.006	\$925,000	\$890,000	12/12/2017	96.22	91
13582052	3908 High Trail Court	Flower Mound	5	5/1	4/0/4	2017	No	5,520	\$162.86	1.002	\$899,000	\$899,000	01/04/2018	100.00	575
13641179	5500 Kelcourt Drive	Flower Mound	4	3/1	4/0/4	2007	Yes	4,638	\$194.05	1.160	\$924,000	\$900,000	10/26/2017	97.40	85
13585780	8604 Mazzini Court	Flower Mound	6	5/1	3/0/0	2014	No	5,625	\$165.33	1.142	\$985,000	\$930,000	11/17/2017	93.47	178
13701881	4720 Clydesdale Drive	Flower Mound	4	3/1	3/0/3	2017	No	4,500	\$208.11	0.553	\$998,840	\$936,491	11/17/2017	93.76	23
13637430	2301 Bella Lago	Flower Mound	5	4/2	4/0/4	2009	Yes	5,483	\$173.26	1.021	\$950,000	\$950,000	10/25/2017	100.00	107
13722263	2105 Paradise Lane	Flower Mound	5	4/1	4/0/4	2004	Yes	5,858	\$162.17	1.177	\$995,000	\$950,000	01/16/2018	95.48	61
13750114	2204 Lake Lugano Drive	Flower Mound	5	5/2	4/0/4	2007	Yes	5,323	\$178.47	1.100	\$995,500	\$950,000	03/21/2018	95.43	39
13448243	4605 Tour 18 Drive	Flower Mound	5	6/1	3/0/3	2004	No	6,908	\$141.14	2.094	\$995,000	\$975,000	11/06/2017	97.99	400
13714371	5300 Clear Creek Drive	Flower Mound	5	4/1	3/1/4	2001	Yes	5,523	\$179.25	1.000	\$990,000	\$990,000	11/03/2017	100.00	3
13676852	1705 Deer Path	Flower Mound	6	6/3	6/0/6	2005	Yes	8,733	\$211.84	2.017	\$1,935,000	\$1,850,000	11/06/2017	95.61	80
13701482	2950 Scenic Drive	Flower Mound	4	4/2	6/1/7	2003	Yes	6,221	\$329.53	8.350	\$2,000,000	\$2,050,000	12/08/2017	102.50	28
# LISTINGS:	496														
Medians:	4	2/1	2/0/2	1996				2,666	\$143.55	0.217	\$379,050	\$375,200		98.68	18
Minimums:	2	1/0	0/0/0	1962				1,056	\$68.97	0.058	\$170,000	\$135,000		58.98	42
Maximums:	6	6/3	6/6/7	2018				8,733	\$430.31	12.000	\$2,000,000	\$2,050,000		115.58	575
Averages:	4	3/1	2/0/2	1997				2,864	\$145.91	0.373	\$424,475	\$416,122		98.36	49

Quick Statistics (496 Listings Total)

	Min	Max	Average	Median
List Price	\$170,000	\$2,000,000	\$424,475	\$379,050
Sold Price	\$135,000	\$2,050,000	\$416,122	\$375,200

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This represents an estimated sale price. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Tommy Dalton

From: Curtis Frisbie [REDACTED]
Sent: Saturday, March 24, 2018 6:30 PM
To: planning
Subject: Support of new Lakeside Development

Dear Planning and Zoning Commission:

I understand that the new Lakeside Development will be in front of the P&Z Meeting on Monday, March 26th, and will be on the Town Council agenda on Monday, April 2nd. I am emailing you today to identify my SUPPORT for this development. As a long-time resident of Flower Mound and as a resident of the Lakeside neighborhood for two years, I believe that the increased retail and restaurants will only serve to add to our quality of life, and will ultimately increase our property values. I urge you to support this initiative.

Curtis Frisbie
Senior Sales Executive

Blanks
Printing & Digital Solutions

Tommy Dalton

From: Kathy Frisbie [REDACTED]
Sent: Saturday, March 24, 2018 6:22 PM
To: planning
Subject: Support of new Lakeside Development

Dear Planning and Zoning Commission:

I understand that the new Lakeside Development will be in front of the P&Z Meeting on Monday, March 26th, and will be on the Town Council agenda on Monday, April 2nd. I am emailing you today to identify my SUPPORT for this development. As a long-time resident of Flower Mound and as a resident of the Lakeside neighborhood for two years, I believe that the increased retail and restaurants will only serve to add to our quality of life, and will ultimately increase our property values. I urge you to support this initiative.

Sincerely,

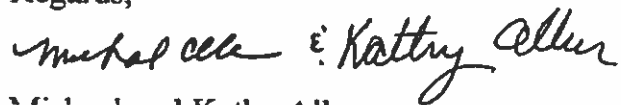
Dr. Kathy Frisbie
2717 Desco Drive,
Flower Mound, TX 75022
[REDACTED]

March 24, 2018

Dear Flower Mound P&Z and Town Council,

We have been Lakeside DFW homeowners since October 2014. We are writing you to express support for the proposed mixed-use development at Lakeside Village. We support the Lakeside Village applications which request Town Council approval for amending the property's zoning. We feel it will be a great addition to Lakeside and also to the town.

Regards,

Handwritten signature of Michael and Kathy Allen in black ink.

Michael and Kathy Allen
604 Loma Alta Drive
Flower Mound, TX 75022

Tommy Dalton

From: Priscilla King [REDACTED]
Sent: Monday, March 26, 2018 10:42 AM
To: Town Council; planning
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Priscilla King
348 Loma Alta Drive
Flower Mound, Texas 75022

Tommy Dalton

From: Harshavardhan [REDACTED]
Sent: Monday, March 26, 2018 11:33 AM
To: planning
Subject: Apposing the construction of apartments in Lakeside

Hello Planning and Zoning Commision,

I am a resident of Lakeside and i am writing to you with great concern about the development activities going on in Lakeside which will have disasters effects on Lakeside and city of Flower Mound starting this year and will affect the reputation of this beautiful city and affect the next generations who want to make this city as their home.

City of Flower Mound is probably the only city in North Texas without any major highway. The recent growth in Flower Mound has already show strains on the amount of traffic and the travel times to get out of the city through the only road (Long Prairie Road). With so many apartments which were already approved and constructed on the Lang Prairie Road and in Lakeside the first signs of trouble are already showing up on roads and in the schools. The roads are getting clogged and schools are getting over crowded and school ratings falling. This feels more like congested new york city rather than the beautiful city of flower mound i once knew.

I am not sure what is the motivation for planning commission to approve so many apartments in Lakeside and the rest of city. But i believe that for city officials like you the city and people should come first who voted for you rather than a rich landlord who is only motivated to making money and ruining this beautiful city. If this multi housing buildings are not stopped today then the city of greenery and beauty with great schools will turn into a city of clogged roads, high crime, falling house values and low school ratings.

I am hoping you will do the right thing for this city and its people.

Thanks!
Harsha

Tommy Dalton

From: McMahonfl [REDACTED]
Sent: Monday, March 26, 2018 11:36 AM
To: planning
Subject: Lakeside Amended Proposal - Concern

To the F.M. Planning and Zoning Commission:

I was made aware there is a significant amended proposal to the Lakeside development plan. Development of the remaining areas of 2499 at the south end of town is imminent. It will forever make a difference to all residence, how these parcels are developed. This amendment makes no sense to anyone except the developer. Ironically for the town, new tax revenue would devalue everything Flower Mound is about. I have not researched it to this point but this proposal seems to fly in the face of our Smart Growth Plan. It sounds trivial, but I might add the airflow on the lake would definitely impact sailing at the southeast end of the lake. This first occurred when the Gaylord was built. If this amendment is an example of what is going to be allowed for Lakeside and the remaining parcels for sale, all of Flower Mound will be adversely impacted.

I respectfully am asking the commission to turn down the amended Lakeside proposal (re-zoning to MU10). Likewise, we need to be mindful of such schemes by other developers, as the remainder of the town's south entrance fleshes out.

Respectfully,

Joe McMahon

1417 Mimosa Court,

FM, TX. 75028

From: Andrea Hargreaves

Sent: Thursday, April 05, 2018 9:05 AM

To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; planning

Subject: Lakeside Development

Flower Mound Leaders,

We are residents of Estates of Flower Mound, which is adjacent to Lakeside. So far, we have been happy with the development, but the recent pace of development and request for more development is concerning. We understand that you are considering changes to the original plan, and we are opposed. Some of the concerns are: 1) the high density housing that will result in increased traffic, 2) environmental impact such as loss of trees, 3) the volume of changes to the master plan without due consideration, 4) several projects already in process have not yet assimilated into the community and the results of adding more will create an unknown outcome, 5) a traffic study has not been completed.

We voiced our opposition to the previous proposal of a hotel, apartments and office buildings just south of Home Depot. We understand that many others also voiced their opposition, but the project was approved over the opposition. We respectfully request a slowdown in the pace of approvals so that current projects can be completed before new ones can be approved, and traffic and environmental studies can be completed before approvals are granted.

Thank you for your service and consideration of these issues.

Andrea and Mark Hargreaves

From: Cathy Perry
Sent: Wednesday, April 04, 2018 6:04 PM
To: planning
Subject: Lakeside Village YES!!

>
> Good afternoon,
>
> I reside at 2617 Desco Drive in the Lakeside development. I back up to the Corp of Engineers property on the lake, right by the condo tower. I absolutely support the amendments to the Lakeside Village plan! We purchased our lot and built our house specifically to live in this amazing community. Prior to purchasing the Lakeside lot, I lived on Saturn Street, also in Flower Mound, for 17 years. My backyard backed up to heavily treed woods that were torn down and became the never ending the River Walk project. As a resident, I was never given a voice as to the vision nor buildout of the project. In direct contrast, Realty Capital has gone out of their way to give all residents a voice and has made changes to accommodate the community requests, where they can. They have done an outstanding job with Lakeside and I'm confident they will hit it out of the ballpark with Lakeside Village.
>
> I entrust that our P&Z and Town Council will review the proposed amendments and most importantly the facts relayed to the amendments. It's extremely disappointing to see a few uninformed residents trying to create hysteria in the community by vocalizing blatant misinformation.
>
> We are so grateful to come home to what feels like a resort community every night. Lake views with restaurants in walking distance. Can't ask for more than that and we are truly blessed to be in Flower Mound.
>
> Sincerely,
>
> Cathy Perry
>
> Sent from my iPhone

From: Sheryl McAhren

Sent: Wednesday, April 04, 2018 12:58 PM

To: Mayor - Tom Hayden; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; planning

Subject: Lakeside Village

I am a resident of the Estates of Flower Mound, which is adjacent to Lakeside DFW. I am opposed to the proposed Lakeside Village. Some of my concerns include:

- The huge departure from the original Lakeside DFW plan
- Level of high density housing including high rise buildings
- The impact on the environment – loss of trees and wildlife habitat
- The impact on traffic
- The process of reviewing 5 MPAs at one time – and fast tracking such substantial changes to the southern part of our Town.

I have served on the HOA Board for 14 years now and have been involved with the approval process of Lakeside DFW (including the formulation of the village mixed use definition). I have met with these developers and have witnessed many promises broken. The developers are acting solely based on financial considerations and those should be balanced with the needs of other stakeholders. Please do not allow these exceptions to our Master Plan and please take the time necessary to create a path forward acceptable to everyone that would be impacted. Please listen to the citizens of Flower Mound.

Thank you for your service to the community.

Sheryl McAhren
2600 Woodstone Court
Flower Mound, TX

From: David Mcahren

Sent: Thursday, April 05, 2018 8:06 AM

To: Mayor - Tom Hayden; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; planning

Subject: Lakeside Village

I am a resident of the Estates of Flower Mound, which is adjacent to Lakeside DFW. I am opposed to the proposed Lakeside Village. Some of my concerns include:

- The huge departure from the original Lakeside DFW plan
- The process of reviewing 5 MPAs at one time – and fast tracking such substantial changes to the southern part of our Town.
- Level of high density housing including high rise buildings
- The impact on the environment – loss of trees and wildlife habitat
- The impact on traffic
- Besides the amphitheater, no consideration for public gathering sites since these modifications include even more density.
- o The only public gathering spot (used by residents/businesses as a music venue) is already too small for demand.

The developers are acting solely based on financial considerations and those should be balanced with the needs of other stakeholders.

Please do not allow these exceptions to our Master Plan as they have been proposed and please take the time necessary to create a path forward acceptable to everyone that would be impacted.

Thank you

David McAhren

2600 Woodstone Court

Flower Mound, TX

From: Tracey Luttenegger
Sent: Wednesday, April 04, 2018 3:39 PM
To: planning
Subject: Opposition to Lakeside Village Rezoning

Dear Planning and Zoning of Flower Mound:

I am a resident in Lakeside DFW and have been here for almost 4 years. I love living in Lakeside but am concerned with some of the aspects that have been presented by Realty Capital and ask that their rezoning request be denied.

A few areas of concern are:

- The plan that has been presented to the residents is not what was explained as the vision when many of us moved to this community. High rise buildings and multiple hotels do not align with what we envisioned of this final phase. The amphitheater, extension of the boardwalk, lakeview restaurants and shops, a small "boutique" hotel - yes. Eight high rise buildings, MORE apartments, multiple hotels along the lake? No.
- Can we support the multiple hotels that have been proposed? From what I understand there are also hotels that have been part of the proposals for the other developments south of Lakeside/Freeport (Lakeside crossing and the Point, I believe)...do we need/can we support that many hotels in south FM?
- With the planned additional high density residential (condos/villas), how will this impact the already congested areas of 2499? This obviously has an impact for myself and my neighbors in Lakeside, but also all FM residents. From what I understand, the developers are proposing to have the option to convert the condos to apartments - I have concerns there as well as we have a much higher number of apartments in Lakeside than what was ever communicated to the homeowners.
- How will the increase in high density residential impact our schools? I have 2 children currently attending Bluebonnet and another that will be going there in a few years so this is very important to me.

Thank you for taking the time to read my concerns and for taking the time to get additional information from the developer prior to making your decision. While there are exciting aspects of the proposal, I feel that there are too many points of concern that need to be reviewed and revised by the Town in order to make this a successful project for all Flower Mound residents.

Regards,

Tracey Luttenegger
608 Sandy Ln.
Flower Mound, Texas 75022

From: JEFF COLEMAN
Sent: Wednesday, April 04, 2018 8:57 AM
To: Town Council; planning
Cc: Micah Coleman
Subject: Lakeside DFW

I am e-mailing to offer my FULL support of the plan that Realty Capital is proposing to develop Lakeside DFW.

I moved into 613 Heritage Lane in the community back in December 2014 and have been thrilled with the progression of the project. The additions of restaurant, retail, office, and towers is a terrific enhancement to make Lakeside DFW an attractive place to live, work, eat, and enjoy life.

Please vote in favor of this proposal!!

Thank you,

GameStop | Jeff Coleman | Senior Merchant |
powertotheplayers

*This communication is for use by the intended recipient and contains confidential information. If you are not the intended recipient, please delete it and do not distribute it further.
This e-mail is non-binding and is not a contract, an offer to create a contract, or an acceptance of an offer to contract.*

From: Peter Schwartz
Sent: Thursday, April 05, 2018 6:59 AM
To: planning
Subject: Lakeside Village

Dear Planning & Zoning Commissioners:

I sincerely hope that all of your outstanding questions regarding the proposed zoning changes that RCM has applied for were fully addressed last night in the working session such that you can make a final recommendation this coming Monday. Naturally, as a strong supporter of this proposal, I hope that you positively support this proposal but none the less, I think it's time for P&Z to take a final position on this initiative (even if you do not recommend for it) and move it to Town Council.

Respectfully,

Peter Schwartz
Senior Vice President, Strategic Initiatives

4000 Horizon Way
Irving, TX 75063



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From: Brian King
Sent: Wednesday, April 04, 2018 3:30 PM
To: planning
Subject: Lakeside Village

Dear P&Z Committee Members:

The purpose of this letter is to let you know that I support the Lakeside Village project and urge you to pass it and let the current Town Council vote on it as soon as possible.

I live at 348 Loma Alta Drive in Lakeside DFW. We moved here in December 2016 from within Flower Mound. It is our third house in Flower Mound as we originally moved here in 1997. We vote in every town election.

We love living in Lakeside DFW as it perfectly suits us at this stage of our lives. This unique community that permits us to walk to restaurants and shops, a movie theater, and with access to the scenic views and walking trails of Grapevine Lake will be enhanced by the plan for Lakeside Village before the P&Z. If something like Lakeside Village is not built, I'm concerned about the long term viability of our neighborhood as the businesses need further development to support them. This type of quality development comes across once in a generation. Don't squander this opportunity.

Thanks for your volunteer service on this important committee. I urge you to vote in favor of this project.

Brian A. King

From: Todd Schreiber
Sent: Wednesday, April 04, 2018 10:17 PM
To: Town Council; planning
Subject: Work Session - Lakeside Village

As a twenty-five year resident and the original owner of my home in Woodlake Estates, and an involved citizen who served for ten years on many boards, commissions and committees (including the Transportation Commission and the Master Plan Update Committee in 2006 which recommended mixed use in Lakeside), key transportation issues as indicated in #1 and #2 below must be addressed before any additional development changes are contemplated or approved in Lakeside DFW.

1) Morriss Road Expansion to six full lanes from FM 407 to FM 3040 must be completed. The nonsense debate of this much needed project must end and the needs of the vast majority of citizens for improved traffic flow must outway the interests of a small special interest group that represents a fractional percentage of our town's total population. If this roadway had been completed as a single project as originally planned and intended, Flower Mound would have saved MILLIONS of our taxpayer dollars. This is one of our town's greatest financial debacles if not the greatest financial debacle in the town's history. Our major roadways are regional connections not town or neighborhood specific roads.

2) North/South Regional transportation congestion must be addressed and residents/neighborhoods who rely on FM 2499 must not bear the brunt of this burden. FM 2499 is already un-drivable at certain times of the day. It can take fifteen to twenty minutes to travel 3 miles. This has nothing to do with any current development already approved and under construction in Flower Mound. It is the result of all of the development directly north and northwest outside the town's boundaries which is going to continue to expand and move through town to reach DFW Airport which is the fourth busiest in the U.S. and the eleventh busiest in the world.

3) Please be reminded that The vision for Flower Mound as stated in the town's Master Plan includes "preserving the natural environment, mitigating the ill effects of intense urbanization, creating a balanced tax base and ensuring that all development is of enduring and exemplary quality and design". I see virtually no commercial/office development as a percentage of the proposed Lakeside Village. Also, Grapevine has been very successful in bringing in development that attracts visitors from a radius of tens and hundreds of miles surrounding their town/developments (not a one to three to five mile radius) and their developers have had no issues securing funding for their projects which are largely hospitality/retail/restaurant/shopping/entertainment... And their commercial tax base far surpasses that of Flower Mound. Also, they didn't have to do intense high-rise residential development along or adjacent to their lakefront to draw the desirable commercial tax base they enjoy.

Know and research the history and credentials of the developer that is bringing any proposal to the town (in Lakeside or any other area of town) and search out the one that has the credentials and background and that will bring and can deliver what the town desires. There are hundreds of quality developers that can achieve what the town expects as stated in the Master Plan... not just the one that is in front of you. That is why we have an Economic Development director/department.

Thank you for your service.

You are Welcome to contact me if you have any questions.

Todd Schreiber

From: Pete Gernand
Sent: Wednesday, April 04, 2018 1:19 PM
To: planning; Mayor - Tom Hayden; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest
Cc: Peter Gernand
Subject: Proposed Lakeside Village Development Variances

Dear Flower Mound Town Leadership

As the Lakeside Development Project adjoins our neighborhood (Woodlake Estates) we have watched its progress since the first shovel... We have seen and felt the impact to our neighborhood first hand.

The recently proposed changes (just brought to our attention) have given us cause for great concern. We are told the Developer is exhibiting classic "bait and switch" tactics, contradicting Flower Mound's SMARTgrowth strategies. It would also appear to be an attempt at bypassing the proper environmental, geological and urban impact studies that should be associated to the proposed changes from the original plan. As bystanders there is an appearance of the Lakeside Developer attempting to "ramrod" these changes by submitting five significant changes at one time.

Each of these changes should be addressed singularly and completely and reported to the community at large. Any bypass of these processes and steps seems unprecedented.

We would urge the Planning and Zoning Commission, the Mayor and the Council Members to pay attention to the 2017 Flower Mound, TX Community Livability Report and the overall quality of Governance.

"...The connections and trust among residents, government, businesses, and other organizations help to create a sense of community, a shared sense of membership, belonging and history....When asked which facets should be a priority for Flower Mound in the next 2 years, almost 9 in 10 rated Natural Environment as essential or very important...."

As a community we have room for improvement - let's not risk negative impact to our progress.

Peter & Janie Gernand

From: Candice Winterringer
Sent: Wednesday, April 04, 2018 12:10 AM
To: planning; Town Council
Subject: Lakeside Village MPA request

I had the opportunity to read the agenda packet today. I am opposed to allowing the removal of any commercial requirements on ground floor buildings. I am against changing any tree mitigation for mixed use. I am a proponent of limiting the number of residential units, number of towers and the number of floors and/or vertical height, so please consider whatever means you have to limit it legally. I'm hopeful you will only approve changes that meet Flower Mound's high standards for development and not approve changes that only benefit the developer.

The purpose of the Lakeside Business District was to build the commercial tax base. Please don't give up on that vision by allowing the developer to reduce their commercial commitment.

Thank you,
Candice Winterringer
3700 Kinross Court
Flower Mound 75028

--

Thanks, Candice

From: Amy Canova
Sent: Thursday, March 29, 2018 7:15 AM
To: planning
Subject: Lakeside development plans

Good Morning,

I'm a 20+ year Flower Mound resident. What is happening to this town when they approve so many high density developments including hundreds of apartments? I'm adamantly opposed to the Residential Density proposed in Lakeside Village. The developer and the town and especially those directly impacted by the density of this proposal should have a working dialogue and ensure that this improvements are beneficial to the Town and it's residents.

When choosing where to move to we chose to build west of Wellington. Lakeside already seemed to have its homes too close together. Then to add more towers on top of it. Seems like this would generate way too much traffic in this area. The intersection of 2499 and Lakeside is busy now; I cannot imagine how it would be with more towers being built. We all want to avoid that intersection now!

I strongly urge you to please disapprove the proposal as planned and slow down this development.

Regards,
Amy Canova

From: Sekhar Kanagala

Sent: Monday, March 26, 2018 3:27 PM

To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning

Subject: Lakeside Village Proposal

Hi All,

I reviewed the proposal and was upset to see the plan. I live on Hathway St and 875 residential permits is going to cause lot of traffic and other issues. I am really worried about negative impact on house prices that is going to cause. Roads and Infra cant handle 875 more residents units and I think it is unfair to overload the area with remaining permit (2275-1450 (already built). The plan looks like it is favorable to Reality Capital and not for the community benefit. Hope you review it and **"Disapprove"** the proposed plan

Thanks,
Sekhar

From: Clinton Hopkins
Sent: Tuesday, April 03, 2018 10:20 PM
To: planning
Subject: Lakeside Village Proposal

Hello,

I understand there's a proposal being discussed which would allow the building of 8 new residential towers in Lakeside up to 25 stories each.

Prior to greenlighting that please request a realistic deep dive traffic analysis.

This isn't complaining about the tower in progress. It was part of the deal as I'm aware of it all along so the area's layout and traffic patterns were mapped out with it in mind. How is the existing traffic layout, both within and outside Lakeside, going to handle 8 more towers though?

It seems reckless to move forward without first getting an answer to that question from an impartial third party (i.e. not just from the developer or someone beholden to them).

-Clint Hopkins (a resident of Flower Mound)

From: Berman, Brett
Sent: Tuesday, March 27, 2018 10:04 PM
To: planning; Town Council
Cc: Rebecca Everitt; Jimmy Archie; Home Home
Subject: Support for Lakeside Village Development

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Also, I tried to go on record with my support last night at the meeting by turning in the paper form during the Lakeside presentation, however my submission was not recognized by the Commission (possibly turned into Cindi Price too late in the evening?). If possible, I would like to be recognized for the record.

My wife and two daughters were one of the first families to move into Lakeside back in the summer of 2014. We were actually new to Texas, and the Lakeside Village concept was the deciding factor on why we chose this area over neighborhoods such as Frisco, Southlake and Colleyville.

I believe the issue has been tabled for further discovery, but I am anxious to hear more about the next steps and provide my continued support on this issue.

Thank you very much,

Brett Berman
621 Heritage Lane
Flower Mound TX 75022



Brett D. Berman
Managing Director, Sales Operations

NOTICE: This email and any attachments are for the exclusive and confidential use of the intended recipient(s). If you are not an intended recipient, please do not read, distribute, or take action in reliance upon this message. If you have received this in error, please notify me immediately by return email and promptly delete this message and its attachments from your computer.

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

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Brett Berman
621 Heritage Lane
Flower Mound TX 75022

Town Council

Place 1 Councilmember Jason Webb
place1@flower-mound.com

Place 2 Councilmember Bryan Webb
place2@flower-mound.com

Place 3 Councilmember Kevin Bryant
place3@flower-mound.com

Place 4 Councilmember Don McDaniel
place4@flower-mound.com

Place 5 Councilmember Claudio Forest
place5@flower-mound.com

Mayor

Mayor Tom Hayden
mayor@flower-mound.com

Planning and Zoning Commission
planning@flower-mound.com

From: Candice Winterringer
Sent: Monday, April 02, 2018 4:43 PM
To: Town Council; planning
Subject: Lakeside Village - MPA request

It is certain that I am ignorant as to what is permissible or not permissible to be debated and approved by Town Council for Lakeside Village. I posted my list of questions to a local Facebook page and asked for help building this list. I received additional questions publicly but even more were sent to me privately. Many I know choose not to participate in social media but they are voters who care deeply about our town, like you do.

It would be very helpful to me and the residents I spoke with if these questions are answered in public during the special session, future P&Z meeting and Town Council meeting(s). I'm certain when the next development comes up for approval in the near future, a similar list of questions will be asked.

To Town Council and P&Z members, thank you for being volunteer representatives for our residents. To Town Staff, thank you for your dedication to our town. It is very much appreciated even when we disagree.

1. Is there a guarantee that all the proposed commercial will be built? What is the value of the residential vs commercial that make up the \$1B?
2. Is TC required to approve (or there's no approval even needed) the new residential towers because 2200 residences were previously approved for Lakeside in total? Will the residential be built first with a 'hope' of building the commercial (like The Point developer stated during TC meeting where that apartment development was approved)?
3. What is the estimated tax revenue for Lakeside Village?
4. If Lakeside Village is built out completely, what is the cost to the town to support the \$1B development with new first responders, added town staff, outside contractors, new infrastructure, ongoing infrastructure maintenance, water and sewer costs, long term benefit and retirement costs for added employees, and any other costs I haven't included?
5. What is the ROI after cost?
6. Will my taxes go down?
7. What happens if it's mostly residential instead of commercial like Riverwalk and Lakeside now? How will we as residents and tax payers benefit then?
8. What impact will there be to traffic on 2499?
9. How many more traffic lights will be added on 2499?
10. Is there coordination with TXDOT to expand 2499 and 121 access?
11. How does the density per acre compare to other developments?
12. If this project and the soon to be reviewed proposed development on the east side of 2499 are both approved, how many new single family, multi-family or mixed-use residential units will be between Grapevine Mills and Lakeside Parkway in the Lakeside Business District?
13. To give residents a feeling of the scale, how many apartments are fully completed in Riverwalk, how many are under construction, and how many are just dirt today? The same question about Lakeside (as we know it today).
14. What Elementary, Middle and HS will children attend? Any impact on traffic or school

zones?

15. What are the park and impact fees? Are there waivers being requested? If so, what?
16. Is the planned parking the same as current Lakeside in terms of # per unit or sf?
17. There was a mention of using TIRZ funds here. Why would this be the best use of those funds for this project?
18. When the Master Plan was originally created, what were the breakdown percentages for commercial, retail, residential, low vs high density? What will it be after the amendment?
19. What does the TC believe is the sweet spot for those breakdowns now? Why does it differ from the original Master Plan?
20. What impact do we think that will have on Flower Mound's ranking in 'places to live'? Why?
21. What other cities have made similar adjustments?

Thank you,
Candice Winterringer
3700 Kinross Court
Flower Mound, TX 75028

From: MANAN HATHI

Sent: Monday, March 26, 2018 8:30 PM

To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning

Subject: Lakeside village MPA

Dear Council members:

Thank you providing the opportunity to express my opinion on the master plan amendment under consideration for the lakeside DFW project. I am a homeowner at lakeside and am very happy with the development so far. While I support the further development of Lakeside , there are elements in the master plan amendment that I cannot support in its current implementation. Please see my concerns below:

1. The amendment adds high density housing (800+ units) in a very small area. This is in contrast with the Vision of lakeside that was presented to us when we bought the home here. The concern is the effect of such housing on the traffic and school infrastructure.
2. The amendment appears to reduce the amount of retail space for more residential if I understand correctly. This is also not aligned with the vision we were promised.
3. The proposed development of the various residential and office towers will hamper the view of the lake.

I understand that situation today is different than what was promised/conceived in 2012, but I hope we consider these points and arrive at a compromise solution that is amenable to all concerned.

Respectfully,

Manan Hathi

620 Loma Alta Dr.

From: Sharon Edwards
Sent: Sunday, April 01, 2018 6:20 PM
To: planning
Subject: Lakeside Village Proposal

To the Planning and Zoning Commission:

I'm writing to express my grave concern about the proposed changes to the Lakeside Village Proposal. The changes are not in keeping with the overall feel of the Town of Flower Mound, the city's master plan, nor the previously approved development plan. This seems to be yet another in a series of my city giving into whatever developers want. I applaud your decision to recommend against high density housing in the proposed Magnolia Court development on Gerault, and ask for the same consideration in this situation.

Regards,

Sharon Edwards

From: Ana M Turner
Sent: Monday, March 26, 2018 5:42 PM
To: planning
Subject: Please deny the zoning request by Realty Capital

Dear Planning and Zoning and Town Council of Flower Mound:

I am a resident of Flower Mound living near Lakeside. I would like to request that the rezoning request being made by Realty Capital be **DENIED**.

My main concern is increased congestion for all of Flower Mound, affordability of housing and appeal. You can no longer appreciate the nice skyline as the whole place is surrounded by tall buildings. When construction started in the Lakeside DFW area it was nice. I was excited to know that there would be many restaurants and businesses within walking distance. However, the construction of all those apartments and condos was unexpected, so sudden and seems so extreme. It really doesn't look nice and appealing anymore. Who would be able to even afford the prices in that area? Who would even want to buy there? I think it's a very risky project. I also hear it is affecting enrollment at our school (Bluebonnet Elementary), which could further impact funding for the school, education to our children and jobs for teachers.

I ask that the proposed project to add more residences (condos and villas) be placed on hold, as I think the community would benefit more from having restaurants and businesses instead.

Thank you for your time in reviewing my concerns and the impact to the community.

Sincerely,

A concerned Flower Mound resident

Ana Turner

1409 Trinity Ct.

Flower Mound, Texas 75028

From: Kenneth Walters
Sent: Friday, April 06, 2018 3:20 PM
To: planning
Subject: Lakeside Development Proposal

The proposed development changes requested should not be pushed through without a considerable amount of study and deliberation on impact to infrastructure and concentration of traffic congestion those changes might result in. Your responsibilities are to the citizens of Flower Mound. Any attempt to speed up decision will be viewed as careless and disregard for quality of life of those taxpayers you represent. The impact of what has been developed to date has resulted with interrupted services and utilities due to not have adequate planning of those services and causing inconveniences to those that have been here to make this community what it is today.

Pushing these changes may be the easiest path for developer and council, but in no way has the interest of Flower Mound citizens without studying the impact to those you serve. I hope that you will give these actions careful considerations before giving a vote.

Thank you,

Ken Walters, Business Manager, Nestle
220 Las Colinas Blvd., Ste.300, Irving,TX 75039



TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. _____**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NOS. 63-12, 12-13, 14-15, 58-15 AND 03-17, WHICH ESTABLISHED AND LATER AMENDED MIXED USE DISTRICT-1 (MU-1), ALSO KNOWN AS THE LAKESIDE DFW MIXED USE DEVELOPMENT; BY ADDING 9.0 ACRES OF LAND, BEING ALL OF LOT 1, BLOCK 1, OF THE LAKESIDE HOTEL ADDITION, TARRANT COUNTY, TEXAS; AND CHANGING THE ZONING ON THAT LAND FROM PLANNED DEVELOPMENT DISTRICT NO. 39 (PD-39) WITH COMMERCIAL DISTRICT-2 (C-2) USES TO MIXED USE DISTRICT-1 (MU-1), IN ACCORDANCE WITH THE TOWN'S MASTER PLAN; AND BY REPLACING EXHIBIT "B," TO ORDINANCE NO. 63-12, ENTITLED "LAKESIDE DFW DEVELOPMENT CODE," TO INCLUDE THE ADDITIONAL 9.0 ACRES OF LAND, TO AMEND CERTAIN DEVELOPMENT STANDARDS AND CONCEPTUAL PLANS APPLICABLE ONLY TO SUBZONES MU-TEN, MU-C(2) AND MU-C(3), AND TO INCORPORATE PRIOR AMENDMENTS APPROVED WITH ORDINANCE NOS. 12-13, 14-15, 58-15 AND 03-17 IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as Lot 1, Block 1, of the Lakeside Hotel Addition and Subzones MU-TEN, MU-C(2) and MU-C(3) within the Lakeside DFW Mixed Use Development have filed an application for a zoning amendment to amend Mixed Use District-1 (MU-1); and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on March 26, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 16-17, 2018, with respect to the proposed zoning amendment described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a zoning amendment on the property;

ORDINANCE NO. _____

Page 2

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

9.0 acres of land, being all of Lot 1, Block 1, of the Lakeside Hotel Addition, and Subzones MU-TEN, MU-C(2) and MU-C(3) within the Lakeside DFW Mixed Use Development, Tarrant County, Texas, and more fully described in Exhibit "A" hereto, is hereby rezoned from Mixed Use District-1 (MU-1) and Planned Development District No. 39 (PD-39) with Commercial District-2 (C-2) uses to Mixed Use District-1 (MU-1).

Exhibit "B" to Ordinance No. 63-12, entitled "Lakeside DFW Development Code," is hereby amended to include the additional 9.0 acres of land, being all of Lot 1, Block 1, of the Lakeside Hotel Addition, Tarrant County, Texas, into Mixed Use District-1 (MU-1), and to amend certain development standards and conceptual plans applicable only to MU-TEN, MU-C(2) and MU-C(3), in accordance with Section 2 of this Ordinance, below.

Ordinance Nos. 12-13, 14-15, 58-15 and 03-17, are hereby made applicable to the 9.0 acres of land, being all of Lot 1, Block 1, of the Lakeside Hotel Addition, and Subzones MU-TEN, MU-C(2) and MU-C(3) within the Lakeside DFW Mixed Use Development, Tarrant County, Texas, and said ordinances are hereby incorporated herein by reference.

SECTION 2

Exhibit "B" to Ordinance No. 63-12, entitled "Lakeside DFW Development Code," is hereby further amended in its entirety and is attached hereto as Exhibit "A" and incorporated herein for all purposes allowed by law, and is hereby approved as the revised development code for Mixed Use District-1 (MU-1).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Mixed Use District-1 (MU-1), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibit "A," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

ORDINANCE NO. _____

Page 3**SECTION 6**

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF
_____, 2018.**

APPROVED:

ORDINANCE NO. _____

Thomas E. Hayden, **MAYOR**

ATTEST:

Theresa Scott, **TOWN SECRETARY**



LAKESIDE DFW
DEVELOPMENT CODE
AMENDED

MU17-0002

SUBZONE MU-TEN
LAKESIDE VILLAGE:
REVISING MU-TEN(1) AND MU-TEN(2)
AND ADDING APPROXIMATELY 9 ACRES

Flower Mound, TX

April 13, 2018

A DEVELOPMENT BY
Realty Capital Management, LLC
909 Lake Carolyn Parkway Suite 150
Irving, TX 75039
James W. Archie, Managing Director
469.533.4131

PLANNING BY
Roaring Brook Development Co.
3058 Lakeside Parkway
Flower Mound, TX 75022
Dan Quinto
817.706.8353

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

TABLE OF CONTENTS

SECTION 1	Preface to Amended Development Code
SECTION 2	Statistical Analysis of Land Use
SECTION 3	Character Zones Standards
SECTION 4	Street and Thoroughfare Standards
SECTION 5	Civic / Open Space / Trail and Landscape Standards
SECTION 6	Parking Standards
SECTION 7	Architecture and Building Standards
SECTION 8	Signage Standards
APPENDIX	Slope Protection
	Legal Descriptions
	Ordinance 12-13
	Ordinance 14-15
	Ordinance 58-15
	Ordinance 03-17

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 1

PREFACE TO AMENDED CODE

PREFACE TO AMENDED DEVELOPMENT CODE

The Lakeside Development Code was passed by Town Council on November 19 2012 as Ordinance 63-12. Since that time, there have been 4 modifications to the Code:

- Ordinance 12-13 annexing approximately 0.9 acres into the development district;
- Ordinance 14-15 amending signage rules;
- Ordinance 58-15 regarding on-site sales activities on the condominium tower;
- Ordinance 03-17 amending permitted materials.

These amendments are included as appendices to this draft of the development code.

The purpose of this Amended Lakeside Development Code is to annex an additional approximately 9 acres of land (formerly known as the Hines Property) into the development and to update the development regulations for the area within Lakeside DFW known as Lakeside Village encompassing subzones MU-TEN 1, and MU-TEN 2. This amendment also includes some minor modifications to the commercial subzone MU-C3 fronting on Lakeside Village Parkway.

There are no changes to the following subzones.

MU-C(1)
MU-C(2)
MU-C(4)
MU-TMR(1)
MU-TMR(2)
MU-TNG
MU-N

The intent is to maintain a single unified document that governs all of the Lakeside DFW development district to facilitate the Town's enforcement obligations without the need to research a lengthy history of amendments and ordinances.

The rules and regulations pertaining to previously developed areas remain within the body of the document. Language that refers to proposed or intended development activities which have already occurred has been modified or eliminated to avoid confusion regarding the scope of the current proposal before the Town.

Where general rules or standards are modified and apply only to Lakeside Village, then those rules have been added to the subzone regulations in Section and supersede the general rules. For instance, the architectural standards in Section 7 are not being modified, but additional architectural standards are added to Subzone MU-TEN in Section 3.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 2

STATISTICAL ANALYSIS OF LAND USE

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

LAND USE STATISTICAL ANALYSIS

Each category below is a gross development area and is an approximation based on the acreage identified in table 3.2. and other land use regulations within the Code.

TABLE 1.1 STATISTICAL ANALYSIS

	Acres	% of Land
Gross Acreage	155.8	
Open Space	15.6	10%
Commercial only	24.5	16%
Mixed Commercial/Residential	21.6	14%
Multi-family	34.8	22%
Single Family	59.4	38%
	155.8	100%

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 3

CHARACTER ZONE STANDARDS

SECTION 3: DEFINITION OF CHARACTER ZONES

It is the intention of the Applicant to create a development uniquely appropriate to the site and to preserve the most beneficial aspects of the land while creating and attracting new amenities, services, businesses, and residents to the project.

The proposed development encompasses over 150 acres and covers a variety of land, conditions, access, visibility and value. Because the tract is so large and diverse, we have divided the site into more subzones than the original Mixed Use ordinance had envisioned. The purpose of subzones is to allow each portion of the larger development to respond uniquely to the site and the surrounding conditions.

Despite this division into subzones, the intention of the development is to maintain consistency among the various subzones, the subsequent phases, and the different developers so that the singular character of the place is recognizable as unique.

MU-C (1) is comprised of the frontage along Lakeside Parkway between FM 2499 and the first traffic circle. where all of the mixed-use buildings line the streets. It is the intention of the development to use the profile of the existing parkway to provide on-street parking for the shops, offices and residents lining the street. These building will vary somewhat in height from one to four stories, depending on the location, distribution of parking, and prevailing traffic flows. The upper stories would house apartments, lofts, or offices. The architecture would be consistent with small-town downtowns.

MU-C (2) is comprised of the major natural drainage area. This area will contain the detention/retention areas required by the project and landscaping consistent with the aesthetics of the project.

MU-C (3) plans for a pair of high rise office towers bracketing a ravine and green space. Parking may need to be structured on this site to meet the demand for an office of that size.

MU-C (4) is comprised of the frontage along Lakeside Parkway between the first and second traffic circles. These buildings are constructed to be consistent with the mixed use buildings, but the occupancy permit residential uses to enliven the streetscape.

MU-N (1) is predominantly higher density residential with significant frontage on a park to the south. A linear greenspace weaves through the center of this zone and the project's hike and bike trail follows that

green space.

MU-TNG anticipates a highly walk-able residential community comprised of small blocks, sidewalks with street trees, and several pocket parks, including locations adjacent to the Corps property with views of the lake. The pocket parks could also act as a trailhead to the CORPS property if permitted by the CORPS and would be open and available to the public. The largest lots would be located where the views to the water would be the most advantageous.

MU-TEN (1) - (deleted)

MU-TEN (2) - (deleted)

MU-TEN is the south peninsula, with close proximity to the Grapevine Lake and Rockledge Park. It is the intention of the development to capture the extraordinary character of the site and create a village that takes advantage of the landscape and the elevated topography. The Village includes restaurants with terraces overlooking the lake, public parks, shops, offices, an hotel and upper story living within the development. A small amphitheater would fit comfortably into the natural setting for weddings or gatherings looking for a dramatic setting.

MU-TMR (1) encompasses the intersection of FM 2499 and Lakeside Parkway as the entrance to the project. It offers and opportunity to provide great retail and commercial space while establishing the entrance to the project with multi-story buildings on the corners. The upper stories of the buildings may house residential or office occupancies. Tucked between these initial buildings are small public plazas. There is also room for a larger retail anchor visible from 2499.

MU-TMR (2) is located across FM 2499 from the major entrance to the project, and MU-MR (1). It is appropriate that this site be exclusively commercial, since pedestrian connectivity to the site may slightly longer across the arterial than is comfortable.

There are ample opportunities for making great places among these nine zones. A network of trails ties these zones together through a string of pocket parks and open spaces. Where the trail runs along the western boundary of the property, it is intended to have the character of an elevated trail overlooking the views of the water.

This array of development opportunities allows the development team to initiate development at the most promising areas. The actual sequence of development will follow the dictates of the market.

SECTION 3: DEFINITION OF CHARACTER ZONES

Each of the subzones contains its own set of development regulations embedded in Table 3.1, the Table of Permitted Uses, in Table 3.2, the table of Development Standards, and in the subzone rules on the following pages.

Administrative Provisions:

Discrepancies: In the case of a discrepancy between this Development Code and the existing Mixed Use Ordinance 62-08, the LDR's, or the SmartGrowth requirements, this Development Code shall govern.

Planning Director: The planning director may approve minor changes or variations to the plan at the time of the Site Plan application, or of Preliminary Platting.

Permitted Changes: The following criteria shall allow the planning Director to approve non-material changes at the time of preliminary plat application or Site Plan application.

1. **Streets:** streets may be realigned up to 200 feet from the location indicated in the regulating plan and or street plan.
2. **Street Profile:** the profile or cross section of the street may be adjusted by adjusting size and location of medians, sidewalks, changing landscaping or furnishings if, in the opinion of the Planning director, the changes benefit the project and the public interest.
3. **Subzones:** Subzones may be increased or reduced in size provide the final areas remain within 10% of the maximums and minimums identified in table 3.2.
4. **Setbacks:** Setbacks or Build-to-lines may be adjusted up to 20% provided the relationship of the building to the sidewalk is maintained or improved.

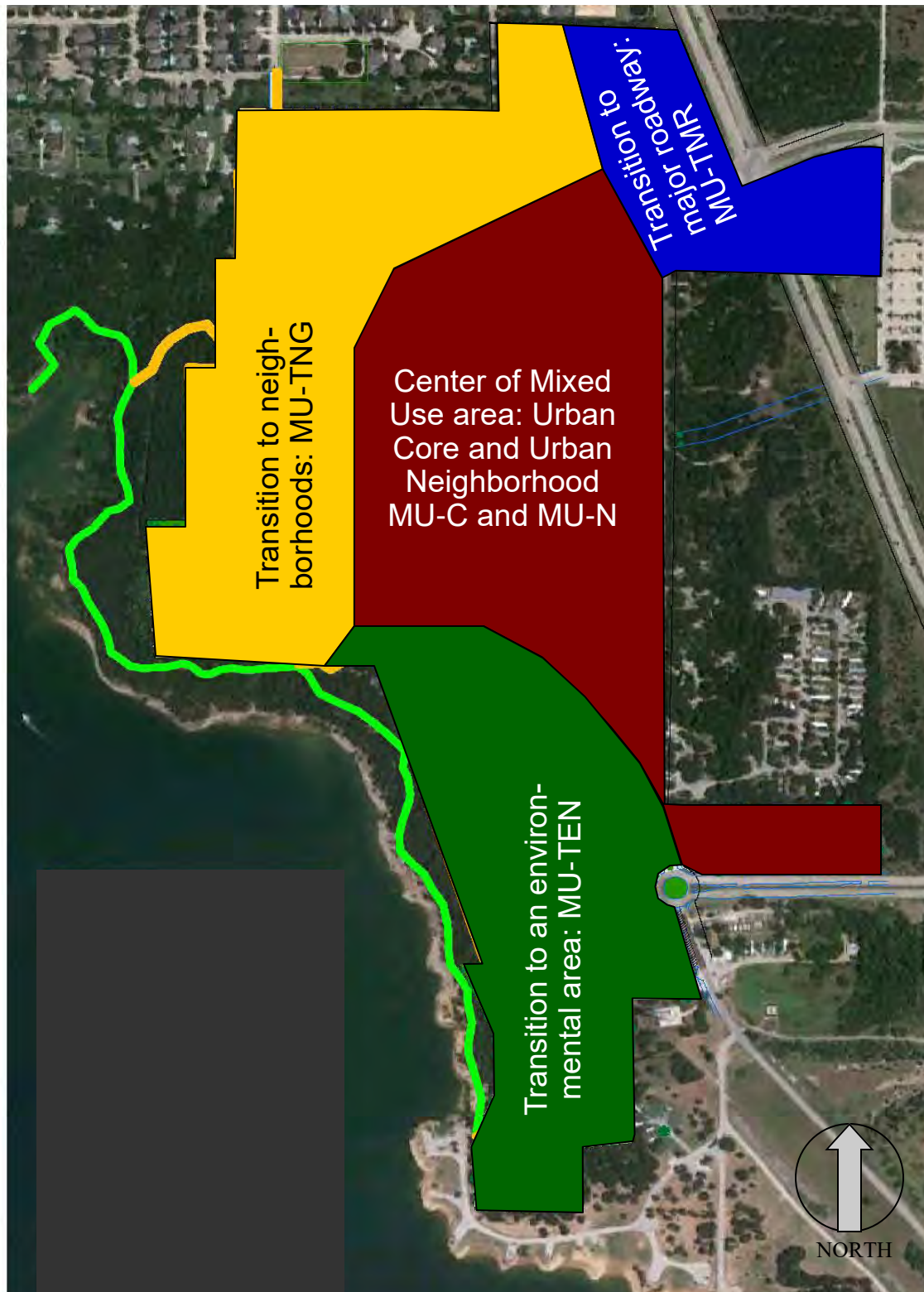
5. **Open Space:** Open spaces may be relocated within the development from one subzone to another provided the total open space area is not reduced, the required standards in Table 5.1 and Section 5 apply, and provided the required adjacencies are maintained.

Private Deed Restrictions:

Concurrent with the Plat Application, or earlier, the Applicant will submit to the Town Planning Department a copy of proposed deed restrictions applicable to the development district. Deed restrictions shall conform to the standards established in this Development Code and where a conflict exists between the proposed deed restrictions and this Development Code, then this Development Code shall govern. The deed restrictions will, at a minimum, address the following issues:

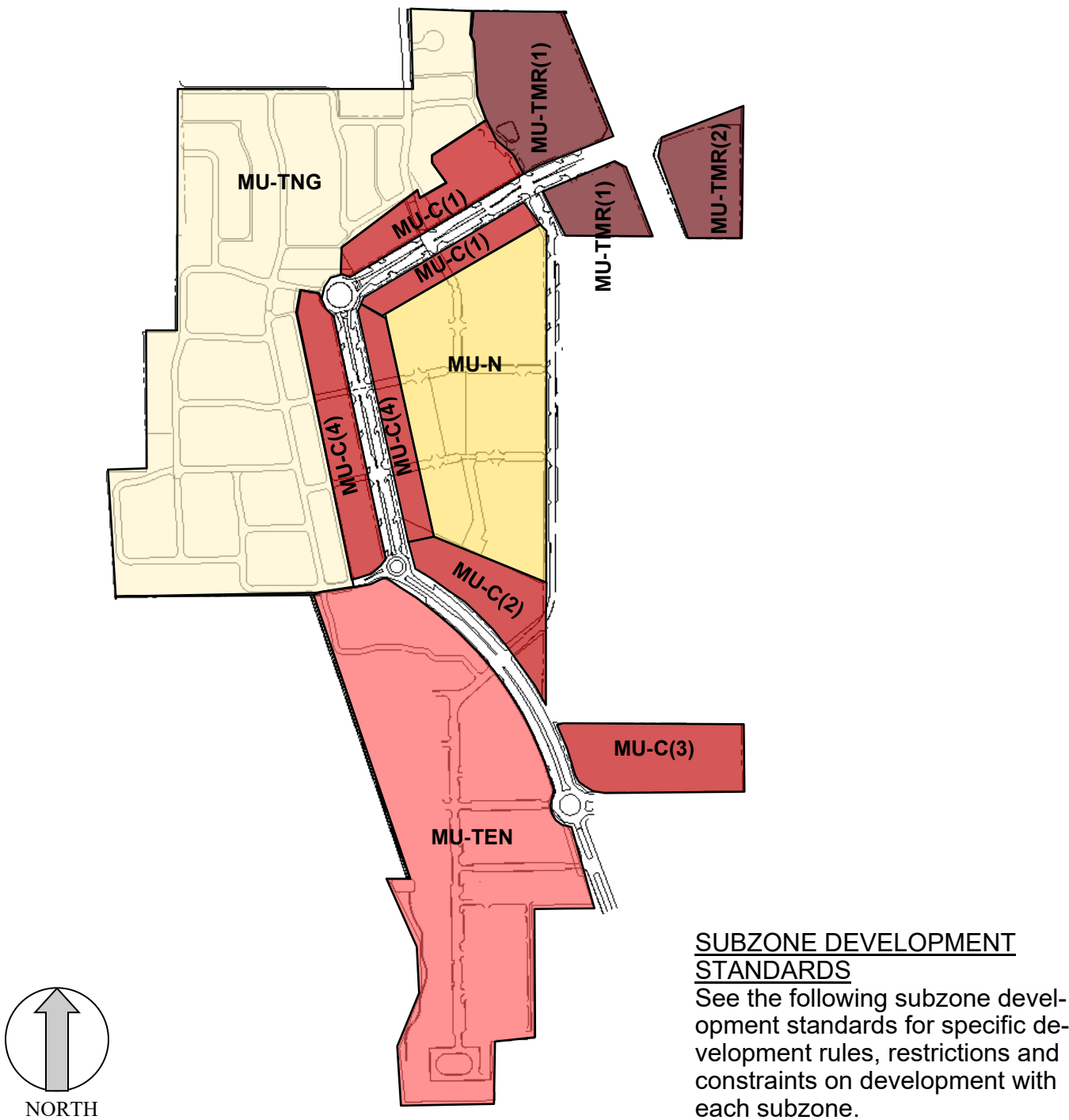
1. Establish design guidelines for residential and commercial buildings that conform to and compliment the Mixed Use Ordinance requirements.
2. Establish design guidelines for landscaping and open space that conform to and compliment the Mixed Use Ordinance requirements.
3. Establish a review and approval process for planned improvements
4. Establish, in conjunction with the Town, an appropriately constituted body empowered to facilitate the mercantile and social activity within the public rights-of-way.
5. Establish an association of Property Owners to maintain all common assets and property within the development district.

The Town's review of the proposed deed restrictions is limited to assurance that they conform to the performance standards specifically established herein, not to impose new design requirements.

GENERAL RATIONALE OF CHARACTER ZONES

LAKESIDE™
DFW

CONCEPT PLAN AND REGULATING PLAN



Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 3

TABLE 3.1: PERMITTED USES

Permitted Land Use categories in Table 3.1 relate to Land Use areas which are listed in Table 3.2 with associated maximum values for residential units and commercial square footage. The areas for each subzone is not an engineered boundary and is approximate so that each zone has flexibility in establishing the final boundary during the site plan and platting process. The allowable minimum and maximum areas for each Subzone is listed in Table 3.2.

Land Use Category	Use Status								
	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Commercial Uses (Office, Retail, and Service Uses)									
Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)	P	P	P	P	P/C	NP	P	P	P
Retail sales or service including establishments geared towards the automobile (including gas stations)	NP	NP	NP	NP	NP	NP	NP	P/C	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	P	P	P	P	P/C	NP	P	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P/C	NP	P	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P	P	P	P/C	NP	P	P	P
Accessory residential uses such as leasing office or fitness center	P	P	NP	P	P	NP	P	P	NP
Residential Uses									
Home occupations	NA	NA	NA	NA	A	A	A	NA	NA
Live/work units	P/C	P/C	P/C	P/C	P	P/C	P	NP	NP
Residential lofts (Upper Floor Residential) NOTE 1	P	P/C	P/C	P	P	NP	P	P	NP
Apartments/condos (Including Ground Floor Residential)	NP	NP	NP	P	P	NP	P NOTE2	NP	NP
Single-family residential attached dwelling unit (Townhomes) NOTE 1	NP	NP	NP	NP	P	P	P	NP	NP
Single-family residential detached dwelling unit	NP	NP	NP	NP	P/C	P	P	NP	NP

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2: Ground Floor residential occupancy in Subzone MU-TEN is limited to 50% of the ground floor in any individual building.

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SECTION 3

Table 3.1: PERMITTED USE TABLE		Use Status								
Land Use Category		MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Arts, Entertainment, and Recreation Uses										
Fitness, recreational sports, gym, or athletic club		P	P	P	P	P/C	NP	P	P	P
Games arcade establishments		P	P	P	P	NP	NP	P/C	P	P
Theater, cinema, dance, or music establishment		P	P	P	P	NP	NP	P	P	P
Museums and other special purpose recreational institutions		P	P	P	P	NP	NP	P	P	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds		P	P	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)		P	P	P	P	P/C	NP	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses										
Business associations and professional organizations		P	P	P	P	NP	NP	P	P	P
Child day care and preschools		P	P	P	P	P/C	NP	P/C	P	P
Schools, libraries, and community halls		P	P	P	P	P/C	NP	P	P	P
Universities and colleges		P/C	P/C	P/C	P/C	NP	NP	P/C	P	P
Hospitals		P	P	P	P	NP	NP	NP	P	P
Civic uses		P	P	P	P	P/C	NP	P	P	P
Social and fraternal organizations		P	P	P	P	P/C	NP	P	P	P
Public safety facilities		P	P	P	P	P/C	NP	P	P	P
Religious institutions		P	P	P	P	P/C	NP	P	P	P

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Table 3.1: PERMITTED USE TABLE	Use Status								
Land Use Category	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Other Uses									
Model homes, attached and detached, for sales and promotion	P/C	P/C	P/C	P/C	P	P	P	P/C	P/C
Full-service Hotels	P	P	P	P	NP	NP	P	P	P
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces	SUP	SUP	SUP	SUP	NP	NP	P	SUP	SUP
Outdoor vendor sales	P	P	P	P	NP	NP	P	NP	NP
Parking, surface	P	P	P	P	P	A	P	P	P
Parking, structured	P	P	P	P	P	NP	P	P	P
Sales from kiosks	P	P	P	P	NP	NP	P	P/C	P/C
Any permitted use with a drive through facility	NP	NP	P	NP	NP	NP	NP	P	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)	SUP	SUP	P	SUP	NP	NP	P	P	P
Information centers	P	P	P	P	P	NP	P	P	P

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2: Ground Floor residential occupancy in Subzone MU-TEN is limited to 50% of the ground floor in any individual building.

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TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Area: Concept Plan (acres)	7.2	4.8	5.7	8.1	20.5	57.7	38.5	11.5	4.5
Minimum Area	7	4	5	8	20	35	38.5	11	4
Maximum Area	12	6	6	12	23	59	38.5	17	5
Maximum Residential Units	276	0	0	358	735	258	929*	48	0
Maximum Commercial SF x 1000	180	8.4	125	180	8	0	270	85	34
Estimated Hotel Rooms			135				175		

*929 RU'S INCLUDES THE 54 RU'S IN LAKESIDE TOWER

Lot and Block Standards

SEE SECTION 3: CHARACTER ZONE STANDARDS FOR ADDITIONAL
INFORMATION ON SITE DEVELOPMENT STANDARDS

Block Type (Note 4)	Regular	NA	NA	Regular	Regular	Regular	Regular	Regular	NA
Block Face Dimensions									
Minimum	200'	NA	200'	200'	200'	200'	170'	200'	NA
Maximum (Note 5)	600'	NA	750	600'	600'	750	1200'	600'	NA
Lot Dimensions									
Minimum Lot Area	2000 SF	NA	2000 SF	2000 SF	10000 SF	2400 SF	2400 SF	2000 SF	1 BLOCK
Minimum Lot Width	20'	NA	100'	20'	100'	30'	30'	20'	NA
Minimum Lot Depth	80'	NA	100'	80'	100'	80'	80'	80'	NA
Maximum Lot Coverage	100%	NA	90%	100%	100%	90%	100%	100%	90%

SECTION 4: Street Standards

SEE SECTION 4: THOROUGHFARE STANDARDS FOR TYPICAL STREET
SECTIONS

Design Speed	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph
Street Types Allowed									
MU BLVD	YES		YES	YES	YES		NA	YES	
MU Commercial	YES	YES	YES	YES	YES		YES	YES	
MU Street 2							YES		
MU Local 1	YES	YES	YES	YES	YES	YES	YES	YES	
MU Local 2	YES	YES	YES	YES	YES	YES	YES	YES	
MU Local 3		YES			YES	YES	YES		
MU Commercial Alley	YES	YES	YES	YES	YES		YES	YES	YES
MU Residential Alley 1					YES	YES	YES		
MU Residential Alley 2					YES	YES	YES		
Turning Radii (Note 2)	15', 25'	15', 25'	15', 25'	15', 25'	10', 15', 25'	5', 10', 15'	5', 10', 15', 25'	15', 25'	15', 25'

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TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Alleys									
Commercial Minimum Width	20'	20'	20'	20'	20'	NA	20'	20'	20'
Residential Minimum Width	NA	NA	NA	NA	NA	12'	12'	NA	NA
Commercial Fire Lane							26'		
Streetscape Standards									
Sidewalks, Trails, Walkways									
Minimum Width	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards								
Maximum Width	18'	12'	18'	18'	12'	12'	18'	18'	18'
Parkway /Planter									
Continuous - Min width	4.5'	NA	6'	4.5'	6'	6'	4.5	4.5'	4.5'
Tree Well - Min width	4.5'	NA	4.5'	4.5'	4.5'	4.5'	4.5	4.5'	4.5'
Street Trees									
Maximum Spacing	40'	NA	40'	40'	40'	40' Note 10	40'	40'	40'
Preferred Pattern (Note 6)	Matched	NA	Matched	Matched	Matched	Matched	Matched	Matched	Matched
Species	Tree species to be selected from the list of Town approved tree species								

SECTION 5: Open/Civic Space Standards

Open Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS
Civic Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS

SECTION 6: Parking Standards

On-street Parking (Excluding alleys)									
Parallel	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Angled	Permitted	Permitted	Permitted	Permitted	Permitted	No	Permitted	Permitted	Permitted
Parking Lane Width									
Parallel	8	8	8	8	8	8	8	8	8
Angled	18	18	18	18	18	NA	18	18	18

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TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Off-Street Parking									
Mandatory cross-access easement required	yes	no	no	yes	no	no	yes	yes	yes
Min Parking Stall	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18
Drive Aisle width	See Parking Standards, Section 6								
Maximum Street Frontage per block face	25% of Frontage on Type A streets and 50% of Frontage on Type B streets. No parking lots at block corners								
Off Street Loading	Shall comply with Section 82-83 of the Town LDR								
Screening	Shall comply with Division 3 Article V of the Town LDR Land Development Regulations, and Section 5 herein.								
Landscaping	Shall comply with Division 2 Article V of the Town LDR								
Lighting	Shall comply with Section 82-275 of the Town LDR								

SECTION 7: Building Standards

Ground Floor Requirements

Built to commercial standards: See Section 7	Req'd	Req'd	Req'd	Req'd	Not Req'd	Prohib-ited	NOTE 11	Re-quired	Re-quired
Residential occupancy on ground floor	Prohib-ited	Prohib-ited	Prohib-ited	Permit-ted	Permit-ted	Permit-ted	NOTE 12	Prohib-ited	Prohib-ited
Building Height									
Minimum Height	NOTE 7	0	1 Story	NOTE 7	1 Story	1 Story	NOTE 14	NOTE 7	1 Story
Maximum Height	4 Sto-ries	1 story	25 Sto-ries	4 Sto-ries	4 Sto-ries	3 Sto-ries	25 Sto-ries	4 Sto-ries	4 Sto-ries
Set Backs									
Front - Min	0'	0'	0'	0'	0'	See Section 3	0'	0'	0'
Front - Max	5' NOTE 8	5' NOTE 8	NOTE 9	5' NOTE 8	15'	See Section 3	25' NOTE 13	NOTE 9	NOTE 9
Side	0'	10'	0'	0'	0'	See Section 3	0'	0'	0'
Side/Corner	0'	10'	0'	0'	0'	match adj	0'	0'	0'
Rear	5'	10'	5'	5'	5'	5'	0'	5'	5'

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SECTION 3

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Building Orientation	to Street		to Street	to Street	to Street	to Street	to Lake & Street	to Street	to Street
Accessory Buildings									

Note 1: Setback from the ACOE property shall be 0' (zero feet).

Note 2: Turning radii shall be the smallest radius approved by the Public Works Department

Note 3: Civic/Open Spaces are assumed to be dedicated to a Property Owners' Association unless the Town requests Ownership.

Note 4: "Regular" as used in the MU Ordinance, implies a form as rectangular as practical within existing geographical constraints

Note 5: The maximum block dimension shall be measured as the continuous lot frontage, uninterrupted by streets or public open space.

Note 6: Matched Pattern for tree spacing means that the trees on one side of the street are matched on the other side of the street, symmetrical & same species.

Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.

Note 8: Building front façade may exceed 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.

Note 9: The max Setback from FM 2499 or Silveron is not limited by this Code. Setbacks from Lakeside Parkway (west of FM 2499) must comply with MU-C(1) for front buildings.

Note 10: See Section 7 for street tree planting requirements for front-loaded lots

Note 11: Areas required to be built to commercial standards are identified in the Subzone standards

Note 12: Areas permitting residential occupancy on the ground floor are identified in the Subzone Standards.

Note 13: Restaurants and hotels may exceed the maximum 25' front setback. See Table 3.1.3 for front setback for single family detached lots.

Note 14: The minimum building height for commercial occupancy is one story. Except as exempted below, the minimum height for buildings that include apartments/condos is 5 habitable stories. Buildings exempt from the 5 story minimum include residential units used to screen parking structures, the townhomes referenced in Note 3 Figure 3.3, and buildings of 3 or fewer stories with commercial occupancy on the ground floor.

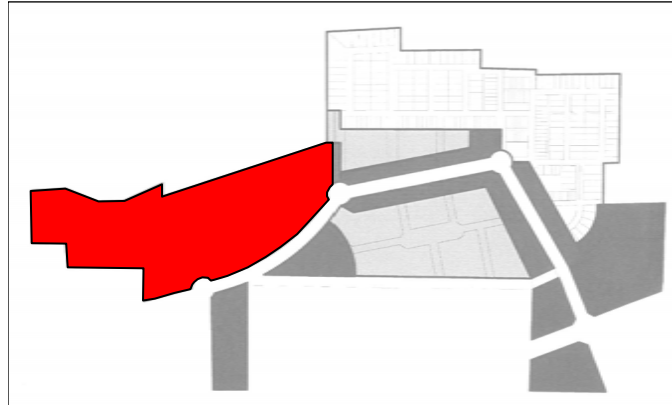
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SECTION 3

TABLE 3.3 BONUS HEIGHT PROVISIONS

SUBZONES MU-C(3) & MU-TEN	
BUILDING HEIGHTS	The MU Ordinance allows taller building heights based upon compliance with a set of criteria. The Bonus Height was established and adopted with the passage of the Lakeside DFW Development Code in 2012, and allowed buildings up to 25 stories in height, based on that criteria. The criteria has not changed with the exception of the modification as described below.
MODIFICATION	The criteria requires a “step-back” of 12’ from the front building façade for all stories above the 5th floor. This provision was intended to alleviate the potential for the “canyon” appearance of tall buildings lining a pedestrian-oriented, human-scaled streetscape. Since the proposed buildings are generally oriented with the shortest façade fronting the street, the facades constitute a small portion of the Sunset Boulevard streetscape, so the pedestrian experience will not be crowded with imposing facades lining the street.
OTHER CRITERIA	The additional criteria, including increased open space, distance to adjacent neighborhoods, integration of buildings and open spaces, remain in place.

SUBZONE STANDARDS**SECTION 3.1.
SUBZONE PLAN
MU-TEN****A: MICROZONE (MZ) NARRATIVE**

Subzone MU-TEN incorporates former Subzones MU-TEN(1), MU-TEN(2), plus an additional 9.0 acres between those subzones.

The Microzones within the Subzone define how portions of each subzone may develop and function. Where minimum commercial or maximum residential land area is required in a microzone, the rules apply to the ground floor or street level occupancy. Floors above the street level may include the same category of use or may differ from the required ground floor land use.

MZ 1: Area is estimated to be approximately 4.6 acres and shall contain a maximum of 50% of land area devoted to residential occupancy and associated parking; MZ 1 must contain the Community Lawn open space (OS 1). Structured parking is permitted below the Community Lawn open space.

MZ 2: Area is estimated to be approximately 3.7 acres including the traffic turnaround for Street I (Sunset Blvd). The MZ shall contain publicly accessible and commercially accessible open space (OS 2) fronting on the western boundary with Grapevine Lake. Structured parking shall be located primarily below street level. Occupancy is projected to be primarily restaurants; no residential occupancy is permitted.

MZ 3: Area is estimated to be approximately 1.0 acre. The open space is intended to function as an extension of the Community Lawn and includes the Sunset Green Amphitheater (OS 3). It will include an amphitheater with benched seating that follows the natural contours of the land and imposes minimal disturbance to the existing trees. The performance area is antici-

pated to be an intimate low-key venue, compatible with the natural setting. Seating capacity shall be determined by the natural features but shall not be less than 125 seats. Lighting and sound system equipment shall be optional. The trail shall connect to OS 2 and OS 4. The area allows up to a maximum of 7500 indoor square feet of commercial occupancy. Parking for any commercial use within MZ 3 must be accommodated below grade or outside MZ 3. No residential occupancy is permitted.

MZ 4: Area is estimated to be approximately 1.7 acres, and contains the existing Sunset Point Observation Plaza. The open space (OS 4) shall connect to the trail and extend to Street I and shall occupy the entire western boundary facing Lake Grapevine. Public open space within the area shall be a minimum of 15% of the land area.

MZ 5: Area is estimated to be approximately 13.6 acres, and includes the existing Lakeside Tower condominiums as well as the existing Trailhead and Boardwalk (OS 5a). The MZ shall also include a village plaza (OS 5b) and the Corner Park (OS5c). Residential occupancy is permitted but single family lots are limited by Table 3.1.1.

MZ 6: Estimated to be approximately 9.8 acres, the area shall include a linear park along the length of Street 13 (Lakeside Village Dr) & Street 14, and may also include private open space for the use of the residents of the single family homes within the Subzone. The south side of Street 13, and the east side of Street I, are required to have commercial occupancy on the ground floor.

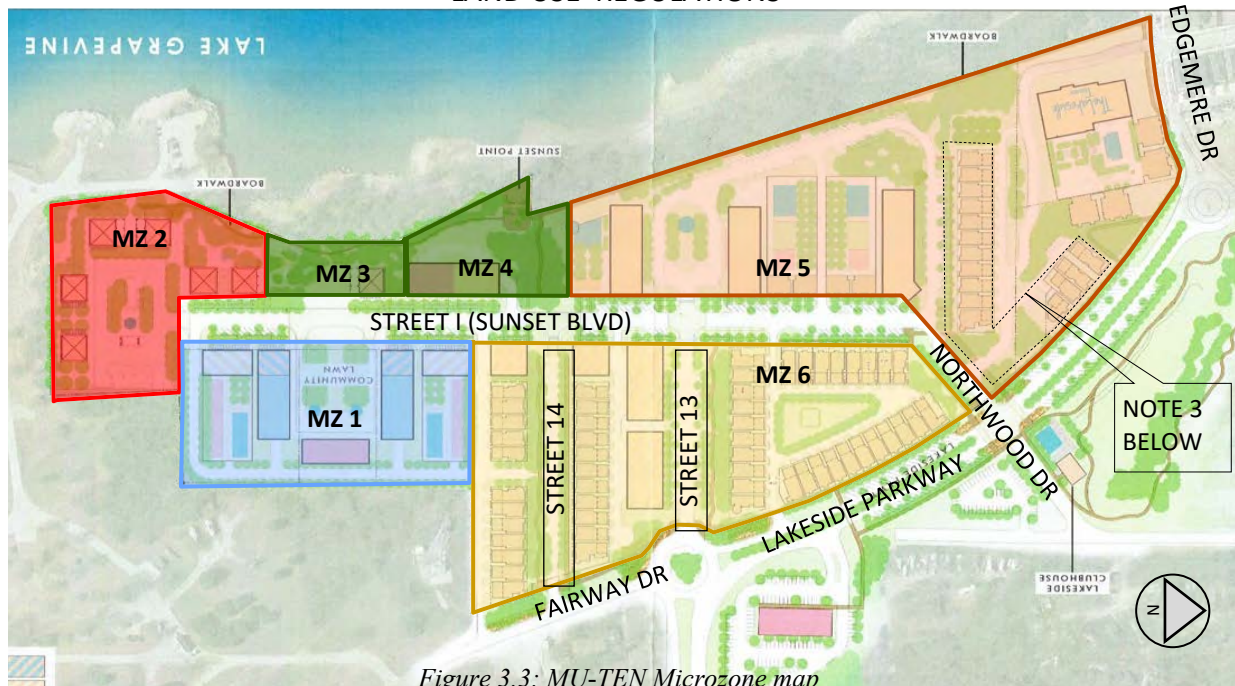
**SUBZONE MU-TEN
LAND USE REGULATIONS**

Figure 3.3: MU-TEN Microzone map

GENERAL LAND USE

TABLE 3.1.1: SUPPLEMENT TO TABLE 3.1 PERMITTED USE TABLE

SUBZONE MU-TEN PROJECTED, PERMITTED AND REQUIRED LAND USES BY MICROZONE

- √ PERMITTED
• REQUIRED
PROHIBITED

MICROZONES	MZ1	MZ2	MZ3	MZ4	MZ5	MZ6	TOTALS
APPROXIMATE SIZE	4.6	3.7	1.0	1.7	13.6	9.8	34.4
COMMERCIAL	•	√	√	√	√	•	
RESTAURANT	√	•	√	√	√	√	
HOTEL	√			√	√	√	
LIVE / WORK UNITS	√				√	√	
RESIDENTIAL LOFTS (UPPER FLOORS ONLY)	NOTE 4			√	NOTE 4	NOTE 5	
APARTMENTS / CONDOS (INCLUDING GROUND FLOOR RESIDENTIAL)	NOTE 4			NOTE 4	NOTE 4		
SINGLE FAMILY RESIDENTIAL ATTACHED (TOWNHOMES)					NOTE 3		
SINGLE FAMILY RESIDENTIAL DETACHED					NOTE 2	√	
OPEN SPACE LABEL	OS1	OS2	OS3	OS4	OS5a b c	OS6	

NOTE1: Street I area is approximately 4.1 acres with no specified land use making the total for the MU-TEN subzone a total of 38.5 acres.

NOTE 2: The maximum single-family detached platted lots is limited to 20 lots within this Micro-zone.

NOTE 3: If attached townhomes are proposed, whether platted

individually or together, then they are limited to Edgemere, Lakeside Parkway and Sunset Blvd, and must be used as a buffer for structured parking, or where shown on Figure 3.3 above.

NOTE 4: Buildings are 5-story minimum height.

NOTE 5: Permitted South of Street 13 only.

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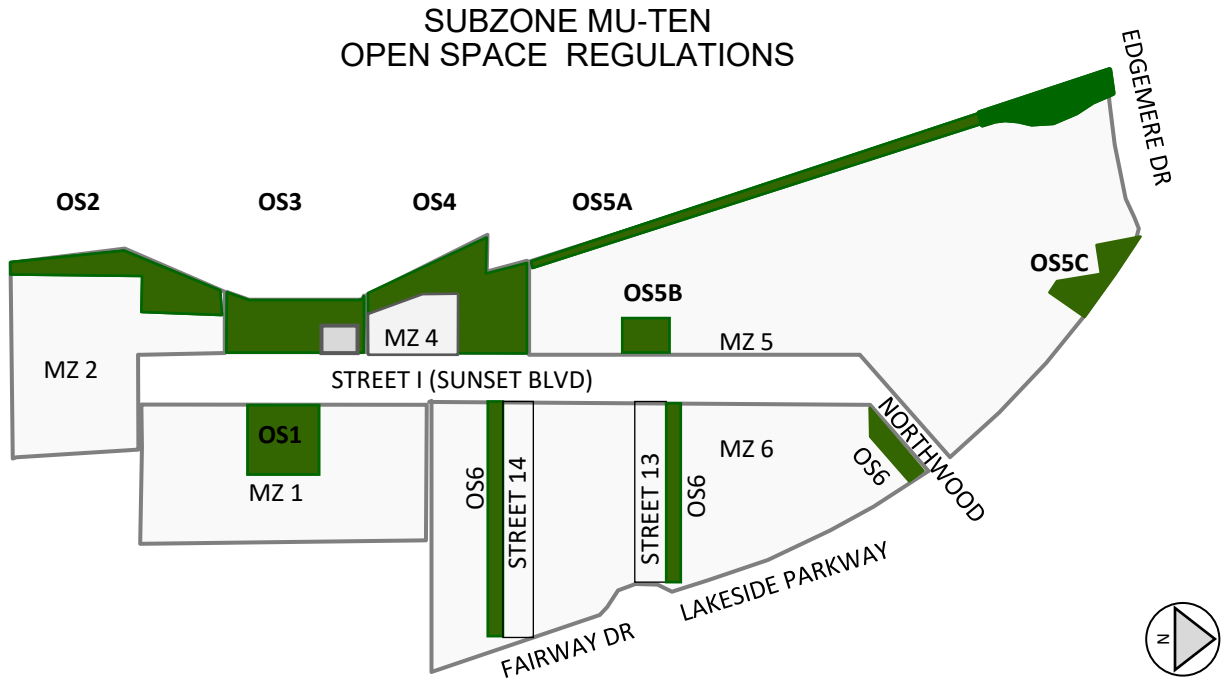


Figure 3.4: MU-TEN Public Open Space Map

TABLE 3.1.2 SUBZONE MU-TEN OPEN SPACE SUMMARY

OPEN SPACE	OS1	OS2	OS3	OS4	OS5a	OS5b	OS5c	OS6	TOTALS
NAME / DESCRIPTION	COMMUNITY LAWN	WATER FRONT BLUFF	SUNSET GREEN AMPHITHEATER	SUNSET POINT	BOARD-WALK	VILLAGE PLAZA	CORNER PARK	LINEAR PARKS	
APPROXIMATE PERCENTAGE OF MICRO-ZONE (MZ) DEVOTED TO PUBLIC OPEN SPACE	8%	8%	70%	15%	3%	1%	2%	3%	9%
MINIMUM AREA (ACRES)	0.4	0.3	0.7	0.3	1.2	0.2	0.3	0.3	3.7
% OF WESTERN BOUNDARY OF MICROZONE DEVOTED TO PUBLIC TRAIL AND OPEN SPACE	NA	60%	100%	100%	100%	NA	NA	NA	92%
TRAIL CONNECTION REQUIRED		YES	YES	YES	YES			YES	

B: OPEN SPACE NARRATIVE

OS-1: COMMUNITY LAWN: This open space fronts on Street I overlooking the amphitheater across the street and provides views of the lake to the west.

OS-2: WATERFRONT BLUFF: This open space is adjacent to the parking structure and is intended to allow pedestrian access to the trail, the waterfront bluff, the parking structure, and the restaurants.

OS-3: SUNSET GREEN AMPHITHEATER: This open space provides pedestrian access to the trail, the amphitheater, and to unobstructed views of Grapevine Lake.

OS-4: SUNSET POINT: This open space includes the existing Sunset Point Observation Plaza and provides a public connection to Street I.

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OS-5a:BOARDWALK & TRAILHEAD: This Open Space includes the existing Boardwalk and trailhead which is accessed from existing Edgemere Road.

OS-5b:VILLAGE PLAZA: This Open Space shall have public access and may occur anywhere within MZ 5 to provide a central open space within the micro-zone.

OS-5c CORNER PARK: This open space occupies the corner fronting the traffic circle at the Edgemere and Lakeside Parkway.

OS-6:LINEAR PARK: This Open Space is situated adjacent to the street ROW for Streets 13 & 14 and serves to buffer the frontage of the residential lots.

**SUBZONE MU-TEN
COMMERCIAL STREETSCAPE REGULATIONS**

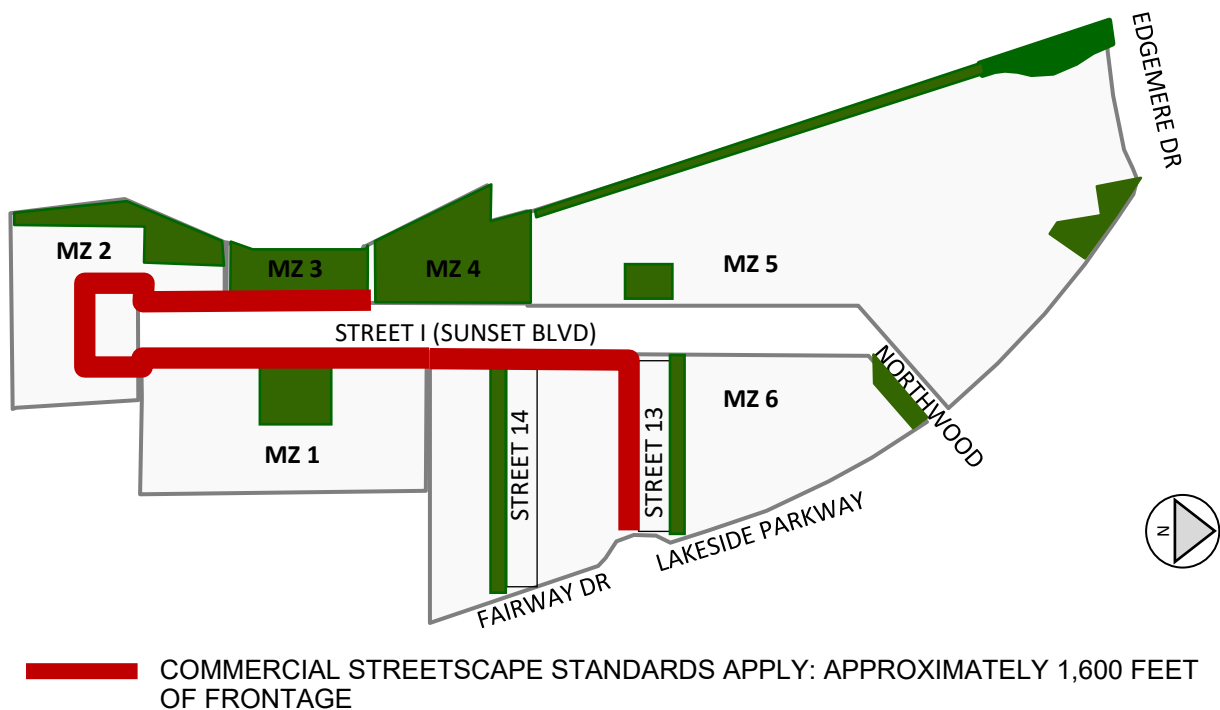


Figure 3.5: MU-TEN COMMERCIAL STREETSCAPE MAP

D: COMMERCIAL STREETSCAPE:

1. All buildings fronting Street I (Sunset Blvd.) in MZ 1, MZ 2, MZ 3, and the south side of Street 13 (Lakeside Village Drive) in MZ 6 must be con-

structed to commercial streetscape standards as described in Section 7 of this Code. Ground floor occupancy fronting Street I within these Microzones is limited to commercial occupancy.

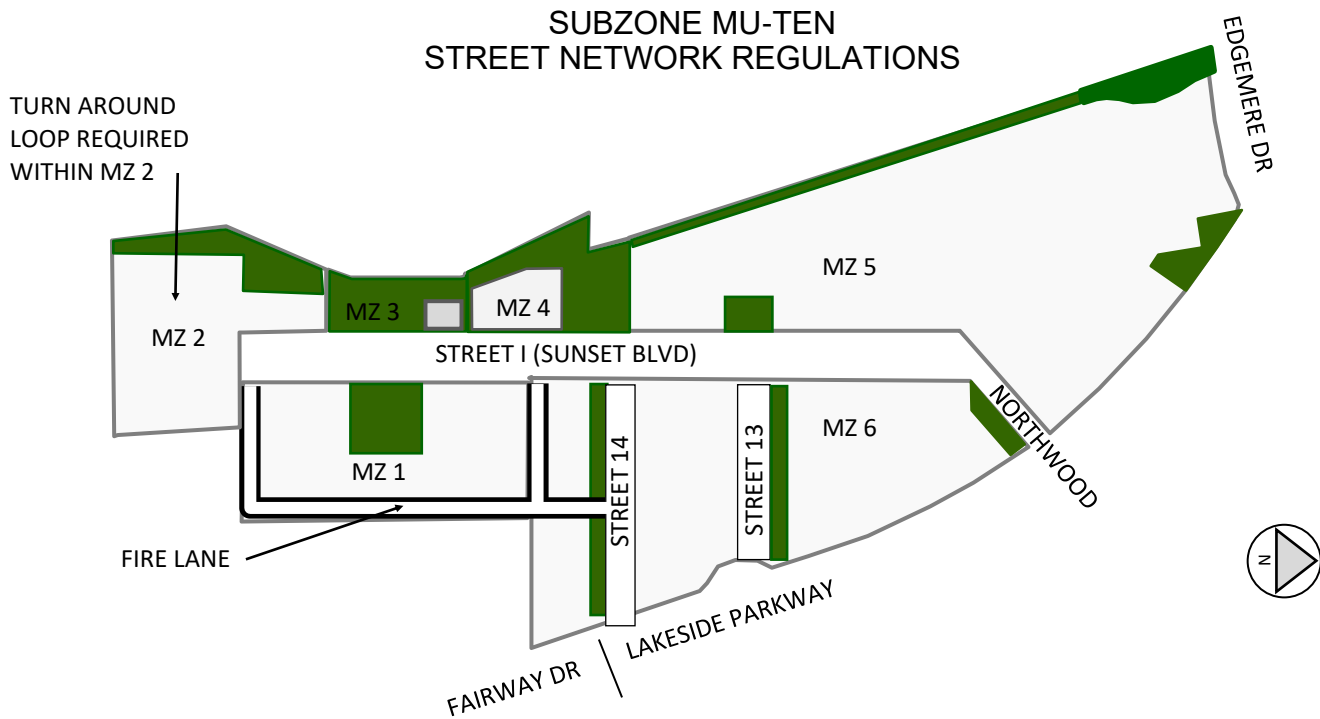


Figure 3.6: MU-TEN Street Network
See Table 4.1 for additional standards on Street types

E. STREET NETWORK STANDARDS

1. The street network shall comply with the minimum requirements in Section 4. Commercial buildings shall provide adequate emergency access via a minimum 26' wide clear travel path for emergency vehicles either within public Rights-of-way or public fire lanes or private access easements complying with minimum fire lane widths.
2. Residential lots shall also comply with emergency access via public rights-of-way providing a minimum 26' wide clear path, and via alleys which may be 20' or narrower in lieu of the standard fire lane provided the Fire Department approves the emergency access plan.
3. One cul-de-sac in MZ6, subject to review and approval by the Town Fire Department, shall be permitted.

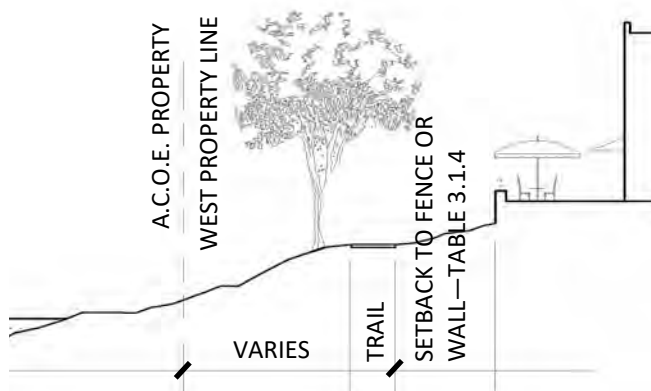


TABLE 3.1.4 PUBLIC ACCESS SETBACK TO WALL OR FENCE	
OS2: WATERFRONT BLUFF	5'
OS3: SUNSET GREEN	2'
OS4: SUNSET POINT	10'
OS5a: BOARDWALK	10'

Figure 3.7: PUBLIC ACCESS EASEMENT: Width shall extend from the east edge of the trail to the west property line. The Public Access Easement should appear to be an integrated element of the site, and not appear to be walled off from the private development.

SUBZONE MU-TEN
PUBLIC ACCESS DEFINITION

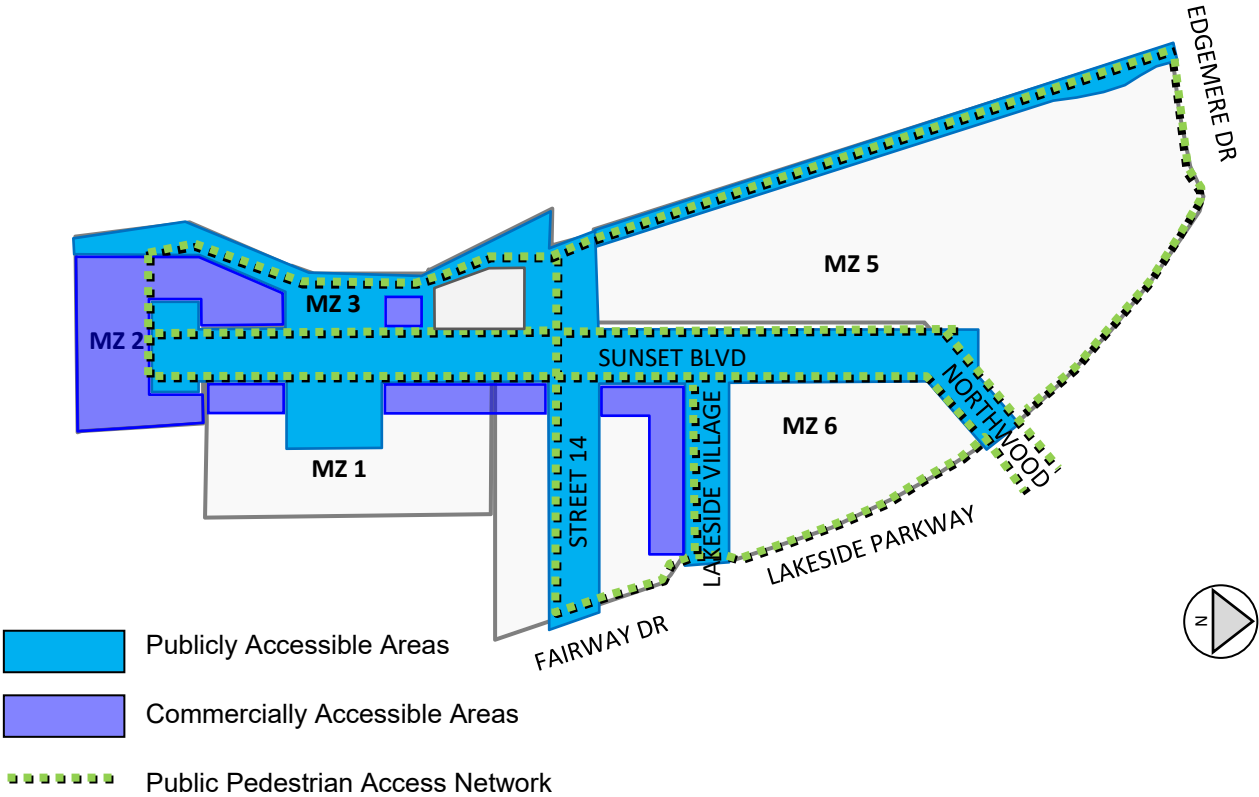


Figure 3.8: MU-TEN Public Access Map

F. PUBLIC PEDESTRIAN ACCESS NETWORK

Public pedestrian access network may include stairs and trails that do not comply with federal ADA standards provided there is an accessible route to commercial destinations.

TABLE 3.1.3: SUBZONE: MU-TEN

MICROZONES MZ 5, MZ 6		SINGLE FAMILY LOTS: ATTACHED AND DETACHED
BUILDING STANDARD		
Maximum Single Family Lots		80
Garage		All the single family lots must be alley served to access the garage.
Maximum Height of SF Homes		3 Stories
Front Set Back		5' minimum; 15' maximum from lot property line.
Minimum Side Set Back		5' one side, 0' other side
Minimum Side Setback Corner Lot		Match front setback
Minimum Rear Set Back		15' from house to property line; 5' from garage to alley.
Porches		May encroach on set-back line
Fences: Front yard		No privacy fences closer to front setback line than the front wall of the home

SUBZONE MU-TEN**G. ARCHITECTURAL STANDARDS****1. GENERAL**

- a. All buildings within the MU-TEN Subzone shall comply with the Architectural standards included in Section 7 of this code, except as amended, supplemented, or modified in this section.

2. SITE DESIGN

- a. Building Primary Entries: Buildings four stories or greater are permitted to have a primary entrance designed as a porte cohere or covered drive to a front door. The porte cohere must be located on a side street, or private drive and may not be located between the building and Sunset Boulevard (Street I) ROW.
- b. Dumpsters and Loading Docks: Dumpsters and loading docks shall be accessed via alleys or secondary streets. Dumpsters and loading docks shall not be readily visible from public streets.
- c. Surface Parking shall comply with Section 6 of this Code.
- d. Structured Parking shall comply with Section 6 of this Code. Structured parking is defined as a parking structure, either above or below grade, and is more than 1 level of parking.
- e. Roundabout #2 Architectural Feature: As required by the approved Site Plan for Lakeside Tower, an architectural feature, element, or other visual focus to the Lakeside Parkway view corridor shall be provided within the traffic circle at the intersection of Lakeside Parkway and Edgemere Drive.

- 3. **DETENTION**: The development will meet the Town's drainage and detention requirements.

4. PARKS, TREES & OPEN SPACE

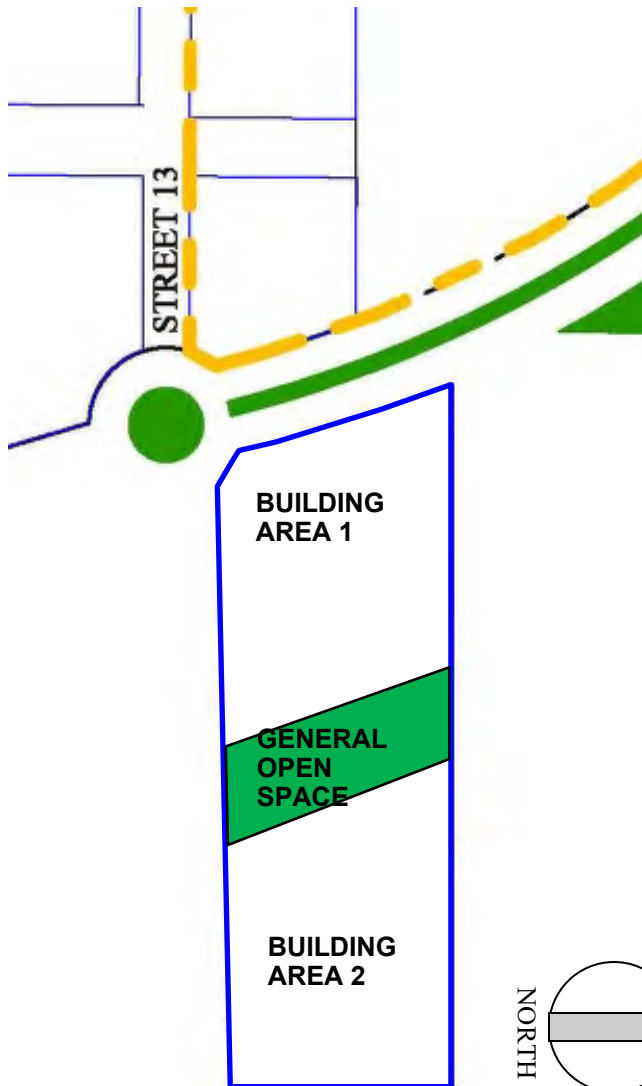
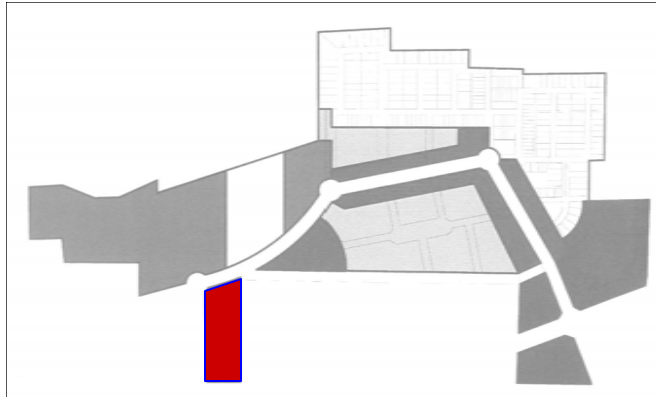
- a. Division 25 of the Mixed Use District standards pursuant to Section 98-905 (c) of the Town's Code of Ordinances shall apply.
- b. Section 98-905.b.2, private open space, shall apply to all residential units except single-family

detached.

- c. This requirement supersedes the standards included in Section 5.3 Paragraphs C, D, and E of this Development Code.

5. BUILDING DESIGN

- a. Bonus Height Provision, ground floor: A minimum of 50% of the ground floor building area shall be built and occupied as non-residential occupancy only. The non-residential occupancy may include lobbies, fitness centers, and other resident services in addition to commercial occupancy.
- b. Ground floor: Shall comply with Section 7 of the Code, except the minimum required floor-to-floor height for Ground Floor Commercial Standards shall be 12' 0" floor-to-floor.
- c. Windows: All windows shall comply with Section 7 except as follows:
 - i. Buildings 4 stories or greater may exceed the maximum glass area up to a maximum of 90% of the building exterior.
 - ii. Buildings 4 stories or greater, may use tinted, mirrored, or opaque glass above the ground floor.
 - iii. Restaurants: Minimum glass area fronting the street shall be 15%; maximum glass area fronting the Lake shall be 90%.
- c. Towers exceeding 4 stories are not required to recess the building 12' from the front building line.
- d. The Exterior Insulation and Finish System, known as EIFS, may only be used above the ground floor and only on buildings 4 stories or taller.
- e. Apartment and condo buildings in MZ1 and MZ5 shall provide structured parking for the residential units. Buildings of 3 or fewer stories with commercial occupancy on the ground floor in MZ6 are not required to provide structured parking.

SUBZONE STANDARDS**SECTION 3.2.
SUBZONE PLAN
MU-C (3)***Figure 3.7: MU-TC(3) subzone map***BUILDING AREA MICROZONES**

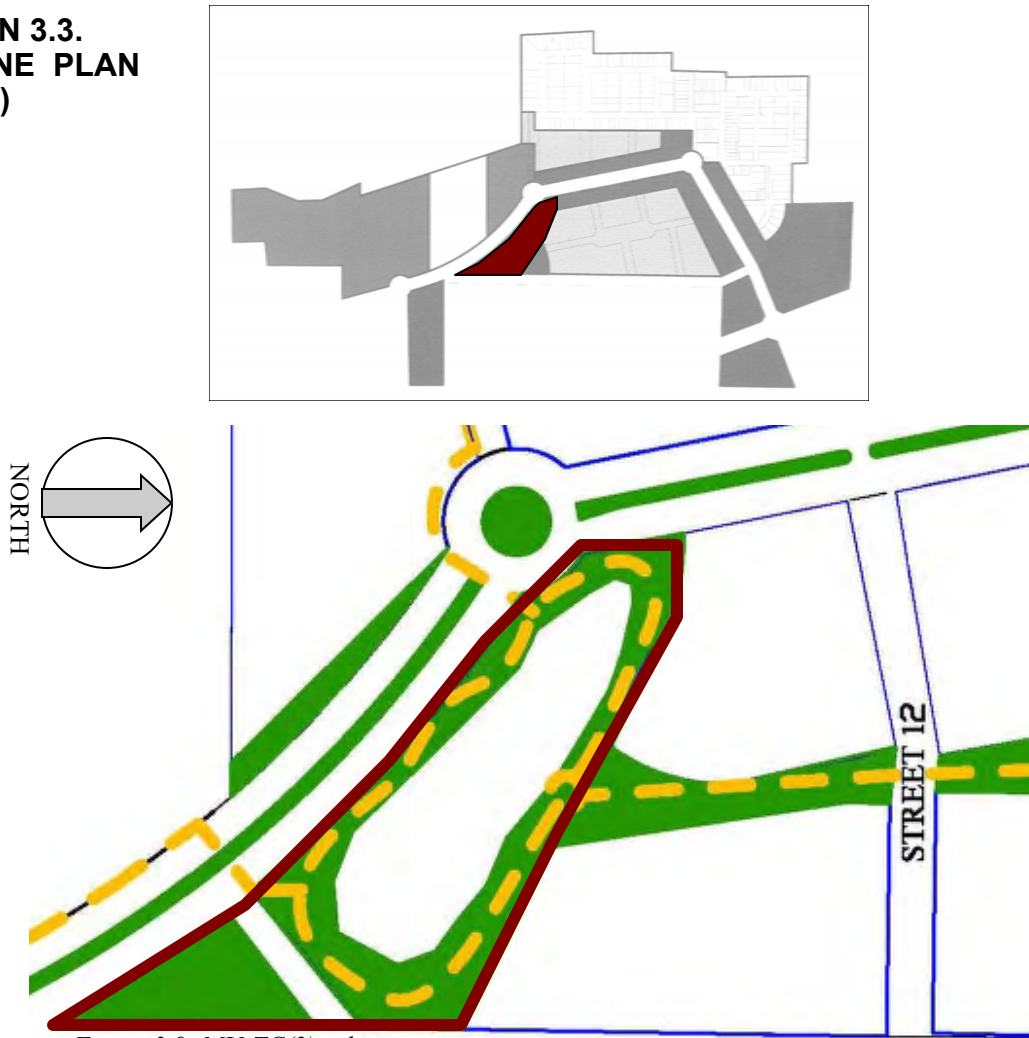
1. These areas are defined by the perimeter of the subzone less the area allocated for General Open Space as required in Table 5.1 for Parks and Open Spaces.
2. Buildings shall comply with Section 3.1.G.5.
3. Structured parking must be screened at the ground floor from Lakeside Parkway and Lakeside Village Blvd by a landscape screen. All levels of the parking structure shall screen cars from view with masonry walls a minimum of 42 inches in height.
4. Surface parking, complying with Section 6 of this Code, shall be permitted.

GENERAL OPEN SPACE

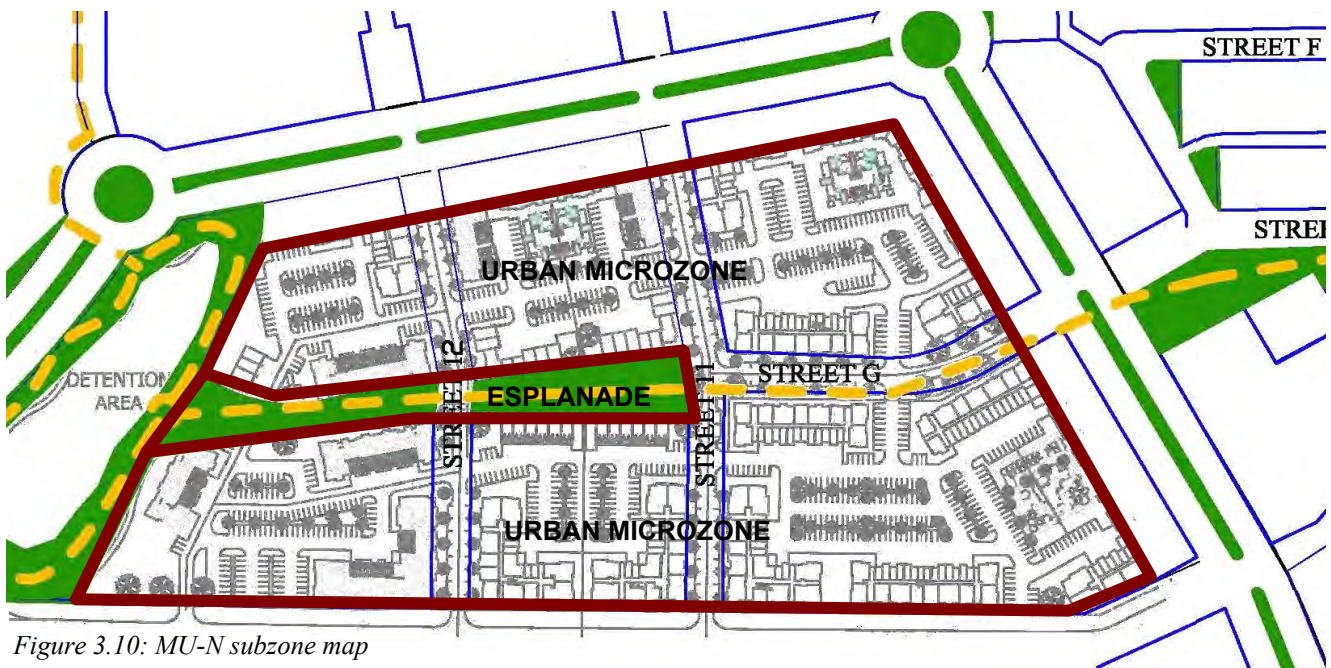
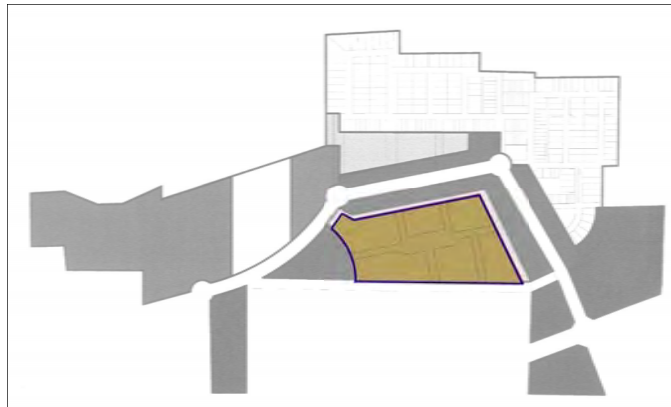
1. The minimum requirements for the General Open Space is in Table 5.1 of the Park Open Space Requirements; but the open space must fully encompass the banks of the stream passing through the site.
2. No parking or streets are permitted in this micro-zone.

SIDEWALK

1. The Subzone frontage along Lakeside Village Blvd. shall provide a 5' sidewalk within the public ROW and street trees where feasible.
2. The Subzone frontage along Lakeside Parkway shall provide a 6' sidewalk with street trees in accordance with the Trail Map in Figure 5.2.

SUBZONE STANDARDS**SECTION 3.3.
SUBZONE PLAN
MU-C (2)***Figure 3.9: MU-TC(2) subzone map***MU-C(2) SUBZONE**

1. This area is defined by the perimeter of the MU-C(2) subzone.
2. This area must include a minimum of 2.4 acres and may include up to 250' of roadway and 40 parking spaces on or near Old Long Prairie Road.
3. See Table 5.1 for minimum trail system requirements.
4. See Section 5 for park and open space minimum standards.
5. This area may be used for detention and retention of storm water.
6. The detention area may be fenced provided the fence does not restrict public access to the Trail System.

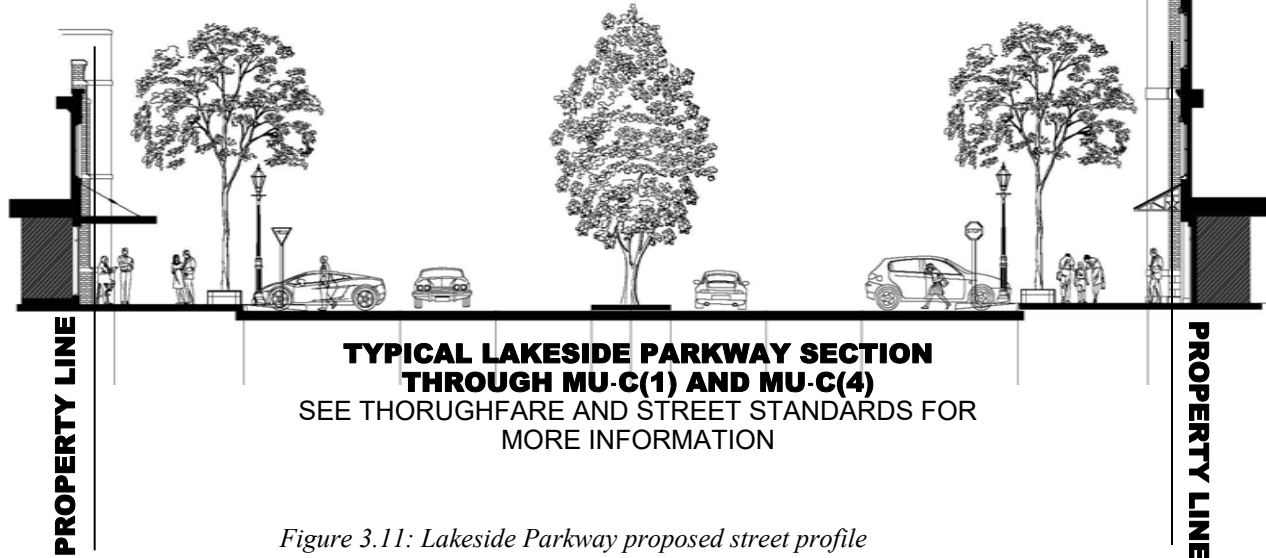
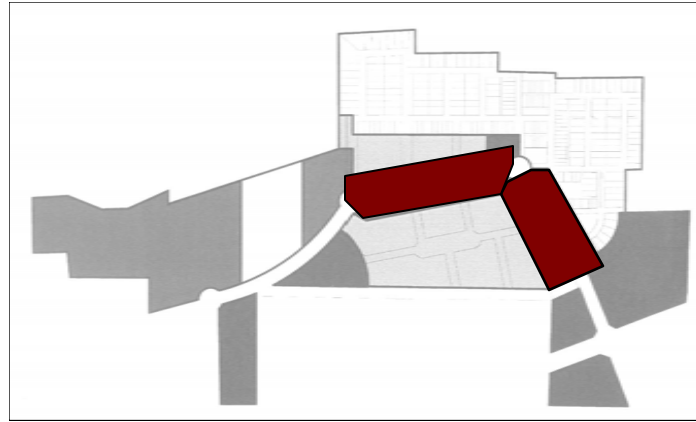
SUBZONE STANDARDS**SECTION 3.4.
SUBZONE PLAN
MU-N(1)***Figure 3.10: MU-N subzone map***ESPLANADE MICROZONE**

1. Generally defined by the urban blocks and residential buildings to the east and west and by Long Prairie park to the south.
2. Park requirements must comply with the park standards defined in Section 5 and in Table 5.1
3. Trail requirements are defined in Section 5 and Table 5.1.
4. Must be a minimum of 1.25 acres and 50' in width.

URBAN MICROZONE

1. Bounded by the MU-C(1) subzone to the north, MU-C(4) Subzone to the west, MU-C(2) subzone to the south and Long Prairie Rd to the east.
2. The Urban Microzone may be subdivided into no fewer than 4 and no greater than 6 blocks.

3. Street 11 and street 12 must align with streets across Lakeside Parkway.
4. At least one street must intersect old Long Prairie Rd to be able to connect to a future roadway from the east that connects to FM 2499.
5. Streets must comply with Section 4 of this Development Code, including on-street parking and streetscape.
6. Buildings must comply with Section 7 for buildings with non-commercial ground floors.
7. Parking inside the residential buildings is permitted provided access to the garage spaces is from the rear façade in the interior of the block.

SUBZONE STANDARDS**SECTION 3.5.
SUBZONE PLANS
MU-C (1)
MU-C (4)***Figure 3.11: Lakeside Parkway proposed street profile***MU-C(1) SUBZONE**

1. The subzone is defined by the frontage along Lakeside Parkway between FM 2499 and the first roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor must also be occupied by non-residential occupancies or remain vacant.
4. The subzone must also include a park complying with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent Subzone.

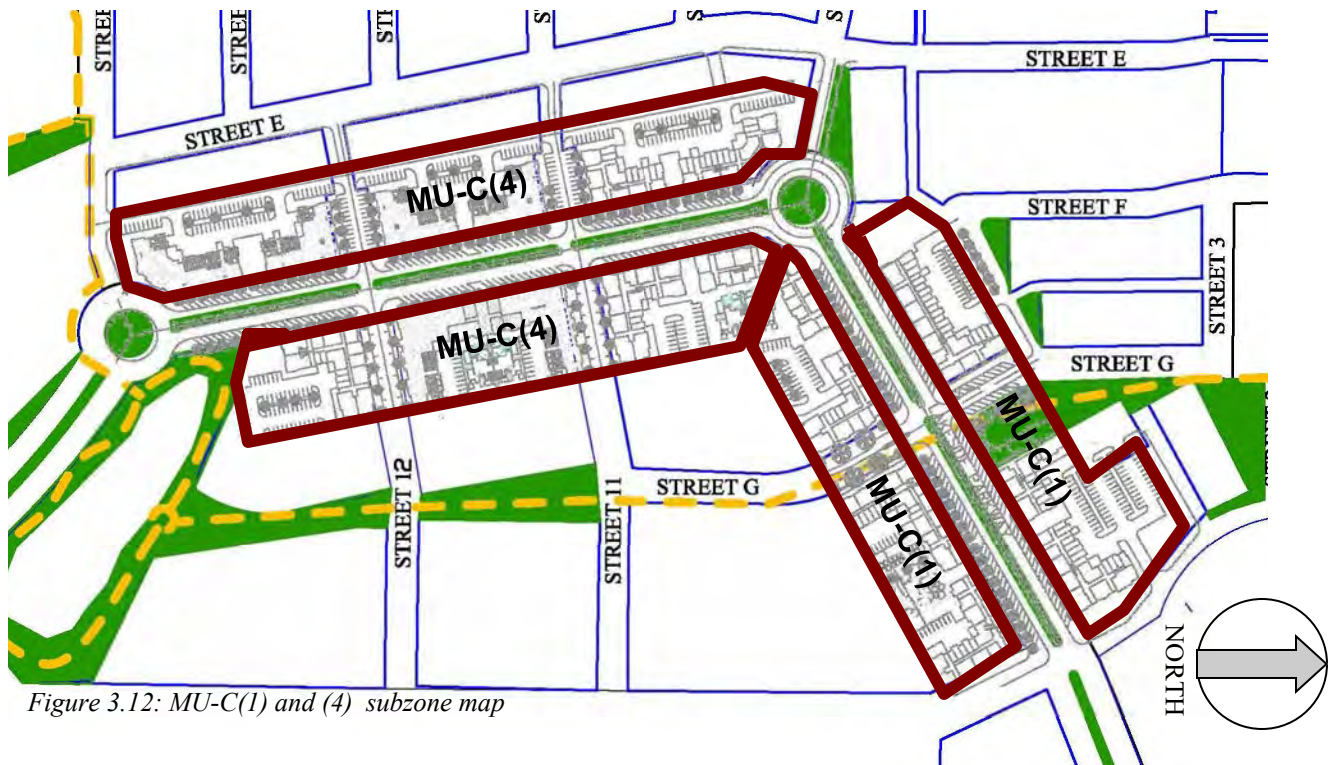
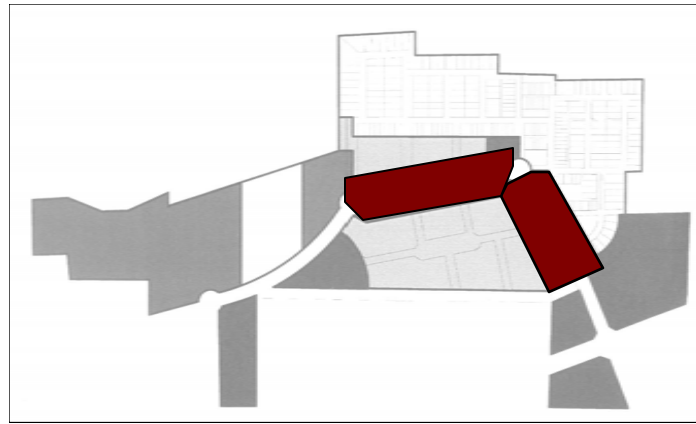
SUBZONE STANDARDS

Figure 3.12: MU-C(1) and (4) subzone map

MU-C(4) SUBZONE

1. The subzone is defined by the frontage along Lakeside Parkway between the first roundabout and the second roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor may be occupied by residential or by non-residential occupancies.
4. The subzone must also comply with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets and must be a minimum of 20' high to the lowest point on the parapet or eave of the roof.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent subzone.

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FLOWER MOUND, TEXAS

SECTION 3

SUBZONE STANDARDS

**SECTION 3.6.
SUBZONE PLAN
MU-TNG**

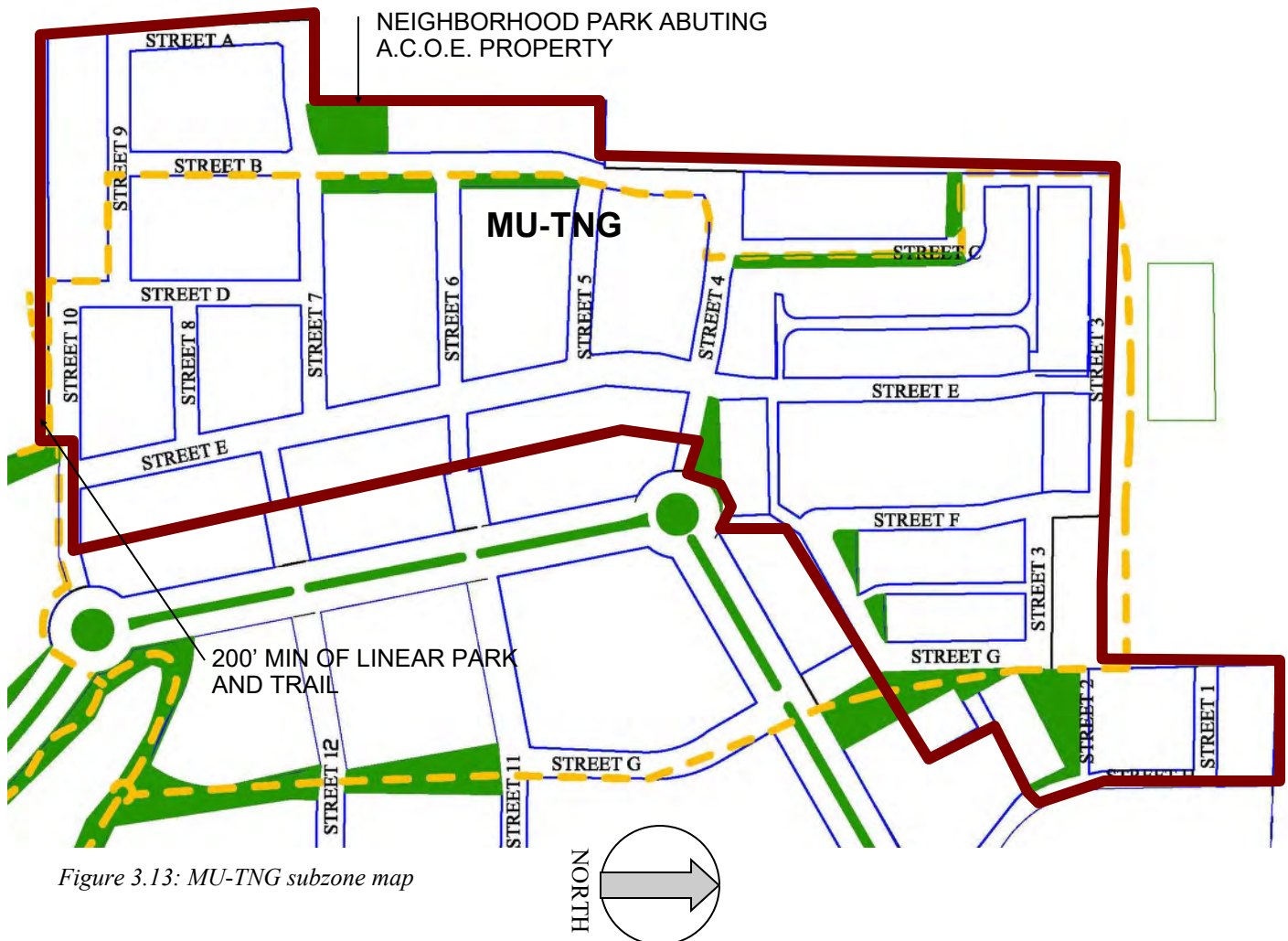
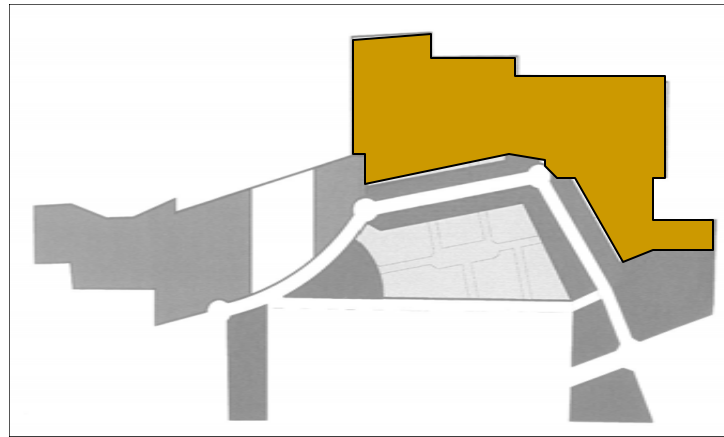


Figure 3.13: MU-TNG subzone map

SUBZONE STANDARDS**MU-TNG SUBZONE**

1. The area is defined by the north property boundary, the west property boundary, the south property boundary, by subzone MU—C(4) and MU-C(1) to the east and MU-TNR(1) to the east.
2. The subzone consists of single family detached lots. Larger lots shall be located to the west of the subzone further from Lakeside Parkway. Smaller lots should be located closer to Lakeside Parkway and serve as a transition area between the Core subzones and the larger lot residential areas.
3. All blocks must be located within 1/4 mile of at least two parks.
4. Lots abutting MU-C subzones shall be served by an alley with parking and garages to the rear of the lots.
5. Required parks must comply with Table 5.1 of Section 5 Parks and Open Space.
6. Lots fronting designated 'A' streets must orient the homes to face the frontage unless the homes are developed in accordance with the alternative compliance rules in these subzone standards. *See Figure 7.8 Alternative Lot Frontage Compliance, Section 7.*
7. Transition between MU-C(4) and MU-NG Subzones shall occur at the alley/parking lot. *See Figure 7.9 in Section 7 on transition between subzones.*

SUBZONE: MU-TNG

MICROZONES	LOTS = or > 60'	LOTS < 60' and = or > 55'	LOTS > 30' and < 55'
BUILDING STANDARD	See Section 7;	See Section 7;	See Section 7;
Garage	Garage cannot exceed 40% of building frontage. Lots may be served by alley or by street.	Lots will be served by alleys or pull-through driveways, with garage in the rear	lots must be served by alleys with garages in the rear.
	Front loaded lots must comply with the requirements for front loaded lots in Section 7; see figure 7.10	Exception: A maximum of 30 lots, less than 60' in width but equal to or greater than 55' may be front loaded provided the lots comply with the requirements for front loaded lots in Section 7; see figure 7.10	
Front Set Back	10' min; 20' max	10' min; 15' max	5' min; 10' max
Side Set Back	5' min	5' min	5' one side, 0' other side
Rear Set Back	15' from house to property line; 5' to ally if alley served	5' to alley paving	5' to alley paving
Porches	May encroach on set-back line	May encroach on set-back line	May encroach on set-back line
Corner lots	Driveway may enter from either street; Setbacks match adjacent	Setbacks match adjacent	Setback on side street matches front setback of same lot
Fences: Front yard	No privacy fences closer to set-back line than the front wall of the home	No privacy fences closer to setback line than the front wall of the home	No privacy fences closer to setback line than the front wall of the home
STREET	See Table 3.2 for permitted street types	See Table 3.2 for permitted street types	See Table 3.2 for permitted street types
PARKING	See Section 6	See Section 6	See Section 6

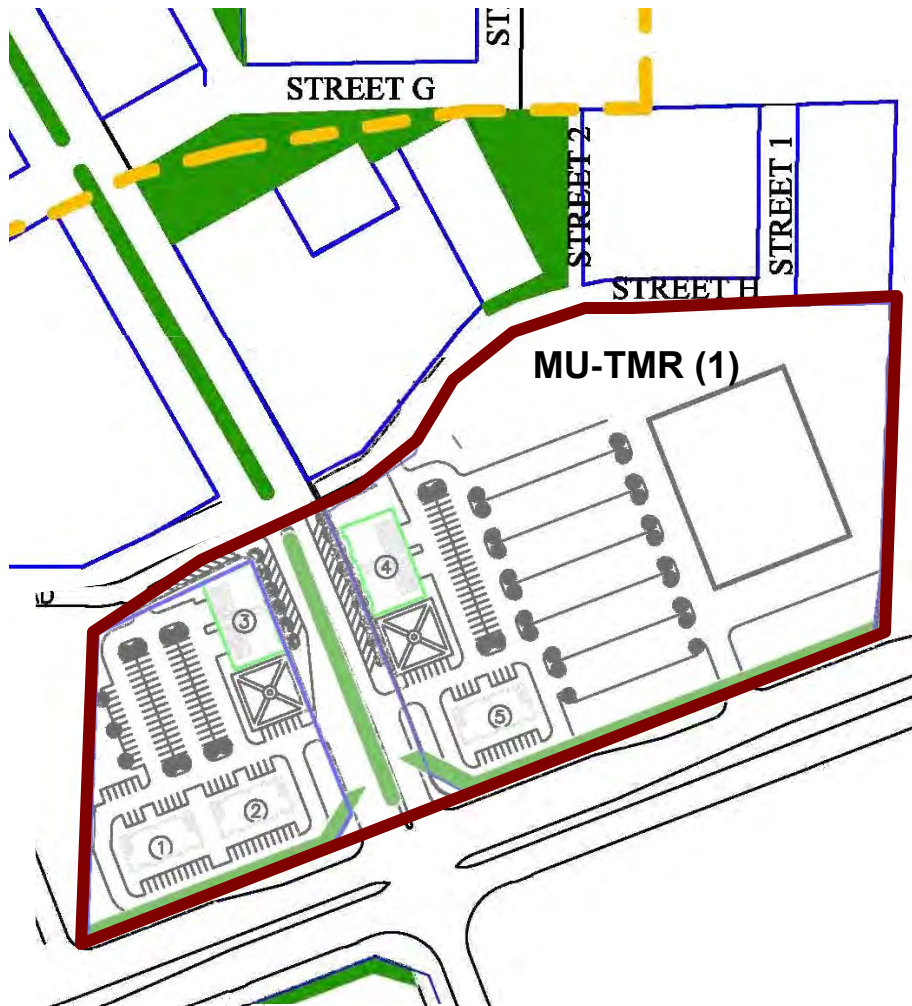
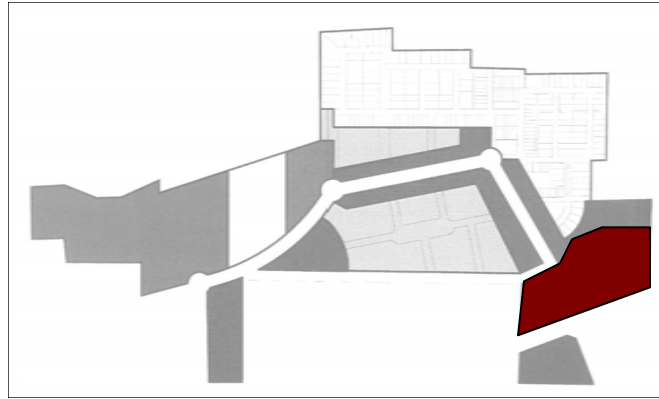
SUBZONE STANDARDS**3.7.
SUBZONE PLAN
MU-TMR (1)**

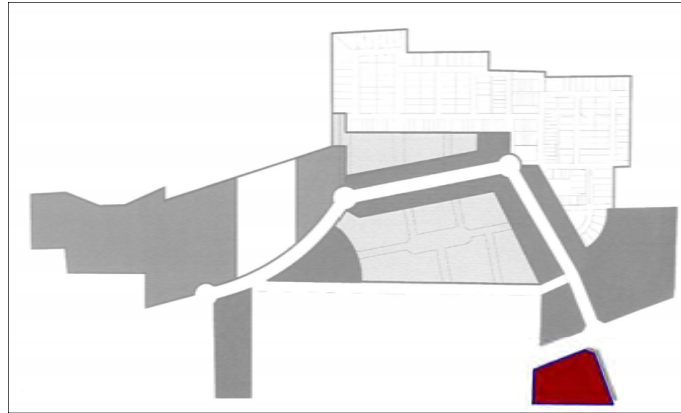
Figure 3.14: MU-TMR (1) subzone map

SUBZONE STANDARDS**MU-TMR (1) SUBZONE**

1. The area is defined by the north property boundary, the east side of FM 2499 ROW, the south property boundary, Long Prairie Rd ROW, MU-C (1) Subzone to the west, and MU-TNG subzone to the west.
2. The minimum depth from Lakeside Parkway is 100'.
3. Lakeside Parkway roadway section may not conform to the MU Boulevard specified in Section 4 of this Development Code due to accommodation for traffic and engineering requirements. Specific deviations from the MU-Boulevard section will be submitted at the time of Site Plan submittal.
4. All Buildings within 100' of Lakeside Parkway shall comply with the development standards in Section 7 of this Development Code and shall be constructed to commercial standards on the ground floor. And consist of two or more stories.
5. Ground floors of all buildings within this Subzone shall be built to commercial standards and shall not contain residential dwelling units. Upper floors may contain residential lofts or office space.
6. Residential units on the ground floor is not permitted.
7. Plazas are required fronting Lakeside Parkway in accordance with Table 5.1 of the Park and Open Space requirements.
8. Buffer yards fronting FM2499 are required in accordance with Section 5 for Parks and Open space.
9. Buildings with a ground floor area greater than 20,000 SF, and greater than 100' in building depth and within 100' of the FM 2499 ROW may comply with Land Development Regulations for C-2 zoning except as specified herein, instead of complying with the Building standards in Section 7 of this code.
10. Surface parking shall be permitted between the FM 2499 ROW and buildings within this subzone.
11. Driveway access shall be permitted from this subzone area to Lakeside Parkway, FM2499, and to any street adjacent to the west perimeter of the subzone (shown in figure 3.14 as Street H).
12. The south block of the MU-MR(1) subzone is required to provide a cross access easement to the property to the south in accordance with the requirements of the Town of Flower Mound provided the property develops as a commercial or mixed use development consistent in quality and occupancy to the subject property.

SUBZONE STANDARDS

SECTION 3.8. SUBZONE PLAN MU-TMR (2)



SUBZONE: MU-TMR (2)

1. The area is defined by FM 2499 ROW to the west, Lakeside Parkway to the north, and the property boundaries to the east and south. The subzone does not directly abut any other subzone.
2. Development is exempt from the building standards defined in Section 7 of this development Code but shall comply with Land Development Regulations for the C-2 Zoning category except as further defined herein.
3. No additional public streets shall be platted within this subzone.

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FLOWER MOUND, TEXAS

SECTION 4

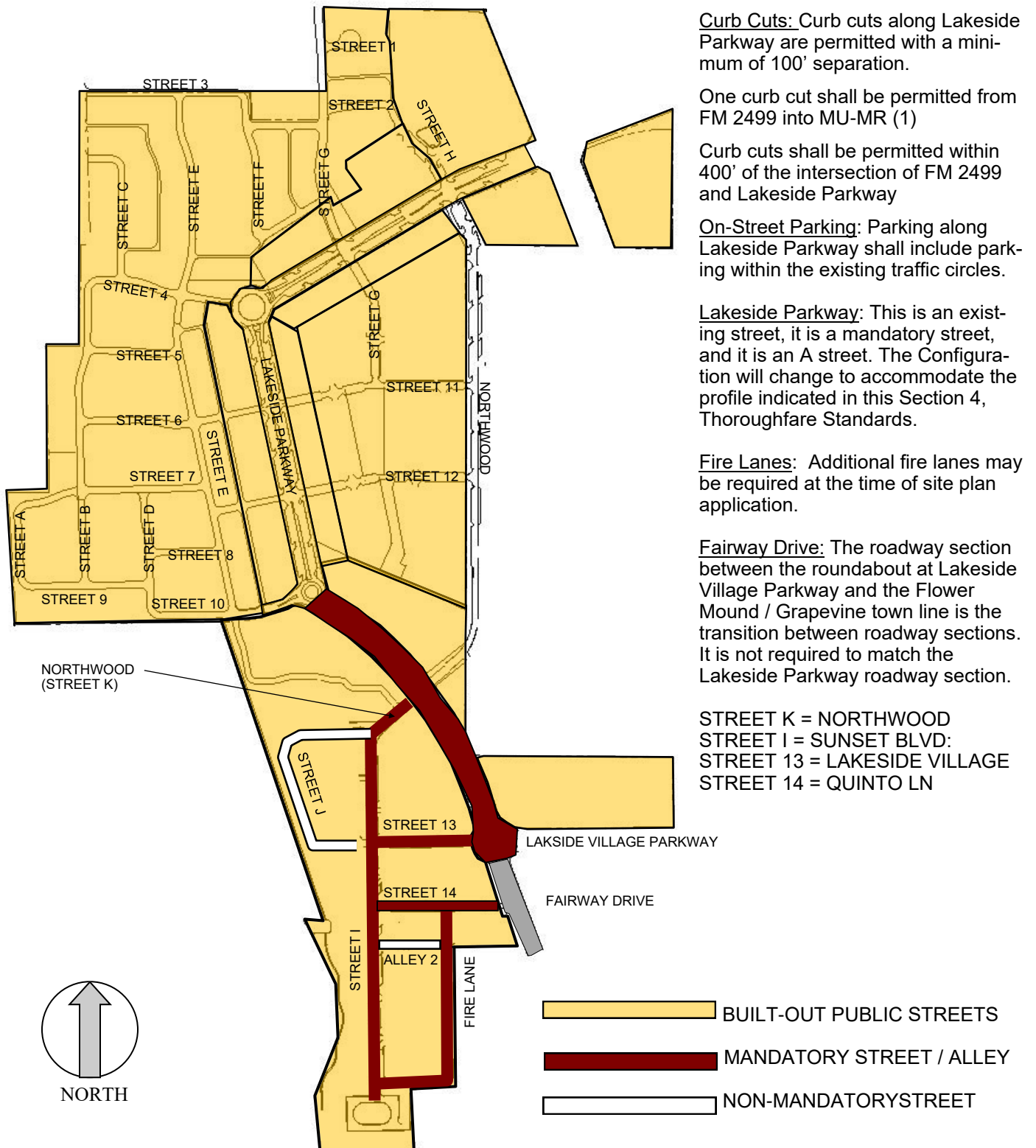
THE STREET AND THOROUGHFARE STANDARDS

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FLOWER MOUND, TEXAS

SECTION 4

FIGURE 4.1: STREET PLAN



SECTION 4: STREET AND THROUGHFARE STANDARDS

- A. Intent: It is the intent of these standards to encourage a street network that is fully integrated with the neighborhood and the traffic patterns and also shares the rights-of-way with other competing modes of transportation including bicycles and pedestrians. It is also the intent to promote the public streets as a public place in their own right, as an attractive place, as a place to walk, a place to meet neighbors, and to spend leisure time and to do so safely.
- B. Street Sections: The street sections are based on the previously designed and approved street sections in Flower Mound, TX.
- C. Mandatory streets: Mandatory streets are those streets required by the Development Code for Lakeside DFW. The requirements for mandatory streets are summarized in Table 4.1 regarding the length and/or connectivity and whether the street is required to meet A street or B street standards. If the street is not mandatory, it can be eliminated or relocated.
- D. 'A' and 'B' Streets: A and B streets constitute a mechanism to identify the hierarchy of streets and thoroughfares, making some of the streets more important and consequently more highly regulated. The regulations include site development constraints as well as architectural regulations. The 'A' streets are listed in Table 4.1, all other streets are 'B' streets.
- E. Traffic: The intent of the development is also to promote intensity of activity around the commercial uses in order to communicate the vibrancy and vitality of the urban environment. The suburban standards for traffic efficiency do not apply to this kind intensity and are in fact antithetical to the effort.

TABLE 4.1 MANDATORY STREETS; A OR B STREETS

STREET	MANDATORY	A OR B STREET	MINIMUM LENGTH / CONNECTIVITY
Lakeside Parkway	YES	A	NA
Street 1		B	
Street 2		B	
Street 3	YES	A	
Street 4	YES	A	Lakeside Pkwy to west boundary
Street 5		B	
Street 6		B	
Street 7		B	
Street 8		B	
Street 9		B	
Street 10	YES	A	From Lakeside Pkwy north 600' min
Street 11	YES	B	From Long Prairie to Lakeside Pkwy
Street 12	YES	B	From Long Prairie to Lakeside Pkwy
Street 13	YES	A	MU STREET: Lakeside to Street I (Lakeside Village Parkway)
Street 14	YES	B	MU LOCAL 2: Lakeside to Street I (Quinto Lane)
Street A	YES	A	400' min abutting west boundary
Street B	YES	A	300' min abutting west boundary
Street C		B	
Street D		B	
Street E	YES	A	From Street 4 to Street 10
Street F		A	
Street G	YES	A	From Lakeside Pkwy to Street 11
Street H		B	
Street I	YES	A	MU STREET 2: 1600' +/- (Sunset Boulevard)
Street J	NO	B	
Street K	YES	B	MU LOCAL 1: Lakeside to Street I (Northwood Street)

The A or B street designation applies to the street **IN ITS ENTIRETY**. Minimum length/connectivity applies only to the site layout. (i.e. If Street E is built beyond street 4, that optional portion must also be Type A street.)

TABLE 4.2 LIST OF STREETS AND DIMENSIONS

	ROW	C-C	Median	Drive Lane	Parking Lane	Minimum Parkway	Minimum Sidewalk
MU Blvd.	120	92	varies	10 x 4	18	5	14
MU Street	91	60		12 x 2	18	5	6
MU Street 2	91	60		12 X 2 + 10	8 & 18	6	6
MU Local 1	60	40		12 x 2	8	5	5
MU Local 2	57	37		10.5 x 2	8	5	5
MU Local 3	50	30		14 x 1	5	5	5
MU Com Alley	20	20		10 x 2	0	0	0
MU Res Alley 1	18	15		15X 1	0	0	0
Fire Lane	26	26		13 x 2	0	0	0
MU Res Alley 2	15	12		12 x 1	0	0	0

ROW = Right-of-way

C-C = Face of Curb-to-Face of Curb, add one foot for Back-to-Back dimension

MU = Mixed Use District

Note 1: Medians may be added to any street section. The Centerline of the street shall equal the face-of-curb of the median.

Note 2: Sidewalk widths are a minimum. They may be increased up to 18 feet in commercial areas and up to 12 feet in residential areas.

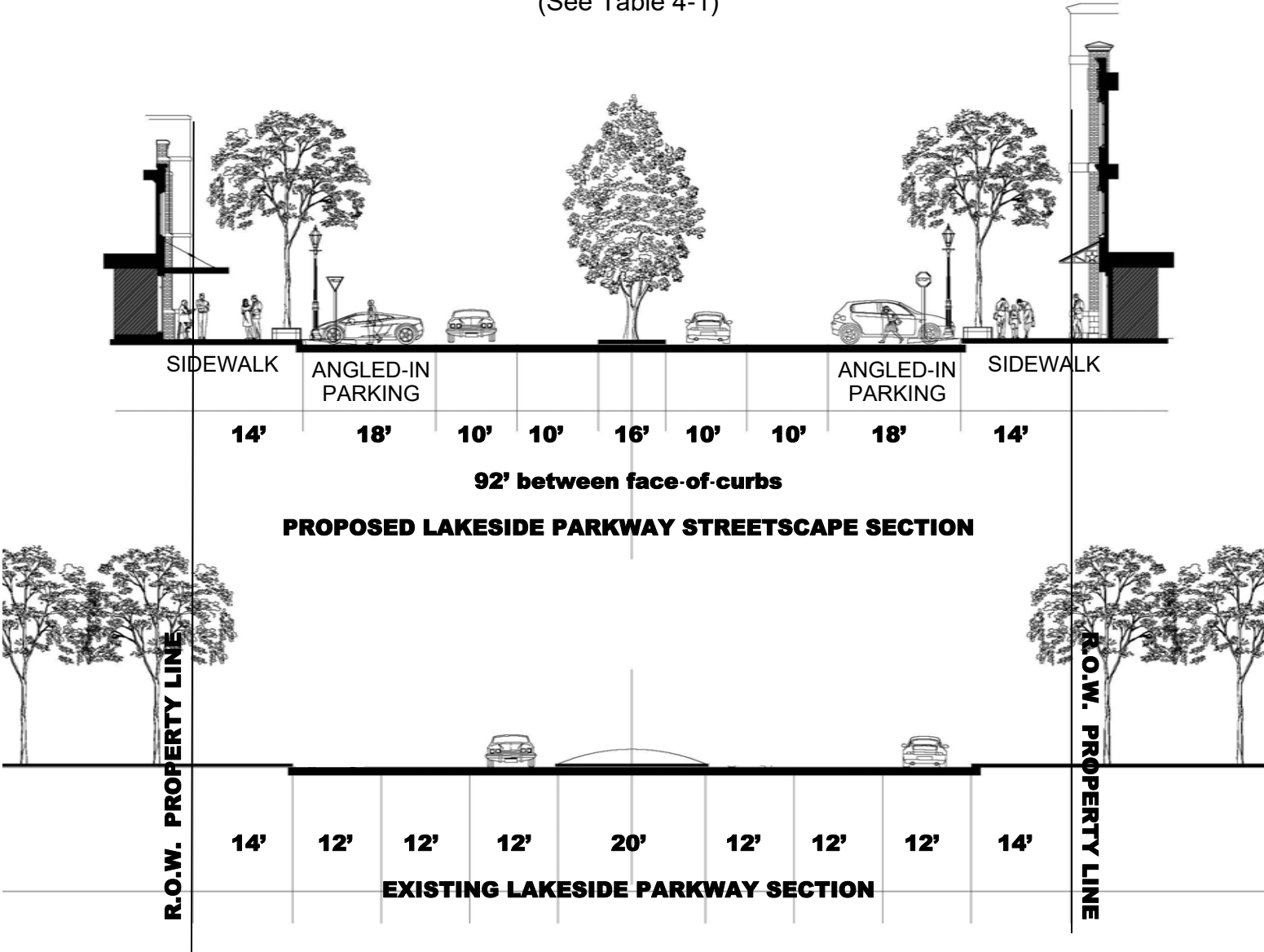
Note 3: Where ROW abuts a park, open space or alignment of the Trail network, the sidewalk may be reduced to 5 feet in width or eliminated.

Note 4: The MU Residential Alley may only serve single family lots.

Note 5: Lakeside Parkway, 14' sidewalk includes the 5' parkway width.

Note 6: ROW may contain conduit crossings under the roadway paving to facilitate irrigation, electrical service, outlets, lighting, controllers, and other services.

STREET AND THOROUGHFARE STANDARDS:
PROPOSED CHANGE TO LAKESIDE PARKWAY
MU BOULEVARD
(See Table 4-1)



The Lakeside Parkway right-of-way is currently 120' wide, with 92' from curb to curb. It contains three 12' lanes in each direction with a 20' wide median.

We propose to change the section to two 11' lanes in each direction and narrow the median to 12' in order to accommodate on-street, angled-in parking.

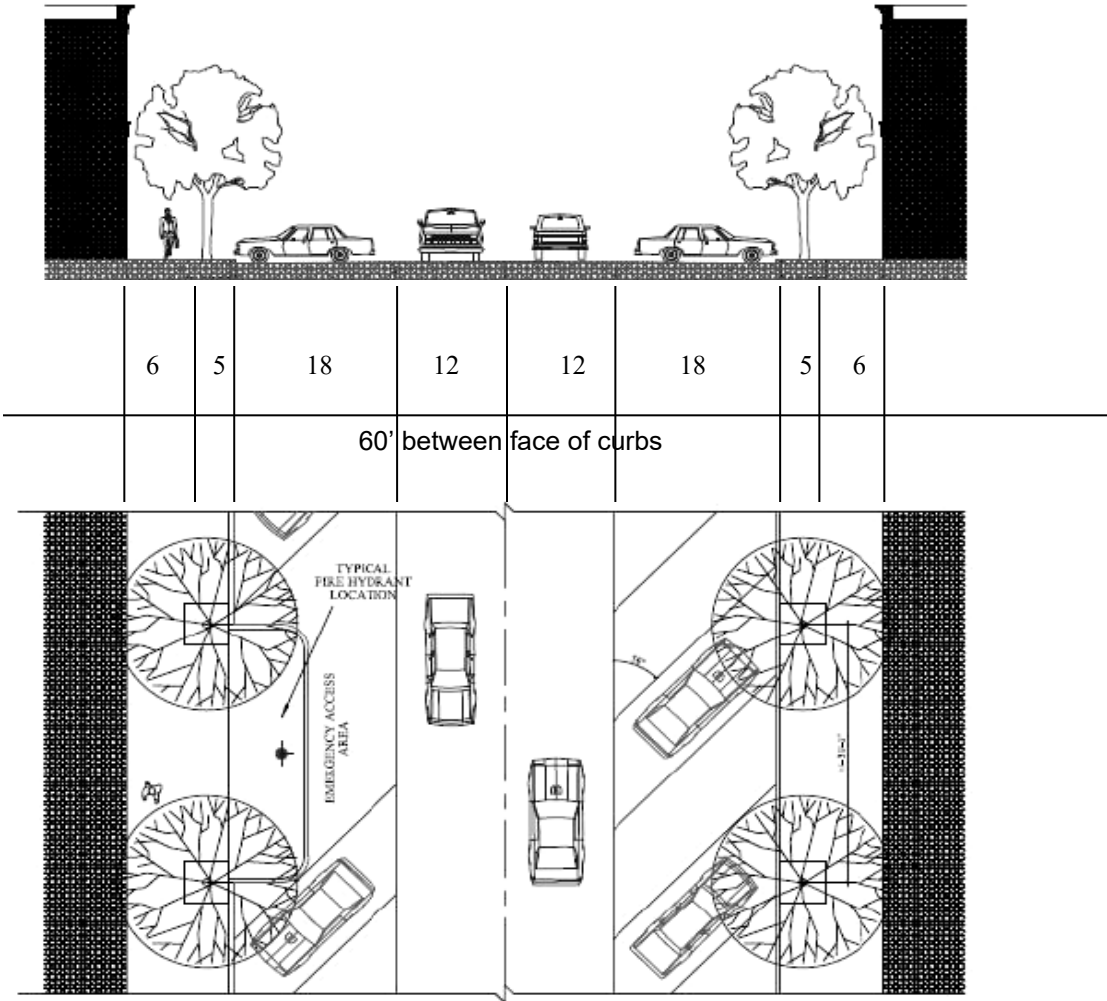
Buildings would be placed within 8' of the

right-of-way property line. This allows the sidewalk to be as narrow as 14' feet or as wide as 22' to accommodate sidewalk dining and merchandising. Public plazas may be incorporated in addition to the setback requirements.

Fronting subzones
MU-TMR(1)
MU-C(1)
MU-N(1)
MU-TEN
MU-C(3)

THOROUGHFARE DESIGN

MU STREET
(See Table 4-1)



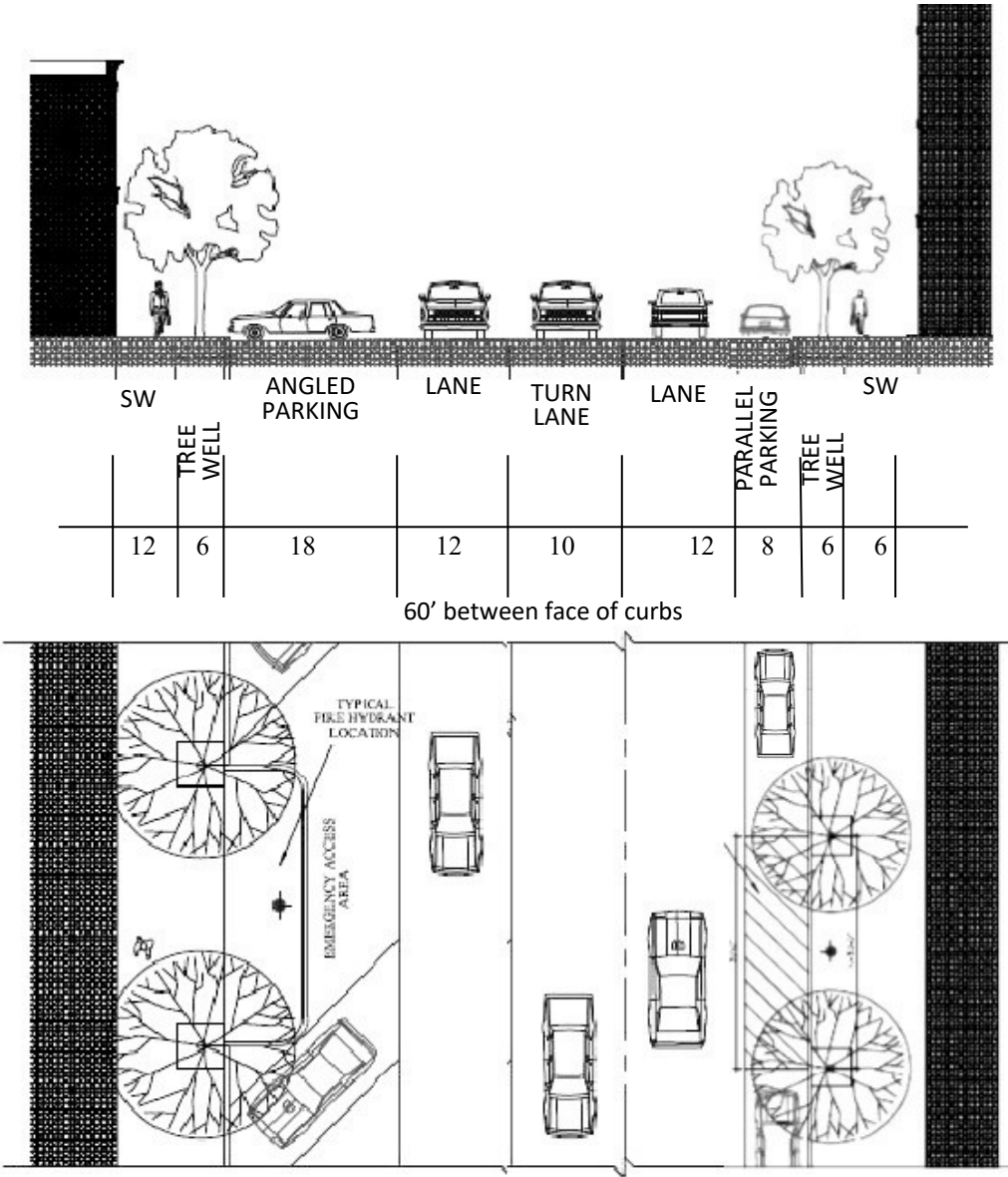
- Permitted in Subzones
MU-TMR(1)
MU-C(1)
MU-N(1)
MU-N(2)
MU-TEN
MU-C(2)
MU-C(3)

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THOROUGHFARE DESIGN

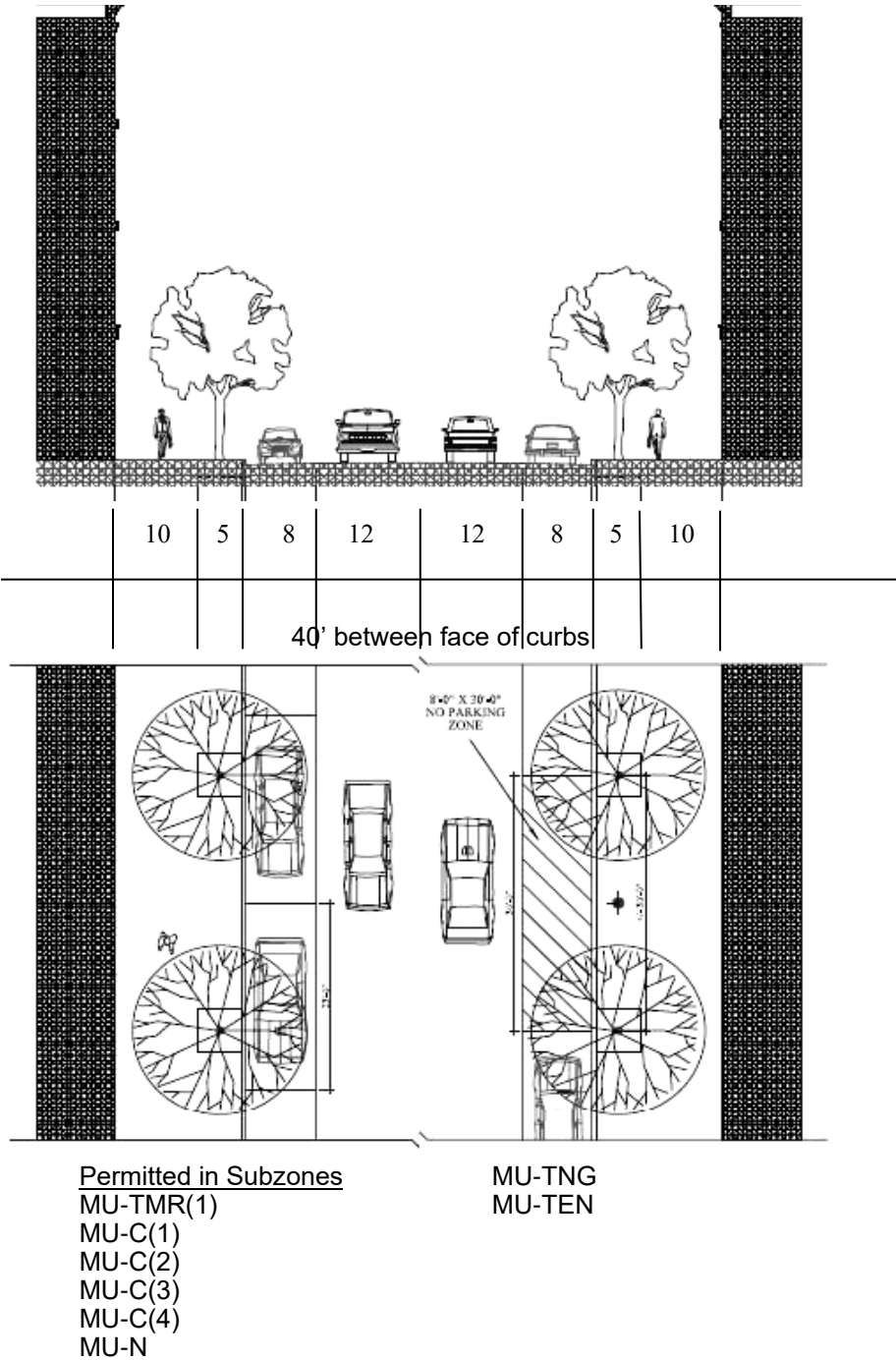
MU STREET 2
(See Table 4-1)



Permitted in Subzones
MU-TEN

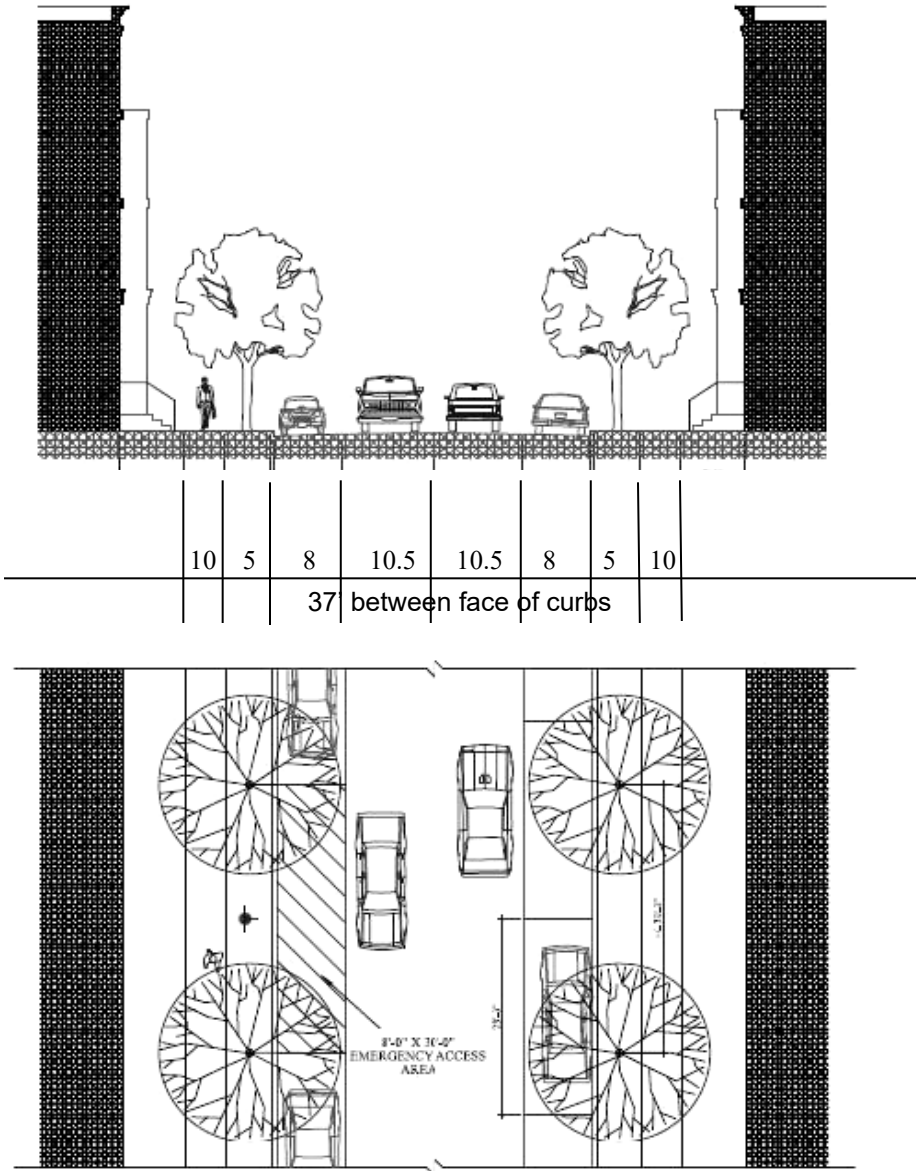
THOROUGHFARE DESIGN

MU LOCAL 1
(See Table 4-1)



THOROUGHFARE DESIGN

MU LOCAL 2
(See Table 4-1)

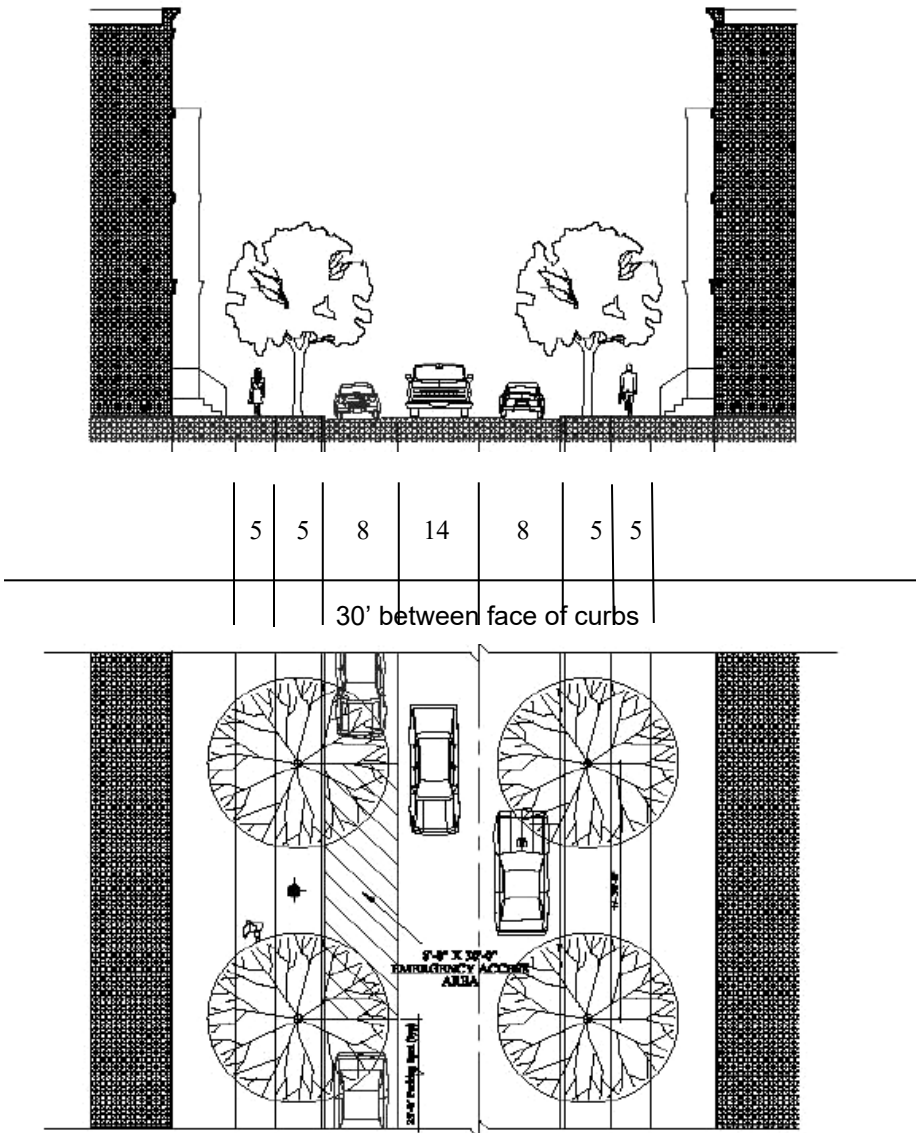


Permitted in Subzones
MU-TMR(1)
MU-C(1)
MU-C(2)
MU-C(3)
MU-C(4)
MU-N

MU-TNG
MU-TEN

THOROUGHFARE DESIGN

MU LOCAL 3
(See Table 4-1)



Permitted in Subzones
MU-N(1)
MU-N(2)
MU-TNG
MU-TEN
MU-C(2)

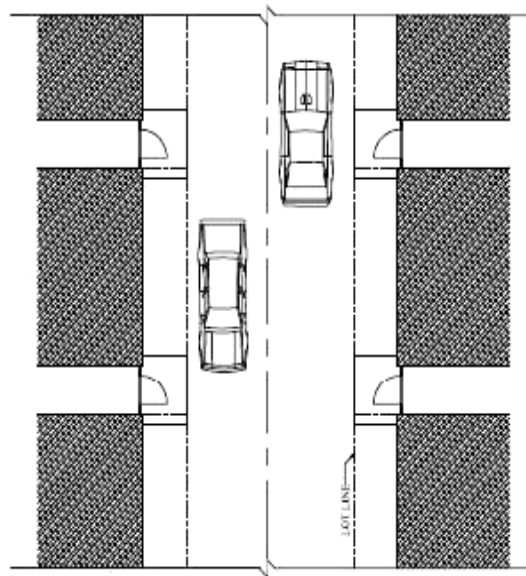
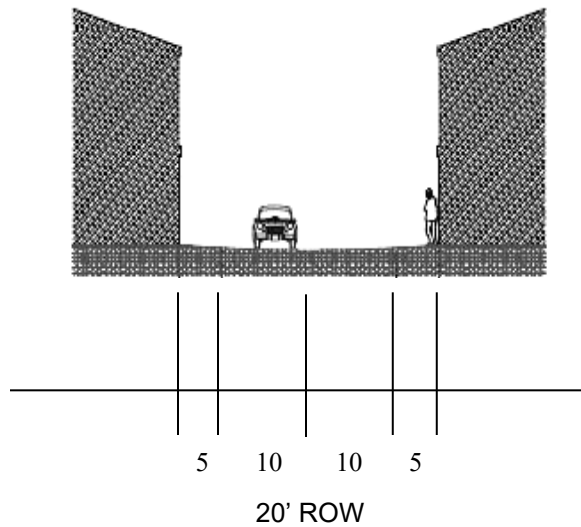
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SECTION 4

THOROUGHFARE DESIGN

MU COMMERCIAL ALLEY
(See Table 4-1)



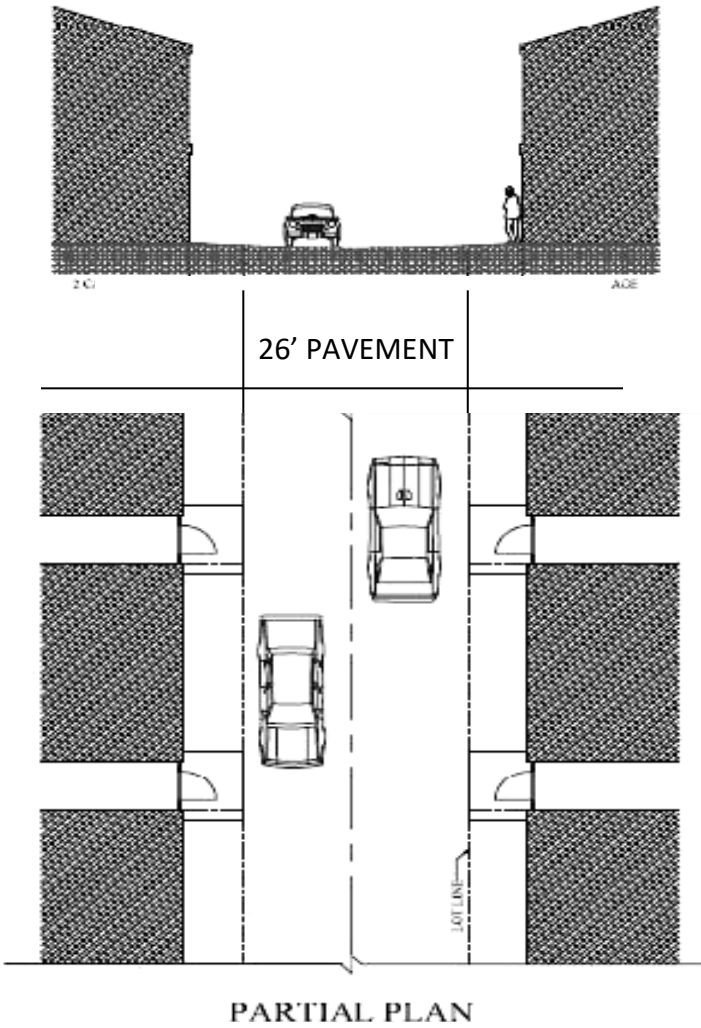
Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-N(1)
MU-N(2)
MU-TEN

MU-TMR(2)
MU-C(2)
MU-C(3)

THOROUGHFARE DESIGN

FIRE LANE
(See Table 4-1)



No parking permitted in Fire Lane

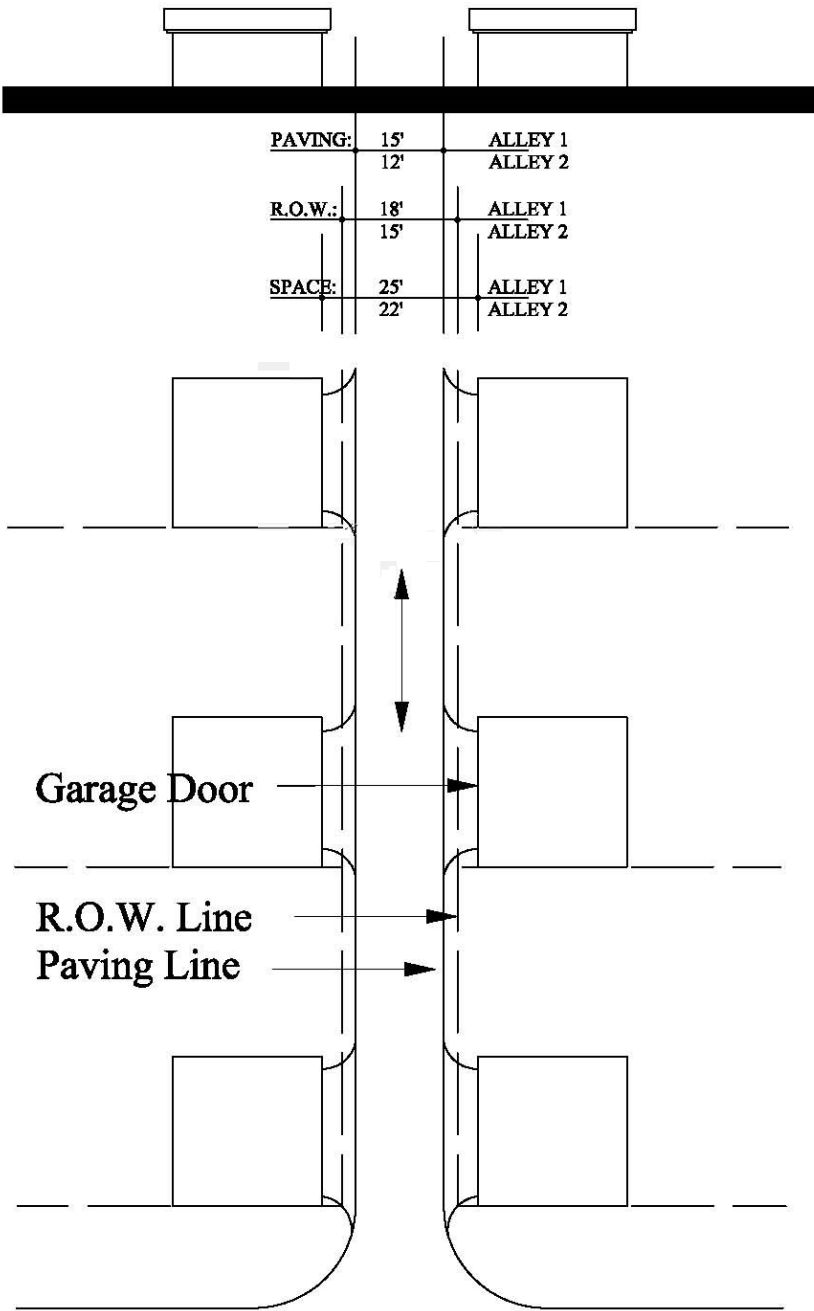
Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-N(1)
MU-N(2)
MU-TEN

MU-TMR(2)
MU-C(2)
MU-C(3)

THOROUGHFARE DESIGN

MU RESIDENTIAL ALLEY 1 & 2
(See Table 4-1)



Permitted in Subzones
MU-N(1)
MU-N(2)
MU-TEN
MU-TNG

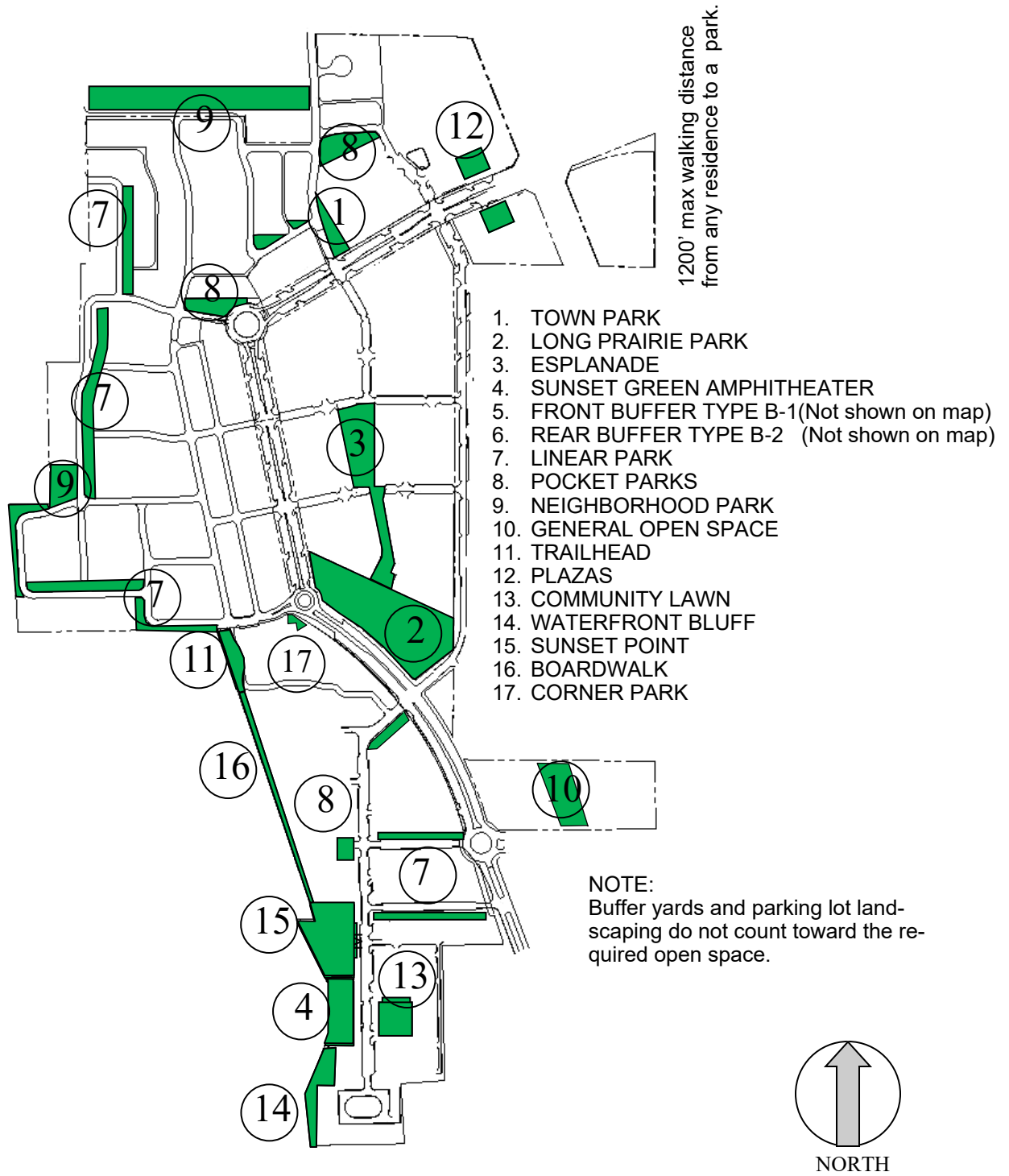
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SECTION 5

CIVIC/OPEN SPACE AND LANDSCAPE STANDARDS

PARKS AND OPEN SPACE
TRAILS
LANDSCAPING

FIGURE 5.1: PARK AND OPEN SPACE PLAN

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TABLE 5.1 OPEN SPACE MINIMUM REQUIRED

SUBZONE TRACTS	ACRES IN SUBZONE	MINIMUM OPEN SPACE REQUIRED: PERCENTAGE	ADDITIONAL OPEN SPACE: PERCENTAGE	MINIMUM OPEN SPACE REQUIRED: ACRES	OPEN SPACE PROVIDED: ACRES	REQUIRED PARK TYPES	MINIMUM NUMBER OF PARKS	MINIMUM AREA PER PARK	MINIMUM PARK AND OPEN SPACE AREA
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The table includes a summary of the completed portions of the Lakeside DFW project and the proposed portions in Lakeside Village.

Line 1 of the summary shows the aggregate acreage in the project permitted to date, the minimum open space required as a percentage of the gross area and as the minimum acres. It also shows the acreage of public open space provided. The total of provided open space only includes the specified park types and does not include Lakewood Park or miscellaneous landscaped areas.

Line 2 summarizes the requirements of Subzone MU-C(3) for the base open space, and the bonus height requirement, and the current allocation of open space subject to change at site plan application.

Line 3 summarizes the requirements of Subzone MU-TEN, including base open space, the added requirement for single family, and the added requirement for bonus height.

1 TOTAL TO DATE	111.0	7.6%		8.51	10.42				
2 MU-C(3)	6.3			0.50	1.50	GENERAL OPEN SPACE	1		0.50
<i>BASE OPEN SPACE</i>	<i>5% OF 6.3 ACRES</i>		0.32						
<i>BONUS HEIGHT</i>	<i>3% OF 6.3 ACRES</i>		0.19						
3 MU-TEN	38.5			3.61	3.70	COMMUNITY LAWN	1	0.4	0.4
<i>BASE OPEN SPACE</i>	<i>5% OF 38.5 ACRES</i>		1.92			WATERFRONT BLUFF	1	0.3	0.3
<i>BONUS HEIGHT</i>	<i>3% OF 38.5 ACRES</i>		1.15			SUNSET GREEN	1	0.7	0.7
<i>SINGLE FAMILY</i>	<i>5% OF 10.6 ACRES</i>		0.53			SUNSET POINT	1	0.3	0.3
						BOARDWALK & TRAILHEAD	1	1.2	1.2
						VILLAGE GREEN	1	0.2	0.2
						CORNER PARK	1	0.3	0.3
						LINEAR PARKS	3	0.1	0.3
PROJECT TOTALS	155.8	8.0%		12.6	15.62	10.0% PROVIDED OVERALL			

This table, and the subsequent requirements, are intended to demonstrate how the aggregate parks and open spaces proposed for Lakeside DFW meet the requirements of the Ordinance LDR 03-08 (the Mixed Use Ordinance) and the Ordinance LDR 05-12 (Modification of park requirements in MU zoning).

Section 98-903 g of the MU Ordinance requires 5% minimum open space plus additional open space in specific categories; and it requires a variety of park types, pedestrian connectivity and access to existing wooded areas.
The requirements contained in this section provide those standards.

5.1 Civic/Open Space Standards.

- A. The following set of tables and illustrations enumerates and describes the standards for the various types of parks and civic/open spaces to be developed as a part of the overall Lakeside project. These categories are as follows:

LAKESIDE DFW OPEN SPACES

- POCKET PARKS
- NEIGHBORHOOD PARK
- LINEAR PARK
- TRAILHEAD
- TOWN PARK
- PLAZAS
- ESPLANADE
- LONG PRAIRIE PARK
- FRONT BUFFER TYPE B-1
- REAR BUFFER TYPE B-2
- GENERAL OPEN SPACE

VILLAGE LAKEFRONT AREA

- OS1: COMMUNITY LAWN
- OS2: WATERFRONT BLUFF
- OS3: SUNSET GREEN AMPHITHEATER
- OS4: SUNSET POINT
- OS5a: BOARDWALK
- OS5b: VILLAGE GREEN
- OS5c: CORNER PARK
- OS6: LINEAR PARKS

- B. The provision of adequate and appropriate civic/open space areas shall be integral to all development in the district. The minimum requirement for civic/open space in the district is five percent of the gross area of the site which shall be dedicated open space. Any open space provided in excess of five percent may be eligible for bonus provisions. Surplus

open space in one subzone may be applied to deficiencies of open space in other subzones, provided the following conditions apply:

1. That the aggregate open space within all final platted property in the MU zoning district does not fall below 5% of the gross platted area; and
2. That the required park types identified in Table 5.1 are included in the platted area; and
3. That the plat complies with the open space standards in Section 3 of this Development Code.

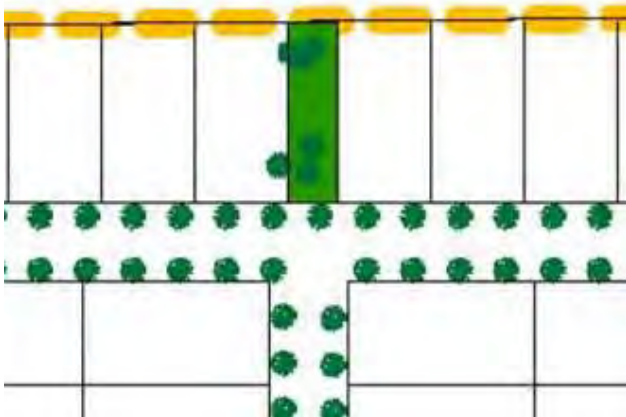
Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves, including floodplain areas. Active sports fields and structured recreational activities shall be limited to less than ten percent of any parks located in the district.

- C. Applicable Standards: Maintenance. Thoroughfare treatments, right-of-way and median landscaping requirements, buffers, street yard landscaping, perimeter area requirements, landscaping of parking lots and structures and all other landscape area requirements as set forth the Code of Ordinances shall not apply in Lakeside DFW, except as set forth in this Section 5. Planting, and maintenance of all landscaping in streets, sidewalks and open space common areas in Lakeside DFW shall be the obligation of the persons owning property in the district and may be managed through a Lakeside Owners' Association.

- D. This development Code includes proposed variances from the existing Land Development Regulations regarding tree preservation, park land dedication and park development fees that are permitted under Ordinances LDR 05-12.

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**RESIDENTIAL POCKET PARKS**

ITEM	STANDARD	REQ'D
#1	Character	Small, intimate, casual atmosphere, suitable for small children.
#2	Minimum size	0.1 acres
#3	Maximum Size	0.25 acres
#4	Perimeter conditions	Public Street Frontage on at least one side, residential fences of lot sides and rear may face the other 3 sides.
#5	Plantings, pattern	Trees and Turf, natural pattern of tree locations. One tree/2000 SF.
#6	Sidewalks/Hardscape	Sidewalks and hardscape optional, no paving for parking permitted
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	At least one of the pocket parks must border the Lake Grapevine ACOE property.
#9	Topography	May be natural grade with slopes greater than 20%
#10	Water feature	No water feature required
#11	Structures	Shade structures and toddler playground equipment optional
#12	Furnishings	Benches and trash receptacles
#13	Lighting	No lighting required
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-C, MU-MR
	Prohibited in Sub Zones:	MU-C, MU-MR



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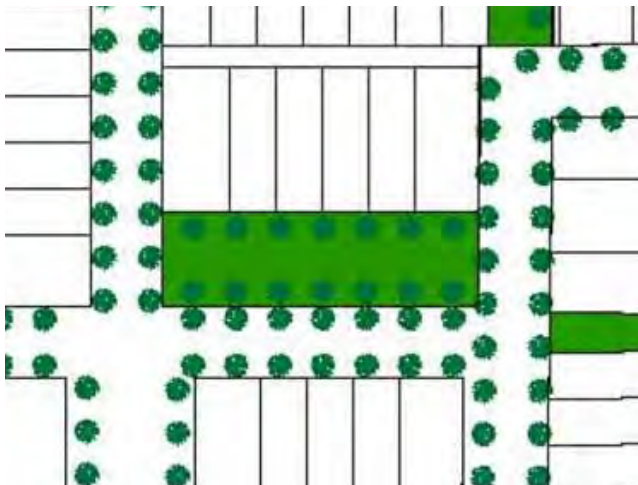
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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

RESIDENTIAL NEIGHBORHOOD PARKS

ITEM	STANDARD	REQ'D
#1	Character	Medium sized, suitable for small gatherings and passive recreation.
#2	Minimum size	0.25 acres
#3	Maximum Size	1.0 acres
#4	Perimeter conditions	Public Street Frontage on at least 2 sides, building front facades must face least 2 sides. Lot Sides or rear may face one side.
#5	Plantings, pattern	Trees and turf, may be a natural pattern of trees or a formal geometric pattern. One tree/ 2000 SF
#6	Sidewalks/Hardscape	Concrete or masonry surface
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	The park should be centrally located or placed on a primary street.
#9	Topography	Must be generally level over most of the park area where people will walk
#10	Water feature	No water feature required
#11	Structures	Shade structures are optional. Playground equipment is discouraged.
#12	Furnishings	Benches and trash receptacles; and items required by trail standards
#13	Lighting	No lighting required, but pathway lighting is desirable.
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-MR
	Prohibited in Sub Zones:	MU-MR



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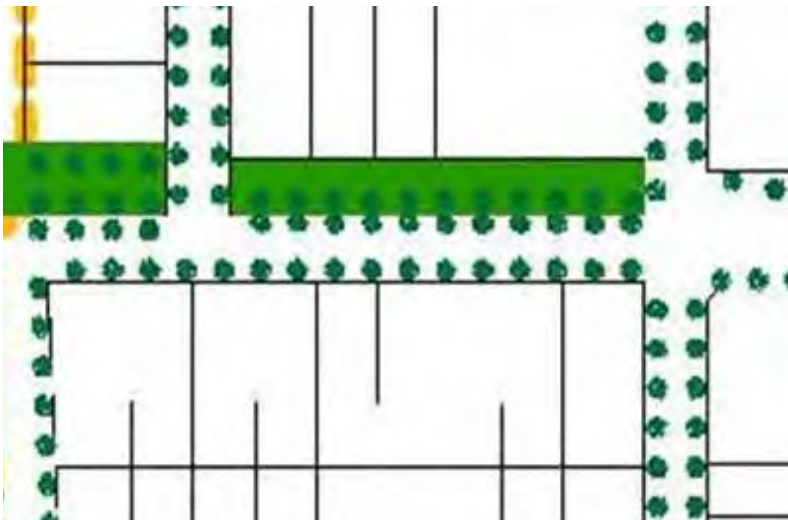
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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LINEAR PARK

ITEM	STANDARD	REQ'D
#1	Character	Linear parks serve to enhance a right-of-way with additional green space and landscaping, incorporating sidewalks and trails.
#2	Minimum size	No minimum area but a minimum of 20' in width.
#3	Maximum Size	No maximum but widths greater than 50' may be better categorized as a different type of park.
#4	Perimeter conditions	The longest dimension plus the ends should front on a public ROW, the remaining perimeter may face private land.
#5	Plantings, pattern	Regular tree placement matching street tree placement. Match street tree
#6	Sidewalks/Hardscape	The length of the park
#7	Trail Connectivity	not required
#8	Location requirements	Must be located adjacent to a public ROW
#9	Topography	Generally must be as level as the sidewalks
#10	Water feature	none required
#11	Structures	none required
#12	Furnishings	none required; unless required by trail standards
#13	Lighting	none required
#14	Other considerations	
	Required in Sub Zones:	MU-NG, MU-TEN
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	None



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY
TRAILHEAD

ITEM	STANDARD	REQ'D
#1	Character This is the transition between the urban character of the Lakeside development and the natural environment of Lake Grapevine, and should incorporate elements of both environments.	
#2	Minimum size 0.15 acres	yes
#3	Maximum Size 1 acre	yes
#4	Perimeter conditions Must be bounded by the Lake Grapevine ACOE property on at least on side, by a public ROW and front facades on another side, and may be adjacent to the sides or rear of buildings or lots on the other sides.	yes
#5	Plantings, pattern Natural placement of trees and plantings, existing trees to remain where possible, some understory growth is permitted to define the wilderness atmosphere.	yes
#6	Sidewalks/Hardscape The Lakeside trail system must traverse the park and connect to the ACOE trail system. A small area for a bike rack and bicycle staging area is also required.	yes
#7	Trail Connectivity Trail connection is required	yes
#8	Location requirements Must be adjacent to the Lake Grapevine ACOE property with connection to the ACOE trail system.	yes
#9	Topography As natural as possible to accommodate the trails	yes
#10	Water feature not required	
#11	Structures not required	
#12	Furnishings Benches, trash receptacles, directory maps, and bike racks.; may be required by trail standards	
#13	Lighting not required but permitted	
#14	Other considerations	
	Required in Sub Zones: MU-EN(3) provided the ACOE allows a trail connection	yes
	Permitted in Sub Zones: MU-NG, MU-EN,	
	Prohibited in Sub Zones: Not applicable to other zones	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LAKESIDE TOWN PARK

ITEM	STANDARD	REQ'D
#1	Character	This is a primary public square for civic and community gatherings.
#2	Minimum size	0.4 acre
#3	Maximum Size	2 acres
#4	Perimeter conditions	The entire perimeter must be bounded by public streets and front facades of residential or commercial buildings.
#5	Plantings, pattern	The planting patterns should be as formal and regular as the geometry of the park will allow. Plant at least 1 tree for each 2000 SF of park.
#6	Sidewalks/Hardscape	There must be sidewalks around the perimeter along the public ROW's and sidewalks through the park from all sides
#7	Trail Connectivity	The park is not required to be on the Lakeside trail system but it is highly desirable
#8	Location requirements	The park must have some frontage on Lakeside parkway.
#9	Topography	The park should be relatively flat and level within the perimeter sidewalks
#10	Water feature	A water feature or sculpture is required as a focal point, but an alternative of equal merit may be substituted
#11	Structures	Shade structures may be added but are not required. Enclosed structures are not permitted.
#12	Furnishings	Benches, trash receptacles are required; and items required by trail
#13	Lighting	Adequate lighting either by sidewalk bollard or by lighting standard is re-
#14	Other considerations	
	Required in Sub Zones:	MU-C(1)
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	None



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

PLAZAS

ITEM		STANDARD	REQ'
#1	Character	Small, hard-surfaced public spaces adjacent to the most intensive occupancies, fronting the major public ROW.	
#2	Minimum size	No min	
#3	Maximum Size	No max	
#4	Perimeter conditions	Building Front or side façade on at least 2 sides of the plaza, Lakeside Parkway ROW on one side. Plaza must be screened from the parking lot by a wall or landscape screen.	yes
#5	Plantings, pattern	Trees may be planted in tree wells. Trees or shade structures should be located to provide some shade adjacent to the building for customers and	yes
#6	Sidewalks/Hardscape	May be paved up to 100%	
#7	Trail Connectivity	Not required	
#8	Location requirements	Must be located between buildings and Lakeside Parkway.	yes
#9	Topography	Generally level	
#10	Water feature	Not required	
#11	Structures	Shade structures or trees at maturity or oriented so that the buildings provide the shade	yes
#12	Furnishings	None required, but should be designed for moveable furnishings; unless	
#13	Lighting	None required, but imaginative alternative lighting solutions are desirable	
#14	Other considerations		
	Required in Sub Zones:	MU-C(1), MU-MR(1)	yes
	Permitted in Sub Zones:	All except MU-NG	
	Prohibited in Sub Zones:	MU-NG	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

ESPLANADE

ITEM	STANDARD	REQ'
#1	Character This is the central green space for the multifamily neighborhood and acts as the unifying element and a place for public gatherings and recreation. The green space may be monolithic or may divided into multiple contiguous pieces divided by roadways.	
#2	Minimum size 1.25 acres; 50' in width	yes
#3	Maximum Size No Maximum	
#4	Perimeter conditions The perimeter is bounded by residential buildings or streets or other parks on all sides. Plant 1 tree for each 3000 SF.	yes
#5	Plantings, pattern Since the area is large, portions of the area may be natural and irregular in the planting pattern but the natural undergrowth is not permitted. Planting consists primarily of turf and trees but shrubbery near the buildings is required and areas of seasonal color is desirable.	yes
#6	Sidewalks/Hardscape Sidewalks within the street ROW may be included in the park. Small seating alcoves may be paved but large paved areas are discouraged.	
#7	Trail Connectivity The Lakeside trail system must traverse the park.	yes
#8	Location requirements The park must be bounded by residential buildings, and it must connect to the Long Prairie Park.	yes
#9	Topography The park should be substantially level unless berms, swales, mounds, or water features are used to enhance the landscaping.	
#10	Water feature A water feature is encouraged but not required.	
#11	Structures Small shade structures are encouraged but not required. Enclosed space is not permitted.	
#12	Furnishings Benches and trash receptacles are required; and items required by trail	yes
#13	Lighting Street lighting should be sufficient, but if the street is located farther from the walkways, low level pathway lighting is encouraged.	
#14	Other considerations	
	Required in Sub Zones: MU-N	yes
	Permitted in Sub Zones: MU-N	
	Prohibited in Sub Zones: All except MU-N	

PARK AND OPEN SPACE STANDARDS**THE ESPLANADE**

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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LONG PRAIRIE PARK

ITEM	STANDARD	REQ' D
#1	Character This area includes some floodplain and should remain as natural as possible and still fulfill its function as the park amenity as well as floodplain and detention area. To the extent permitted by local, state and federal regulation, the underbrush should be cleared, the grades smoothed to facilitate pedestrian use and hydraulic requirements. Turf shall be planted in the large areas of open space that are relatively level.	
#2	Minimum size 2.4 acres	yes
#3	Maximum Size No maximum	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening are most desirable placed closely together. Along 2499, the tree canopy is more desirable to permit views into the development.	yes
#6	Sidewalks/Hardscape A trail may lead down to a water feature, other paths should be natural turf or crushed stone paths except for the Lakeside Trail system.	
#7	Trail Connectivity The park must connect to the Lakeside Trail System.	Yes
#8	Location requirements Where a transition between uses is needed	
#9	Topography Natural topography should be maintained as much as possible, with no disturbance of slopes over 12%.	
#10	Water feature A water retention pond may be maintained within the park, including a dock feature for interaction with the water.	
#11	Structures Shade structures are permitted. Some enclosed structures are permitted for seasonal or recreational use such as snow cone sales or other kiosk-type uses. No parking is permitted within the park, all parking must be on-street adjacent to the park.	
#12	Furnishings Benches and trash receptacles are permitted, picnic tables are not permitted; See items required by trail standards	
#13	Lighting Lighting is permitted but not required.	
#14	Other considerations May be used to accommodate a Homeowners' Association Clubhouse, and/or a dog park.	
	Required in Sub Zones: MU-C(2)	
	Permitted in Sub Zones: Not applicable	
	Prohibited in Sub Zones: Not Applicable	

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**BUFFERS - B-1**

ITEM	STANDARD	REQ'
#1	Character This is the space separating differing uses and serving as a transition where walls would be inappropriate. The B-1 buffer is generally a front or primary buffer between an arterial roadway and the front of the project. It is generally landscaped with trees, shrubbery and seasonal color.	
#2	Minimum size Minimum buffer width between a parking area and FM 2499 is 15'	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening. Along 2499, a higher tree canopy is more desirable to permit views into the development under the tree canopy from the arterial.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed, particularly along FM 2499	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures None required; signage permitted	
#12	Furnishings None	
#13	Lighting None required, lighting permitted from ground mounted lighting	
#14	Other considerations Driveways are permitted to cross Buffers	
	Required in Sub Zones: MU-MR	
	Permitted in Sub Zones: All	
	Prohibited in Sub Zones: None	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

BUFFERS - B-2

ITEM	STANDARD	REQ'D
#1	Character This is the space separating differing uses and protecting one use from the impact of another use. Walls are permitted. The B-2 buffer is generally a rear or side buffer. It is generally landscaped in conjunction with a wall or solid visual screening.	
#2	Minimum size Minimum buffer width between a residential and a commercial use is a 6' to 8' high masonry wall with a landscaping strip that is 3' minimum in width.	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the single family detached lots from the commercial service areas, but may be used in other situations.	
#5	Plantings, pattern Solid hedges and smaller trees placed closely together providing strong visual screening is most desirable.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures Masonry walls, between 6' and 8' in height	
#12	Furnishings None	
#13	Lighting None required	
#14	Other considerations Pedestrian and vehicular passages are permitted in the buffers.	
	Required in Sub Zones: MU-MR only if the rear of the commercial development abuts single family detached lots.	
	Permitted in Sub Zones: All	
	Prohibited in Sub Zones: None	



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PROPOSED PARK TYPOLOGY

GENERAL OPEN SPACE

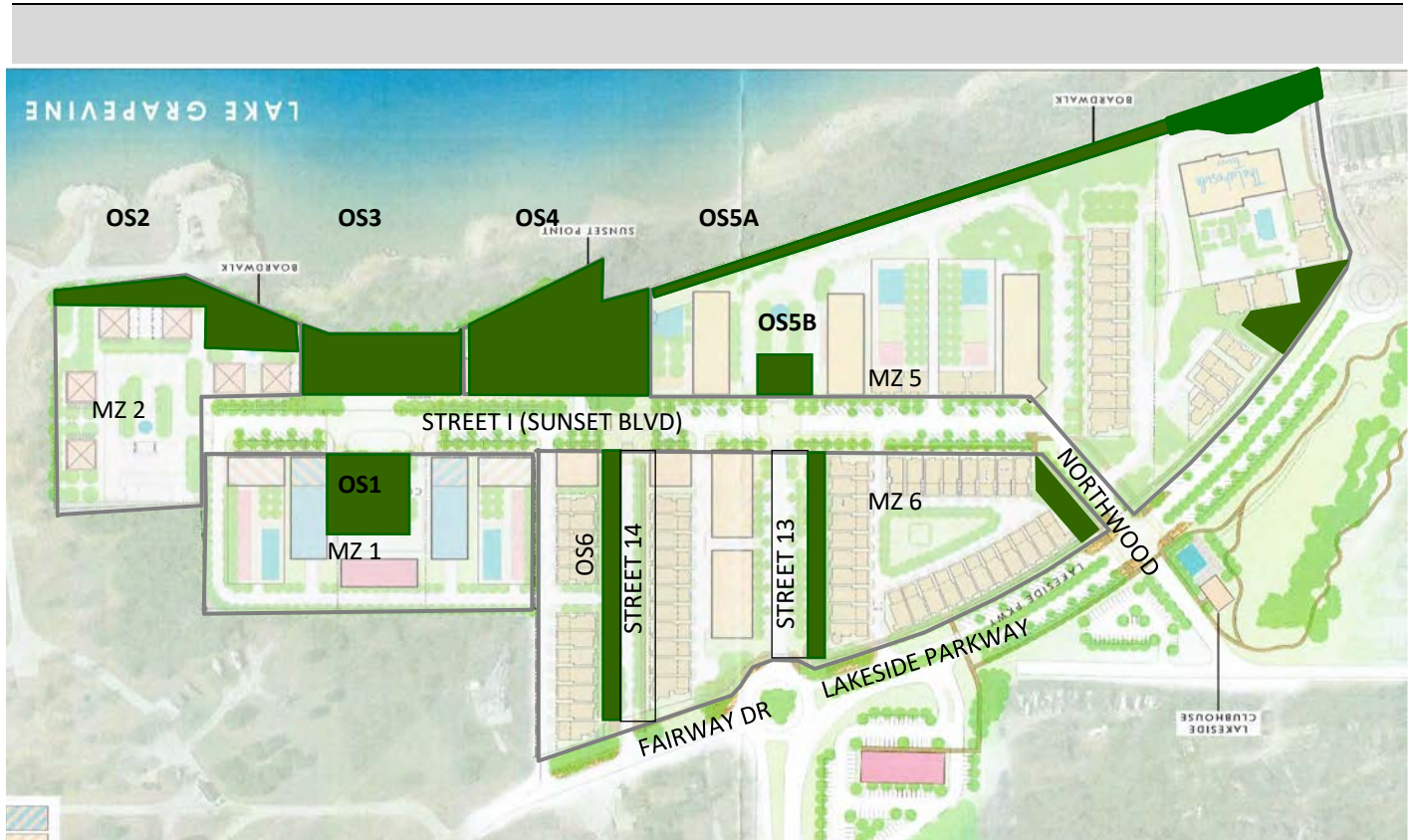
ITEM	STANDARD	REQ'D
#1	Character This is unprogrammed area, not including buffers and medians, that is open to the public either as property dedicated to an association, under a common area maintenance agreement, or an easement granting public access.	
#2	Minimum size No min	
#3	Maximum Size No max	
#4	Perimeter conditions No specific restrictions	
#5	Plantings, pattern Natural existing trees take precedence, with additional ground cover or turf as appropriate.	
#6	Sidewalks/Hardscape Paths, sidewalks and trail network are permitted	
#7	Trail Connectivity Not required	
#8	Location requirements No specific restrictions	
#9	Topography No specific restrictions	
#10	Water feature Water features are permitted but not required.	
#11	Structures Enclosed structures under 900 SF are permitted and must be located at least 10' from other structures. Larger structures are permitted, such as gazebos or porches, provided they are not fully enclosed buildings	
#12	Furnishings No furnishings are required; unless required by trail standards	
#13	Lighting No lighting is required.	
#14	Other considerations	
	Required in Sub Zones:	
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	

**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY**

VILLAGE LAKEFRONT AREA OPEN SPACE STANDARD IS SUPERCEDED BY THE FOLLOWING SPECIFIC OPEN SPACE STANDARDS.

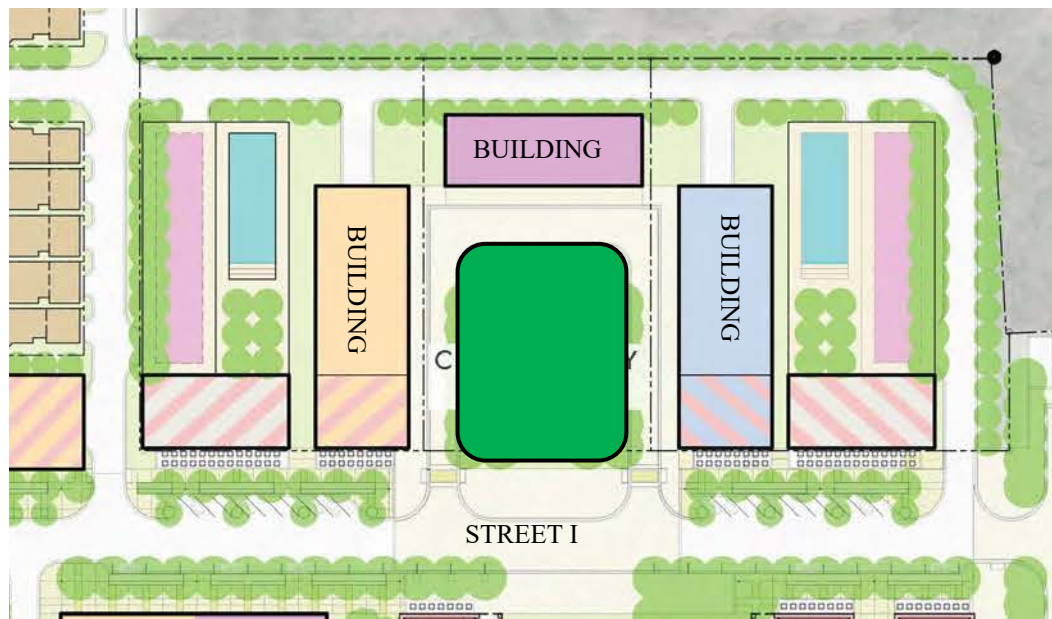
VILLAGE LAKEFRONT AREA

- **OS1: COMMUNITY LAWN**
- **OS2: WATERFRONT BLUFF**
- **OS3: SUNSET GREEN AMPHITHEATER**
- **OS4: SUNSET POINT**
- **OS5a: BOARDWALK**
- **OS5b: VILLAGE GREEN**
- **OS5c: CORNER PARK**
- **OS6: LINEAR PARK (See Page 56 for Linear Park standards)**

VILLAGE LAKEFRONT AREA

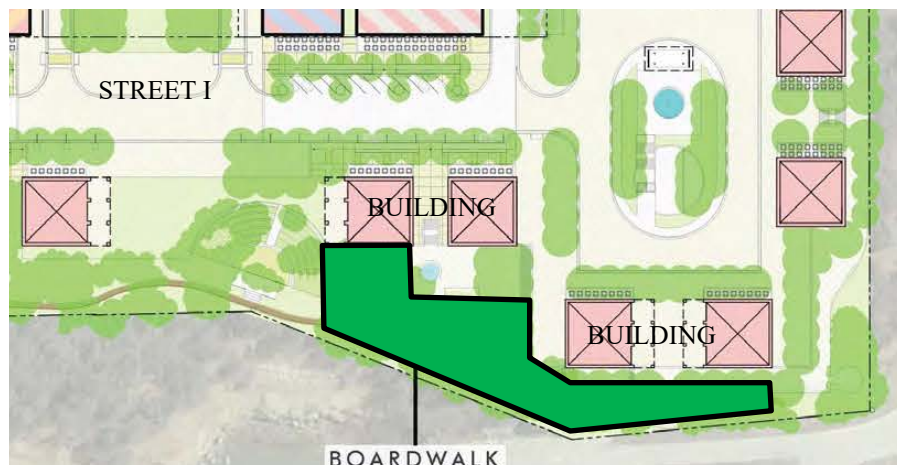
PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**OS1: COMMUNITY LAWN**

ITEM	STANDARD	REQ'D
#1	Character	Broad lawn for public gatherings and events. Event-specific furnishings would be provided for events
#2	Minimum size	0.4 acres
#3	Maximum Size	None
#4	Perimeter conditions	Front Building Facades, Street I,
#5	Plantings, pattern	Perimeter trees at 30' on center
#6	Sidewalks/Hardscape	Perimeter sidewalk 6' width minimum
#7	Trail Connectivity	Connect to sidewalk on Street I
#8	Location requirements	See Subzone Rules for MU-TEN
#9	Topography	Generally level, but elevated 2 to 3 feet above sidewalk on Street I
#10	Water feature	Optional
#11	Structures	None required
#12	Furnishings	Trash Receptacles
#13	Lighting	Street lights or perimeter bollard lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**OS2: WATERFRONT BLUFF**

ITEM	STANDARD	REQ'D
#1	Character	Combination of natural grade, pedestrian trails and public and commercial terraces acting as the terminus to the trail.
#2	Minimum size	0.3 acres
#3	Maximum Size	None
#4	Perimeter conditions	Boundary with Lake to west, terraces and restaurants to east
#5	Plantings, pattern	Existing trees where natural grade allows, Additional planting between terraces, and within terrace structures.
#6	Sidewalks/Hardscape	Trail type T-6 connecting terraces to the adjacent Open space OS3
#7	Trail Connectivity	Natural trail type T-6, Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-2.
#8	Location requirements	See Subzone Rules: OS2 is the transitional open space between the commercial buildings and the Lake Grapevine open space.
#9	Topography	Natural topography along western edge, terraced along buildings
#10	Water feature	Optional
#11	Structures	Dining Terraces, Stairs between terrace levels
#12	Furnishings	None Required, dining furniture anticipated.
#13	Lighting	Lighting may be a combination of bollards, string lights, building lighting, and others, but a minimum of 1.5 foot-candles is required on dining terraces and the Trail connection.
#14	Other considerations	May include stairs and retaining walls to be designed as an extension of the building architecture.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



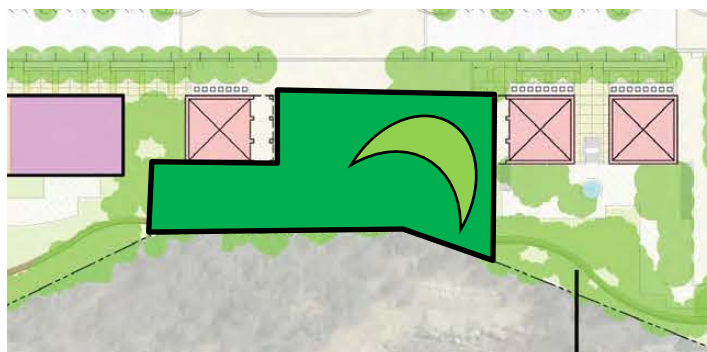
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**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY
OS3: SUNSET GREEN AMPHITHEATER**

ITEM	STANDARD	REQ'D
#1	Character	This is an open air venue for public or private gatherings, events or performances
#2	Minimum size	0.7 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Views of the lake are to be preserved to the west. Accessible from Street I sidewalk.
#5	Plantings, pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tier treads should be primarily turf, tier risers may be stone or concrete.
#6	Sidewalks/Hardscape	The seating tiers shall be hard edged, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete.
#7	Trail Connectivity	The Lakeside Trail System trail type T-6 shall connect to the Amphitheater. Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-3.
#8	Location requirements	Must be bounded by Lake Grapevine ACOE property to the west.
#9	Topography	Existing grade may be re-graded to achieve an optimal seating configuration.
#10	Water feature	None
#11	Structures	The overall size and capacity of the structure should be able to accommodate at least 125 people seated.
#12	Furnishings	
#13	Lighting	Ambient street lights on Street I are required, stage lighting is not required. Walkway lighting shall provide a minimum of 1.5 foot-candles of illumination.
#14	Other considerations	Sound system is not required.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS4: SUNSET POINT

ITEM	STANDARD	REQ'D
#1	Character	Terraced, elevated viewing platform, suitable for gatherings or leisure activity.
#2	Minimum size	0.3 Acres, with elevated deck
#3	Maximum Size	None
#4	Perimeter conditions	ACOE land and Lake Grapevine to the west
#5	Plantings, pattern	Existing trees to the maximum extent possible
#6	Sidewalks/Hardscape	Sunset Point deck, and trail connection to Boardwalk
#7	Trail Connectivity	Required trail connectivity, Trail Type T-6, within a public use easement at least 10' east of the trail and extending to the western property boundary of the Microzone MZ-4.
#8	Location requirements	
#9	Topography	Natural
#10	Water feature	None required
#11	Structures	6,000 SF wood deck
#12	Furnishings	Built-in seating, Trash receptacles
#13	Lighting	Low level landscape lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS-5a: STANDARD BOARDWALK

ITEM	STANDARD	REQ'D
#1	Character	Woodland trail, partially wide, level concrete, and partially natural gravel trail.
#2	Minimum size	1400 LF
#3	Maximum Size	None
#4	Perimeter conditions	ACOE land to the West, varies to the east
#5	Plantings, pattern	Natural existing vegetation where possible
#6	Sidewalks/Hardscape	Concrete, asphalt, wood decking where ADA compliant, Decomposed Granite, or asphalt within stabilized edges where natural grade allows.
#7	Trail Connectivity	
#8	Location requirements	The length of the western boundary with the ACOE property
#9	Topography	ADA compliant from Edgemere to Sunset Point, Natural grade from Sunset Point to southern tip.
#10	Water feature	
#11	Structures	
#12	Furnishings	Trash receptacles, Benches
#13	Lighting	Lighted bollards
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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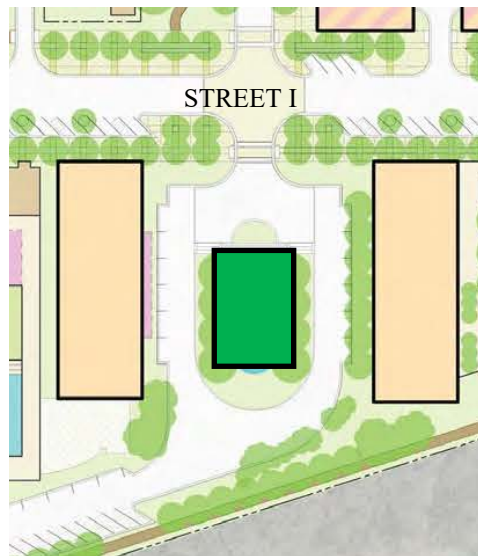
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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5b: VILLAGE GREEN

ITEM	STANDARD	REQ'D
#1	Character Small open space located between residential towers to offer a gathering place, open to the public, but used primarily by the residents of the neighboring residential buildings.	
#2	Minimum size 0.2 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Private drives, adjacent buildings	yes
#5	Plantings, pattern Turf with the formal placement of a minimum of 8 trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	
#9	Topography Mostly level	
#10	Water feature Or an alternate focal point	yes
#11	Structures	
#12	Furnishings Benches	yes
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5c: VILLAGE GREEN

ITEM	STANDARD	REQ'D
#1	Character Small open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.	
#2	Minimum size 0.3 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Streets and adjacent buildings	yes
#5	Plantings, pattern Turf with a minimum of 4 trees in addition to street trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	yes
#9	Topography Mostly level	
#10	Water feature	
#11	Structures	
#12	Furnishings	
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	

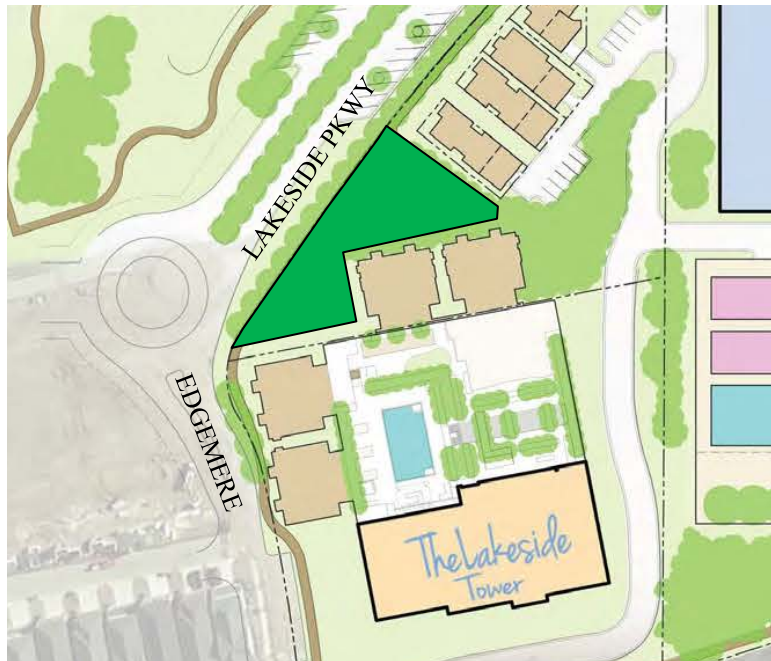
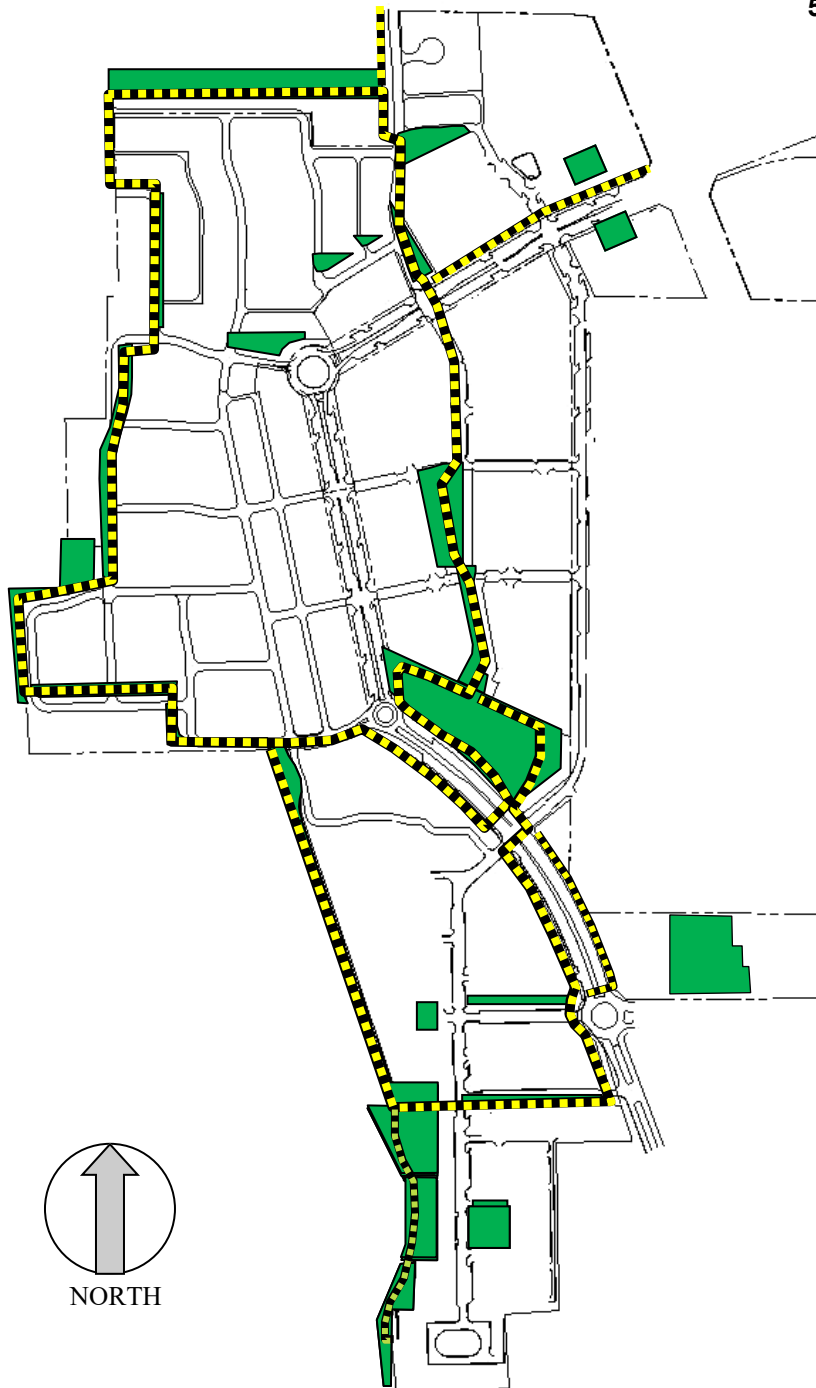
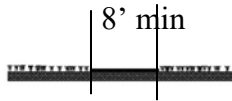


FIGURE 5.2: PROPOSED TRAIL SECTIONS
TRAIL LOCATION IS APPROXIMATE**5.2 Trail Standards**

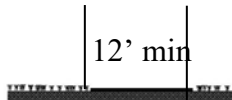
- A. Trail: A recreational hike and bike trail shall be constructed as a part of the overall development. At completion, the trail shall be at least one mile in length and a minimum of 8 feet in width. A minimum of 1000 feet of its length shall be within ten feet of the property line of Lakeside DFW and the A.C.O.E. The trail shall be paved with concrete or, if topography dictates that concrete is impractical, a wood boardwalk may be used at the Owner's discretion. Crushed granite may be used for portions of the trail where alternate paved routes for pedestrians are available.
- B. A.C.O.E. Connection: There is one trailhead connection to the trail that is owned and maintained by the Army Corps of Engineers around Grapevine Lake.
- C. Standards: Slopes, Railings, and Access shall comply with current best practices for private, recreational trail amenities.
- D. Trail Map: The Trail Map above indicates possible routing and trail sections throughout the length of the proposed trail and is subject to change. The T-1 through T-5 refer to trail sections depicted on the following pages.
- E. Furnishings: All trails shall provide seating, trash receptacles, drinking fountains and trail lighting at intersecting parks and trails in addition to all other furnishings and lighting identified in each proposed park topology.

PARK AND OPEN SPACE STANDARDS**PROPOSED TRAIL SECTIONS****T-1 PARK TRAIL**

Located on public land or land dedicated to Property Owners' Associations

Width: 8' minimum

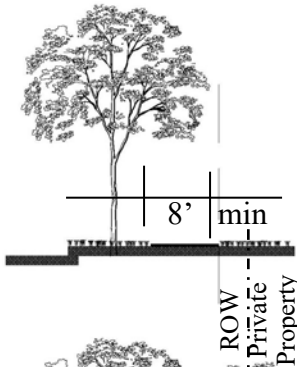
ROW or Easement: none required

**T-2 HIKE & BIKE TRAIL AT TRAILHEAD**

Located where the Lakeside Trail System meets the ACOE trail system on land dedicated for public use.

Width: 12' minimum

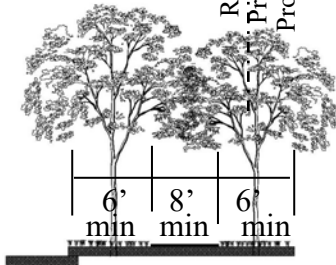
ROW or Easement: None required

**T-3 R.O.W. TRAIL**

Located along a street right-of-way in place of the typical sidewalk.

Width: 8' min

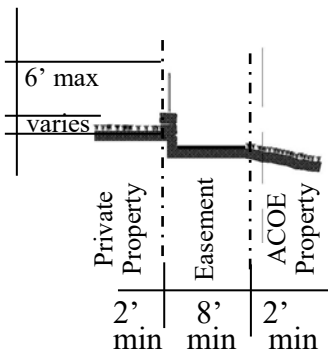
ROW or easement: built within the street ROW. If the typical sidewalk requires less ROW, additional ROW must be dedicated for the trail width.

**T-4 LINEAR PARK TRAIL**

Located within a dedicated park area running parallel to a street.

Width: 8' min

ROW or easement: none required in a dedicated park or open space.

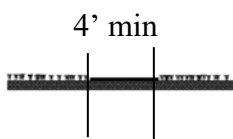
**T-5 BOARDWALK TRAIL**

Located between private property and the ACOE property boundary.

Width: 8' min

ROW or easement: 12' min

Elevation: Trail may be placed below the existing grade of the adjacent property. Retaining walls, are part of the trail construction; railings and iron fences are the responsibility of the property owner. Wood fences are not permitted on either side of the trail.

**T-6 NATURAL TRAIL:**

Located between OS4: Sunset Point and OS2: Waterfront Bluff,

Width: Natural portion of the trail may be 4' wide, decomposed granite, concrete, asphalt, or wood decking, at or near natural grade. Edges of the decomposed granite shall be stabilized.

ROW: Trail shall be located within easements or common area lots.

5.3 Required Landscaping**A. Planting Along Streets and in Medians.**

1. **Street Trees.** Street trees will be planted in tree wells or within landscape areas based on the type of street and shall comply with the applicable standards. Street trees shall be a minimum of three inch (3") caliper with a five foot (5') clear trunk and planted based upon a targeted average spacing of thirty feet (30') on center of a block length, block length determined by measuring from right-of-way line to the right-of-way line. Spacing can be adjusted as necessary to accommodate block length, curb cuts, crosswalks, vaults, Pedestrian and Vehicular Block Breaks and comparable features.

Street trees shall be installed in accordance with these criteria:

- (a) a minimum of two feet six inches (2'6") from back of curb; and
 - (b) in landscape areas that are not less than four feet (4') in width, have subsurface irrigation and drainage systems.
2. **Median Trees.** Median trees shall be a minimum of three inch (3") caliper and planted based upon a targeted average spacing of thirty feet (30') on center of a Block length.
 3. **Shrubs and Groundcover along Streets and in Medians.** Shrubs and groundcover adjacent to streets or street parking and in medians shall be based on the type of street and shall comply with the applicable standards. Such plantings shall be selected from the approved list of plantings set out in the Code of Ordinances, unless a different species is approved by the Environmental Services Division. For plantings within twenty feet (20') of any street intersection, shrubs and groundcover shall not exceed two feet (2') in height, and tree branching shall provide seven feet six inches (7'6") of clearance as measured from the top of the ground surface to the first branch along the tree trunk. Trees shall be maintained so as to provide adequate clearance for vehicular traffic.
 4. **Streetscape Furnishings and Fixtures.** Streetlights and lamps, traffic signage and control devices, street sign posts, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be selected and

installed or constructed in accordance with the Design Principles set out in these Development Standards. Traffic signage and control devices and street sign posts shall also comply with the applicable requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Ground signs located in the street right of way, medians or buffers, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be perpetually maintained by the Lakeside Owners' Association.

5. **Open Space Common Areas.** Landscape design of open space common areas shall include selection and configuration of plantings, hardscape areas and accessory elements, including, without limitation, lighting, seating, accessory structures (e.g., gazebos, bandstands) and water elements as is appropriate to each such area. Designs for open space common areas shall be included in a submitted Site Plan, if such site includes open space common areas. An average of fifteen (15) trees (minimum 3" caliper) per acre (exclusive of any area covered by surface water, such as ponds and water courses) shall be installed in open space common areas or be accounted for by tree credits.
 6. **Landscaping within Yards.** Plantings to be located within required yards may include but shall not be limited to the following: understory trees, shrubs, vines, ground covers, grasses and flowers. Hardscape materials may include but shall not be limited to the following: stone, brick pavers and concrete. Final landscape design for required yard areas shall be prepared as part of the Site Plan for said lot or site.
- B. Landscape Requirements for Parking. Parking Structures.**
 1. There are no landscaping requirements for parking structures that are located in a Block Interior. Parking structures facing the public ROW shall require Type B-1 buffers.
 2. **Surface Parking Lot Trees.** A surface parking lot shall have, within the lot area, a minimum of one (1) tree, three inch (3") caliper, with subsurface irrigation, for every ten (10) parking spaces provided in the lot..

5.3 Tree Preservation.

- A. Landscape Buffer Tree Requirements. All landscape buffers required to be greater than five feet (5') in width shall have a minimum of one (1) tree (minimum 3" caliper) per forty (40) linear feet of buffer; however, trees in landscape buffers may be clustered in natural groupings provided that the total number of trees, when averaged over the length of the buffer, meets said standard.
- B. Compliance: Tree Credit Schedule. In achieving compliance with the requirements of this Section 5.3, the property-owner/developer may plant trees or apply credits for existing or transplanted trees or newly planted trees. Existing protected trees that are moved and replanted will be credited toward the requirements of this Section 5.3. For transplanted trees (other than Post Oaks, for which no credits will accrue), credits shall be based on one inch (1") of credit for each caliper inch of the transplanted tree, with fractional measurements being rounded to the nearest whole number.
- C. Mitigation: No mitigation or impact fees shall be required for removal of trees that are approved for removal as part of the Site Plan application and approval process. However, the Lakeside DFW zoning district shall insure that at least 8 trees per acre shall be planted over the gross area of disturbed land as a consequence of the development.
- D. Tree Survey Requirements. A tree survey (a "Subsequent Tree Survey") must be submitted in electronic format with an application for a Site Plan, plat or re-plat. Each Subsequent Tree Survey shall conform to the requirements of Section 94-23 of the Code of Ordinances.
- E. Definitions. The following terms shall have these meanings in these Development Standards, and to the extent of any conflict with other meanings for the same terms set out elsewhere in the Code of Ordinances the meanings in these Development Standards shall prevail:

Protected tree means any tree of a type that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures six inches (6") in caliper width or greater, ten feet (10') in height or greater and is not located in, or within six feet of, proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other existing public rights-of-way or easements.

Specimen tree means any existing tree, of a type

that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures within fifty percent (75%) of the caliper width or circumference, measured at four feet (4') above ground level, of the same such tree as listed in the most current edition of the Big Tree Registry, as amended, published by the Texas Forest Service and is not located in, or within six feet of proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easement or other existing public rights-of-way or easements..

Caliper for existing, established or native trees shall be measured in accordance with the Measuring Rules and Procedures of the Texas Forest Services,

Caliper for landscape, nursery or replacement trees shall be measured at a height of twelve inches (12") above ground level. The caliper of multi-trunk trees shall be measured by determining the diameter or circumference of the largest trunk at full caliper added to one-half (1/2) of the diameter or circumference of each remaining trunk, measured at a height of twelve inches (12") above ground level.

Trees Excluded: Notwithstanding the foregoing, subject to the review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any living tree, which is certified, in writing, by a registered arborist or landscape architect as injured, dying, diseased or infested with harmful insects, which is in danger of falling, interferes with utility service or creates unsafe vision clearance, or which in any manner creates a hazardous or dangerous condition so as to endanger the public health, welfare or safety. Further, a protected tree shall not include any living tree that is identified on approved subdivision construction plans as necessary to be removed to comply with EPA storm water permitting requirements or FHA lot grading plans. Further, notwithstanding the foregoing, subject to review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any tree, which is certified, in writing, by a registered arborist or landscape architect as dead.

Pre-construction Plans: Prior to any and all construction or land development activity, the developer or property owner shall establish designated parking areas for the parking and storage of all vehicles, trailers, construction equipment and related items, design-

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nated stockpile areas for the storage of construction supplies and materials and designated drive areas for vehicles and equipment. The location and dimensions of such designated areas shall be clearly identified on site plans and shall be approved by the Tree Preservation and Enforcement Officer or authorized designee prior to any construction or land development activity. Such designated areas shall be completely fenced with chain-link fencing and gates for safety purposes and for separation of protected and specimen trees from the construction area and related construction activity. With the ap-

proval of the Tree Preservation and Enforcement Officer or authorized designee, the designated parking and stockpile areas may be combined into one fenced area, provided that the preservation of protected and specimen trees is not adversely affected or jeopardized. Supplies and pipe and other items that are customarily unloaded where installed shall not be required to be stored within the designated stockpile areas. Sites approved for temporary batching plant permits shall be fenced and gated in the same manner as designated parking and stockpile areas.

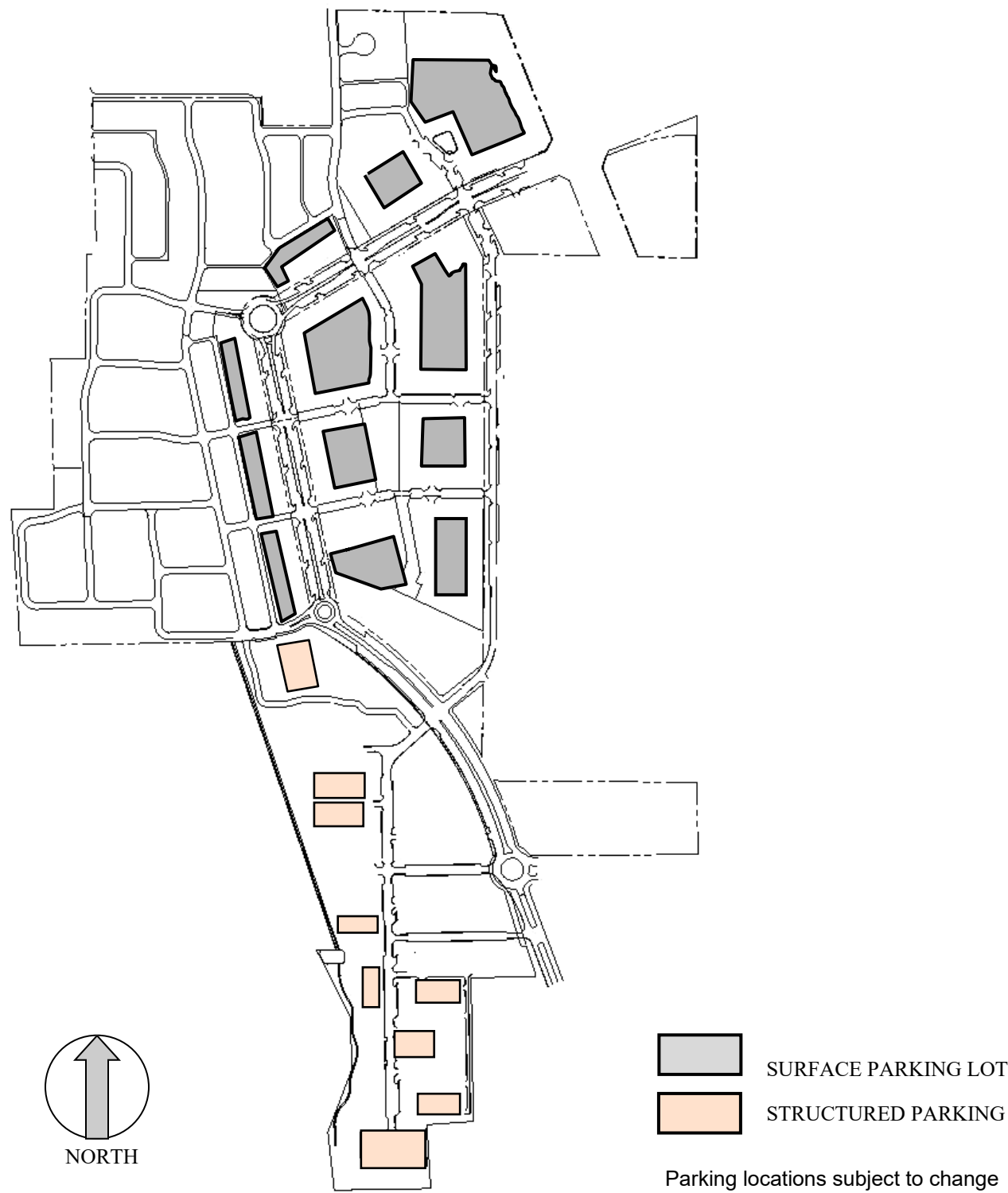
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SECTION 6

PARKING STANDARDS

FIGURE 6.1: PARKING PLAN AND ANALYSIS



6.1 Location and design of off-street parking.

- A. Off-street parking for all uses located along type A streets shall be limited to 25 percent or less of the block frontage and 80 percent or less on type B streets, arterial, collector, and highway frontage streets.
- B. Any off-street surface parking area located adjacent to a street or a residential use shall be screened in the form of a landscape fence which is at least 3 feet in height.
- C. A surface parking lot may not be adjacent to a street intersection or square.
- D. A surface parking lot may not be located fronting any of the traffic circles on Lakeside Parkway.
- E. Shared parking facilities are encouraged for non-residential uses in the MU. Public parking spaces cannot be reserved.
- F. Bicycle parking shall be provided for non-residential uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of at least one percent of all off-street automobile parking spaces provided for non-residential and mixed use occupancies in the district. Bicycle parking may be shared between uses and shall be centrally located, easily accessible, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
- G. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All lots 60 feet and wider may have front loaded garages in accordance with the Residential Building Standards.
- H. Parking garages may be used to meet the parking requirements provided they do not occupy more than 25% of any A street frontage per block, or 50% of any B street frontage per block. The façades may exceed this frontage limit if the façade of the structure matches the adjacent habitable structures or the two lowest levels of parking are designed to appear as a single ground floor story.

6.2 Required Parking.

- A. The number of required parking spaces for uses in Lakeside DFW shall be determined as follows:

- B. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply to Lakeside DFW as a whole, the determination that a development is a large development and is, therefore, required to provide a parking study consistent with the overall parking study and provision shall be made in regard to each Site Plan.
- C. The applicant for a Site Plan may elect the application of the Code of Ordinances to adjust the number of required parking spaces.
- D. Parking spaces for persons with disabilities will be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.

6.3 Mixed Use Parking.

- A. Mixed use parking standards may be applied to satisfy parking requirements in Lakeside DFW. In applying mixed use parking standards, the following Schedule of Mixed Use Parking sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use and then totaling the resulting numbers for each column, and the column total that generates the highest number of parking spaces is the parking requirement.
- B. The parking requirement may be reduced upon a submittal of the parking calculation by the applicant and approval by the Town.

6.4 Parking Dimensions.

- A. General. The minimum required dimensions of parking spaces and aisles, if any, shall be as indicated in this Section 6. Minimum parking space dimensions shall comply with Section 82-77—Parking Space and Aisle Dimensions in the Flower Mound Code of Ordinances.
- B. On-Street Parking: Section 82-78—Parking Area Design, shall not apply to on-street parking within the MU zoning District.
- C. Covered Parking: Structure is to be masonry or metal and must comply with the regulations governing building materials. Carports of metal construction are permitted.

TABLE 6.1: SCHEDULE OF REQUIRED PARKING

Use Type	Parking
General Office or Retail	1 space per 250 sq ft (1/250 sq ft)
Restaurant	1 space per 100 sq ft (1/75 sq ft)
Hotel	1 space per lodging room
Multifamily	
1 bedroom/efficiency	1 space per unit
2 bedrooms	1.8 spaces per unit
3 bedrooms or more	2 spaces per unit
Residential other than multifamily	
Less than or 1600 sq ft in area	1 space
More than 1600 sq ft in area	2 spaces
Nonresidential uses other than those listed above	Sixty five percent (65%) of the number of spaces that would be required under the Code of Ordinances

- D. Parking Structures. The dimensions of parking spaces located in parking structures shall be as follows: Nine feet by eighteen feet except in automated parking structures, where each vehicle storage space, shall be counted as a parking space for purposes of these Development Standards, provided that such space accommodates a vehicle.
- D. On-Street Parking. The dimensions of parallel parking spaces located on streets shall be 8 feet by 20 feet unless otherwise indicated.
- E. Parking Access Aisles. Parking access aisles that are not also fire lanes shall have these widths:
1. two (2) lanes (two-way traffic) a minimum width of twelve feet (12') each for ninety degree (90°) parking configurations; and
 2. not less than a minimum width of twelve feet (12') for one-way or angled parking.

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TABLE 6.2: STANDARD REDUCTIONS FOR SHARED PARKING

Use	Weekday		Weekend		Night
	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Midnight-6 a.m.
General or professional office	100%	10%	10%	5%	5%
Laboratory, medical or dental office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%
Multifamily	60%	100%	60%	100%	100%
Residential, other than multifamily	100%	100%	100%	100%	100%

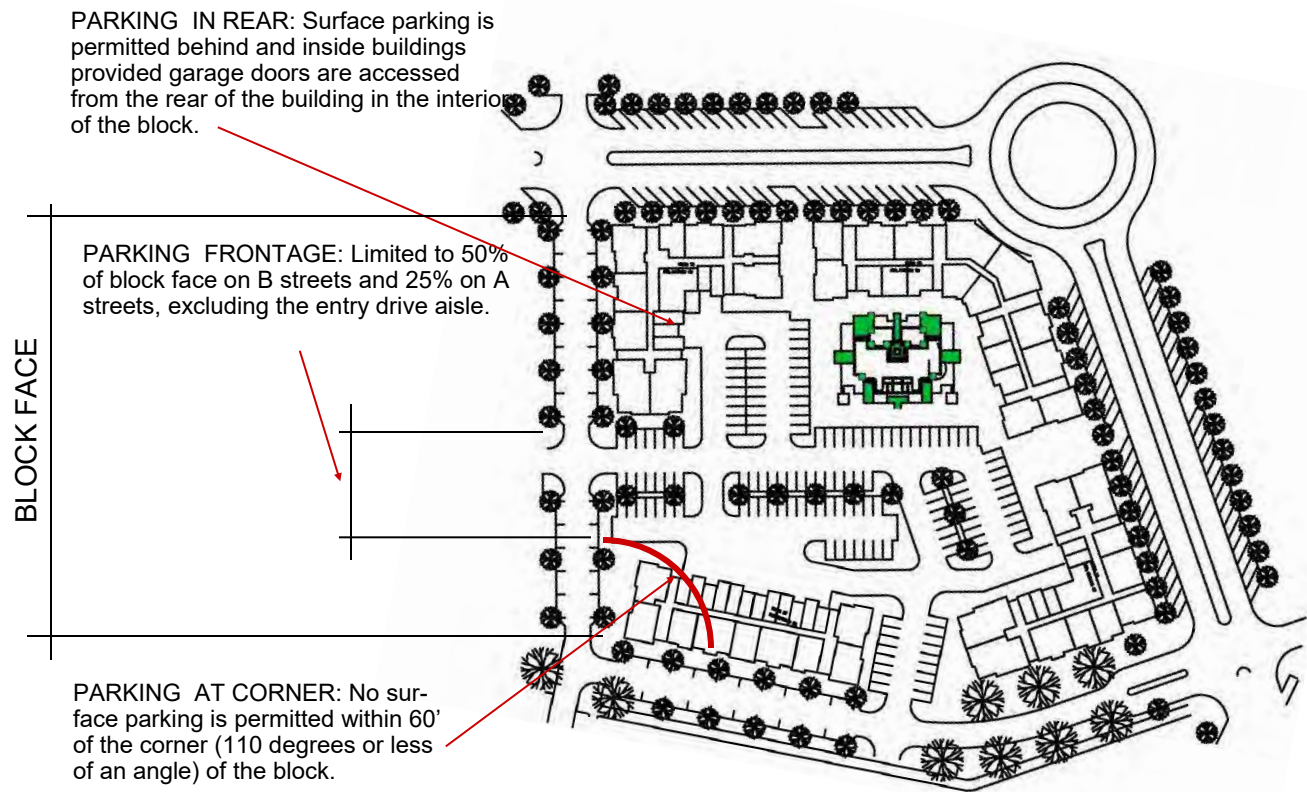


Figure 6.2: Surface parking rules

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SECTION 7

ARCHITECTURE AND BUILDING STANDARDS

NOTES ON STREETScape:

1. Street Lighting. Division 6 of Article IV of Chapter 98 of the Flower Mound Code of Ordinances shall not apply to street lighting installed by an owner or developer for public benefits on or adjacent to public rights-of-way. Street lighting shall be perpetually maintained by the Lakeside Owners' Association.
2. Street Lights: The streetlights must comply with the development standard for streetlights, selected from utility company antique styles. The fixtures are to be placed not more than 80 feet apart on Lakeside Parkway. Fixtures must be equipped with 2 banner arms on each pole, placed perpendicular to the street.
3. Lighting: Development shall comply with the Town's standards for light intrusion at the boundaries of Lakeside DFW . Within, between or among any lots or sites located wholly in Lakeside DFW , no light intrusion will be deemed to exist or occur, and in that regard Section 98-1125(8) of the Code of Ordinances shall not pertain or be applied to any such lots or sites.
4. Street Signs: Street signs must comply with the development standard and must indicate the names of both streets at each intersection. A minimum of one sign pole per intersection is required at all intersections with Lakeside Parkway.
5. Street Furniture: Benches, trash receptacles, drinking fountains must comply with the development standard. Potted plants are permitted with approval of the **Lakeside Commercial Owners Association (LCOA)**.
6. Displays: Temporary displays are permitted for seasonal or commercial activity with the approval of the LCOA.
7. Temporary Signage: Temporary signage is permitted with the approval of the LCOA.



GROUND FLOOR COMMERCIAL STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows complying with these standards; See Section 7.2.A
3. Entry doors at grade complying with these standards; See Section 7.2.C
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band complying with these standards; See Section 7.2.C
6. Awning or canopy on all street level windows; See Section 7.2.D



Figure 7.2: Ground floor built to commercial standards

TABLE 7.1 WINDOW/DOOR AREA REQL		MU-C	MU-N	MU-TEN	MUTMR
MIXED-USE & COMMERCIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	60%	60%	60%
	MAX	75%	75%	75%	75%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%
RESIDENTIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	40%	40%	40%
	MAX	75%	60%	60%	60%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%

WINDOW AREA REQUIREMENTS

1. The façade area shall be measured between 3 feet and 9 feet above each finished floor. The percentage shall be the glass area divided by the total façade area.
2. Facades fronting Type 'B' Streets may reduce the glass area by 25%.
3. Facades facing alley or parking lots have no glass area requirements.

BONUS HEIGHT BUILDING STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows are not required to comply with these standards
3. Entry doors at grade complying with these standards, and at least one entry must be located fronting the street of the building's address; See Section 7.2.C for entry requirements.
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band is not required to comply with these standards.
6. Awning or canopy on all street level windows; See Section 7.2.D. Canopy may be metal or louvered and is not required on the Street-level windows, but is required at the building entrance.
7. The building, or portion thereof, within 12 feet of the public ROW is limited to the height defined without the bonus provisions. If the Building is set back from the public ROW 12' or more, the space between the ROW and the building cannot be used for parking and must comply with the standards for General Open Space.
8. The ground floor fronting the public ROW may not be used for a parking garage.

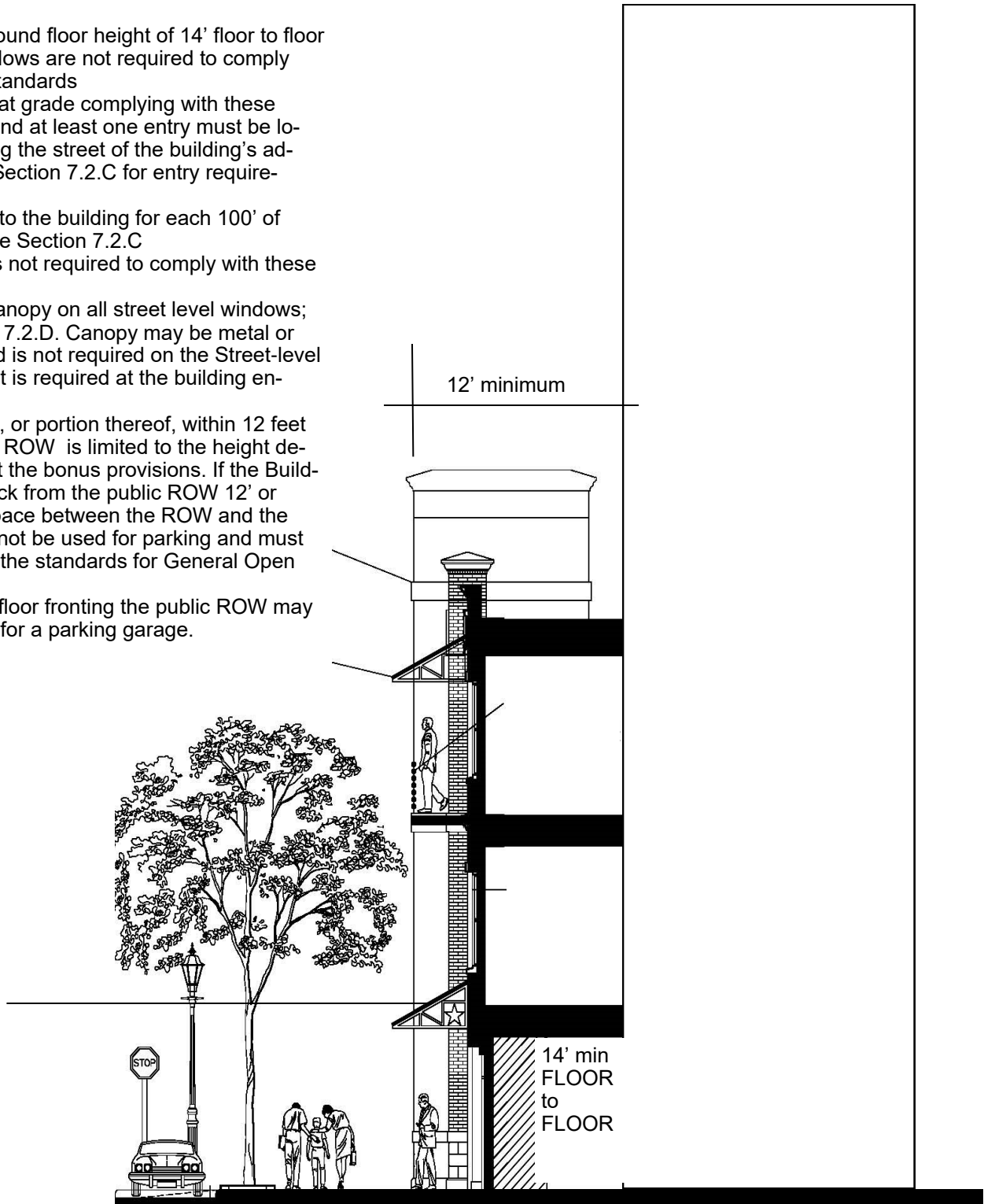


Figure 7.3: Bonus Height Building Standards

GROUND FLOOR RESIDENTIAL STANDARDS

1. Finish Floor elevation be at or above sidewalk grade for patios and private entries; See Section 7.3.A
2. Common entrances shall be at approximate sidewalk grade; See Section 7.3.B
3. Common entries shall provide weather refuge, such as an awning, canopy or recessed doorway and shall comply with these standards; See Section 7.3.B
4. Windows shall comply with these standards; See Section 7.3.C
5. Private Patios and associated fencing shall comply with these standards; See Section 7.3.D



Figure 7.4: Ground Floor Residential Standards

STANDARDS FOR UPPER FLOORS OF RESIDENTIAL OR MIXED USE BUILDINGS

1. Windows shall comply with these standards; See Section 7.4.A
2. Balconies shall comply with these standards; See Section 7.4.B
3. Cornice or Eave shall comply with these standards; See Section 7.4.C
4. Roof shall comply with these standards; See Section 7.4.D



Figure 7.5: Upper stories building standards

SECTION 7: REGULATIONS

The following regulations are intended to address Building and Architectural Requirements, pursuant to the requirements of the Mixed Use Zoning Code as it applies to the Lakeside Development.

Large footprint retail formats such as grocery stores and department stores are exempt from these regulations due to their economic value as anchors for shopping venues. Every attempt should be made to incorporate the large retail footprints into the urban pattern. These components of the development shall comply with Flower Mound C2 Zoning standards if they cannot comply with these standards.

7.1 BUILDING FACADES -**A. FACADES ELEMENTS**

1. Facade: The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type A (better quality) and Type B (lesser quality). Type A facades face the public R.O.W. **Type B facades face parking lots and alley areas.**
2. Proportions: The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance. Vertical stripes, however, are undesirable.
3. Pilasters and Columns: Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet. .
4. Entry Conditions: The major entry is required to be placed on the public ROW façade and requires at least one entry into the building for each 100 feet of frontage on the property line.
5. Maximum Façade Length: One story buildings may be 100 feet long with a single building façade design; two or more stories are unlimited.
6. Transition A to B Facades: An A Façade must continue around a corner a minimum of 15 feet or 30% or the distance to the next building whichever is less, before transitioning to a B Façade.

B. MATERIALS

The materials employed to construct the buildings and public areas carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. All material proposals are subject to the review and approval of the LCOA. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion.

1. Unrestricted Materials: These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile.
2. Limited Façade Materials: The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above.
3. Prohibited Materials: The following materials may not be used for buildings subject to these guidelines unless specifically exempted by the LCOA. Aluminum siding, vinyl siding, wood or corrugated metal siding.
4. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.



7.2 COMMERCIAL GROUND FLOOR BUILDINGS**A. DISPLAY WINDOW**

The portion of the building interior that is, or is intended to be, part of the pedestrian experience visible from the public ROW, if occupied by a retail tenant.

1. Window Display: The window display is to be visible at least 1 foot into the interior. The display should be well lighted, clean and organized.
2. Window Display Floor: A raised floor is recommended but not required.
3. Window Display Lighting: Lighting should be warm in color and either incandescent or metal halide. Fluorescent lighting is prohibited.



4. Window Display Window Coverings: If the ground floor space is occupied by a retail tenant, no coverings should be applied that eliminate visibility into the display space such as blinds, medium or heavy tinting, or draperies. If the space is occupied by an office or residential occupant, window coverings shall be permitted.
5. Display Window, Glass: The intent of the regulation is to provide as much opportunity for observation as possible, achieving the maximum visibility into the display window. Clear, single pane glass is recommended, insulated glass is permitted, light tinting for UV protection is permitted, medium and heavy tinting is prohibited. Glass panels should have a generally vertical proportion.
6. Display Window, Sills: Window sills must be sloped to drain over the window pediment.

7. Window Pediment: This is a section of wall under the display window elevating the glass above the sidewalk. Permitted materials include all materials in the materials section of the Guidelines except glass. The minimum height is 6 inches; maximum height is 39 inches.
8. Display Window, Jambs: The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.
9. Display Window, Head: The design of the display window incorporating transom window elements above door height are recommended but not required. Above the glass and frame, unit masonry walls must have a visible masonry lintel above the glass. Stucco-style walls do not require a visible masonry lintel.

B. ENTRY DOORS

1. Entry Doors: Entry doors must be a minimum of zero percent glass, no maximum.
2. Entry Doors, Jambs: Trim, panning, or a section of wall is required between the door jamb and the adjacent jamb of the display window.
3. Entry Doors, Transom: A transom or transom-type panel is recommended above the entry door(s) but is not required.
4. Entry Doors, Canopy: If an awning or canopy is required over the entry doors, a canopy may extend into the Public ROW and may be supported on columns; however, the columns may not interfere with the accessible route of the sidewalk.
5. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.

C. SIGN BAND -

The Sign Band is designed to display the identity of the business within and express in graphic form the character of the business. Highly expressive graphics are encouraged; see Sign Guidelines for details. A sign band that is too long or too tall is not consistent with the intended character.

1. Location: The top of the head of the display window is the bottom of the sign band and the bottom of the second floor window sills (or the bottom of the cornice on 1 story buildings) is the

top of the sign band. The band ends horizontally either at a pilaster, a tower, or an adjacent façade.

2. **Maximum Height:** The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.
3. **Maximum Length:** The maximum length that is uninterrupted by a change in plane, change in color, or a change in material is 50 feet on a one story building, 100' on two or more stories.

D. OTHER FEATURES

1. **Base or Watertable:** The lowest element on the building façade, it establishes a visible base for the materials above. It is recommended.
2. **Awnings:** Awnings on all street level windows are required. Awnings are to be made of predominantly natural or natural-appearing fabric or metal. The bottom of the awning must be placed at or below the top of the window.
3. **Lighting:** Indirect lighting of the signage and identity graphics is recommended, but not required.

7.3. NON-COMMERCIAL GROUND FLOOR

These rules apply to structures which house a ground floor comprised of residential units under a single ownership. Non-commercial ground floors are encouraged to accommodate relatively easy conversion to a commercial use if the market permits.

A. FLOOR ELEVATION

Floor Elevation at sidewalk: the floor elevation of the ground floor must be at or above average grade of the sidewalk and common entrances shall be accessible by ramp if necessary.

B. ENTRY DOORS

1. **Entry Doors, Private Primary -** Primary entry doors to individual dwelling units facing the street may be of wood, steel, or steel with laminated wood veneer or fiberglass.
2. **Entry Doors, To Common Conditioned space:** Entry doors to a common conditioned space, such as a lobby or corridor, must be a minimum of 30% glass, no maximum.
3. **Entry Doors, To Common Un-conditioned space:** Entry doors or gates to a common non-conditioned space, such as a lobby or corridor, may be of ornamental metal, open gate style. The doors or gates must be painted black, dark green or the same or complementary colors of the primary facade.

4. **Entry Doors, Weather Refuge -** awnings made of predominantly natural or natural-appearing fabric or metal; metal roofs or roof elements are encouraged over primary entry doors to provide shelter from weather. Weather refuge elements are encouraged but not required over common entry doors. Alternatively, doors may be recessed into the façade far enough to permit a person to stand out of the weather.



5. **Entry Doors, Lighting -** decorative light fixtures such as wall sconces are encouraged adjacent to primary entry doors, but are not required. Fixtures should have a diffuse light source that is non-glaring or a decorative shade or mounting which eliminates direct visibility of the source.
6. **Entry Doors, Sliding -** slide opening doors are prohibited on the street façade.

C. WINDOWS

1. **Windows, Type -** Windows shall be fixed glass, single hung, double hung, triple hung or casement. Casings shall not be narrower than 2" except on masonry walls. Head casing shall be equal to or wider than the jamb casing.
2. **Window shutters -** if shutters are used, they shall be one-half the width and of the same height as the associated window. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
3. **Windows, Interior coverings -** interior coverings of ground floor windows may be of wood, or wood

-style blinds either horizontal or vertical; or finished fabric drapery. Metal blinds and cellulose blinds are prohibited. Artwork located on the glass or inside the glass is permitted provided it is not serving as advertising.

D. PRIVATE OUTDOOR SPACES

1. Outdoor private space, design - if outdoor private space is provided for residential units on the ground floor, these areas may be separated from the public ROW by fencing or with ornamental railings or masonry walls and should be consistent with architectural character of the façade. Railings or walls must be at a height no greater than 48". The areas must be provided a mixture of hardscape to landscape including turf, ground cover, shrubs, plant boxes or planters.
2. Outdoor private space, storage of materials - outdoor private space may not be used for storage or parking. No bicycles, motorcycles, or toys may be stored within. Seasonal items such as chairs, tables, planters or grills may be included.

E. OTHER ITEMS

1. Signage - Signage for non-commercial ground floors shall generally be consistent with the Mixed Use Zoning District. Address numerals, unit numerals, unit nameplates may be placed on the facade wall immediately adjacent to the entry door. Wall signs announcing the name of the residential unit development may be placed at visible corners of the building in either a sign band from the top of the head of the primary floor windows to the bottom of the second floor window sills or as a blade sign.
2. Utilities - no utility service connections, meters or other appurtenances will be allowed on the building facades facing the public realm. Utility connections, meters or other appurtenances shall be located on rear facades or on "B" facades which have intervening masonry walls or on the sides or backs of the buildings.
3. Stairways - stairways shall be concealed from the street and placed within the building footprint. Entry doors shall be accessible from the public realm.

7.4 UPPER STORIES -

The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

A. WINDOWS

1. Windows, Jambs: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of one inch unless trim or panning is used.
2. Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

B. BALCONIES

1. Balconies, Doors: Swinging doors required, sliding doors prohibited.
2. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
3. Balconies, Floors: Floors must be a solid, concrete surface (lightweight concrete is acceptable provided it is structurally sound); metal grates are prohibited. Floors may project into the public ROW.



4. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be a maximum of 3 inches wide.

C. CORNICE

1. Cornice/Eave/Parapet: The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

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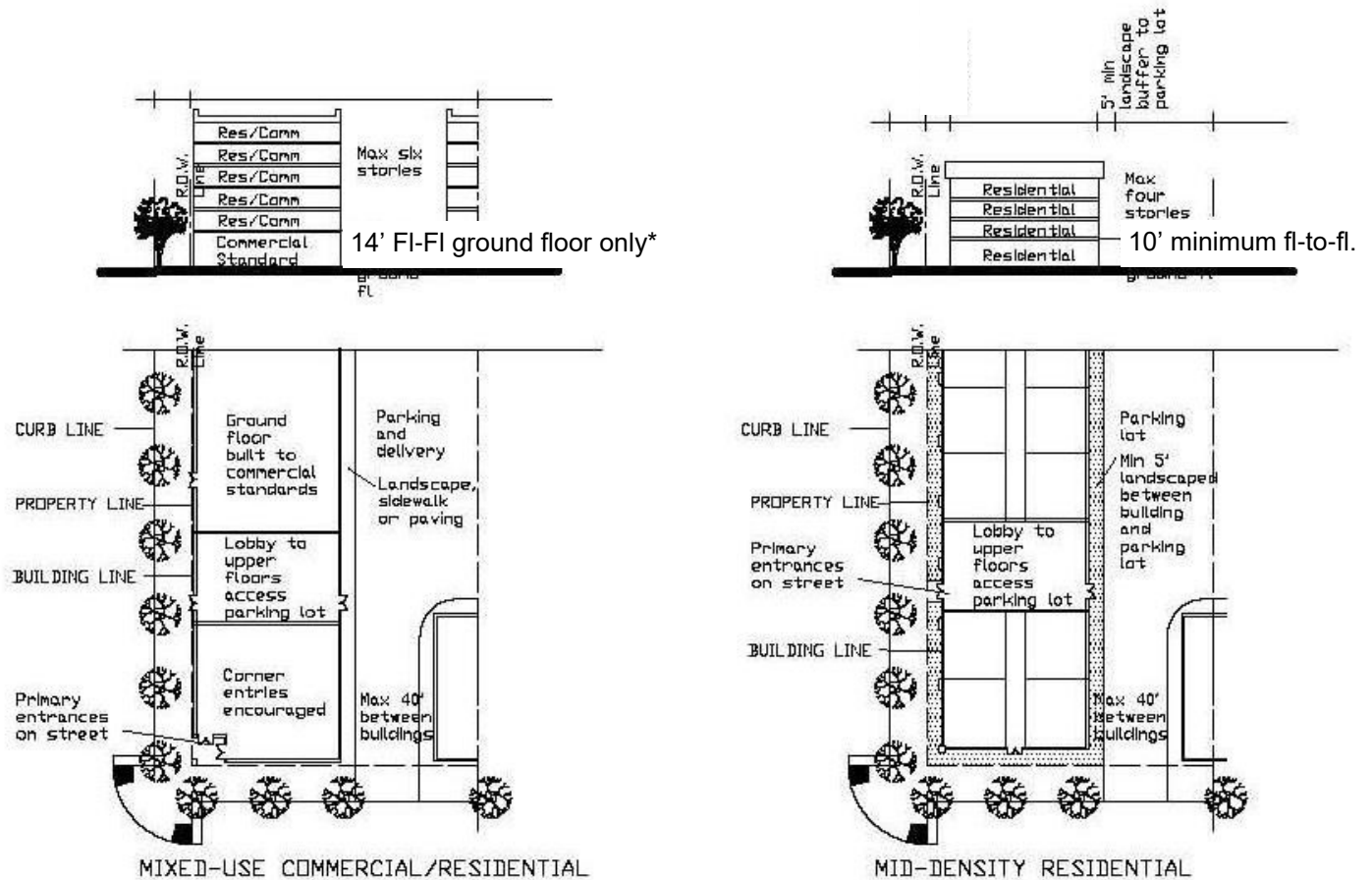
SECTION 7

D. ROOF

The water repelling surface covering the building area below.

1. **Material Specifications:** For flat or low-slope roofs, white membrane roofing is recommended, but not required. For sloped roofs, asphalt shingles, slate or simulated slate, metal, metal shingle, clay tile or clay tile appearance, or concrete tile is acceptable.
2. **Eaves:** Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.
3. **Gutters and downspouts:** If they are to be visible on the 'A' Façade, they must be incorporated into the façade design.



FIGURE 7.6 COMMERCIAL LOT STANDARDS

* 14 feet floor-to-floor includes the floor structure such as beams and trusses.

1. MIXED USE COMMERCIAL/RESIDENTIAL

Buildings designed to accommodate retail or office occupancies on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

2. MID-DENSITY RESIDENTIAL

Buildings designed to accommodate multifamily residential occupancies on the ground floor shall comply with the Non-Commercial Building Standards. The primary façade wall of the building shall be placed between 5' and 8' from the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

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FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3

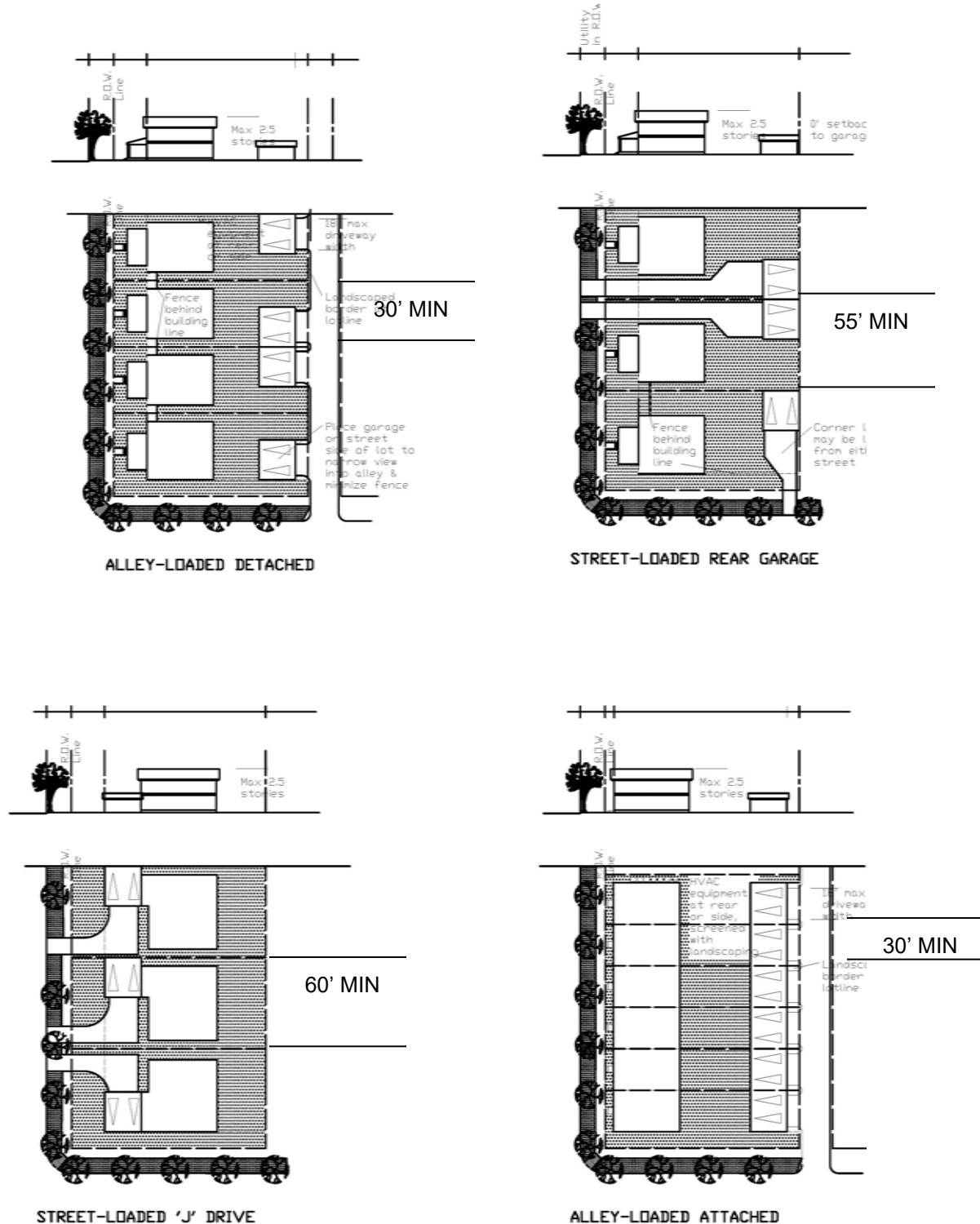


FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3

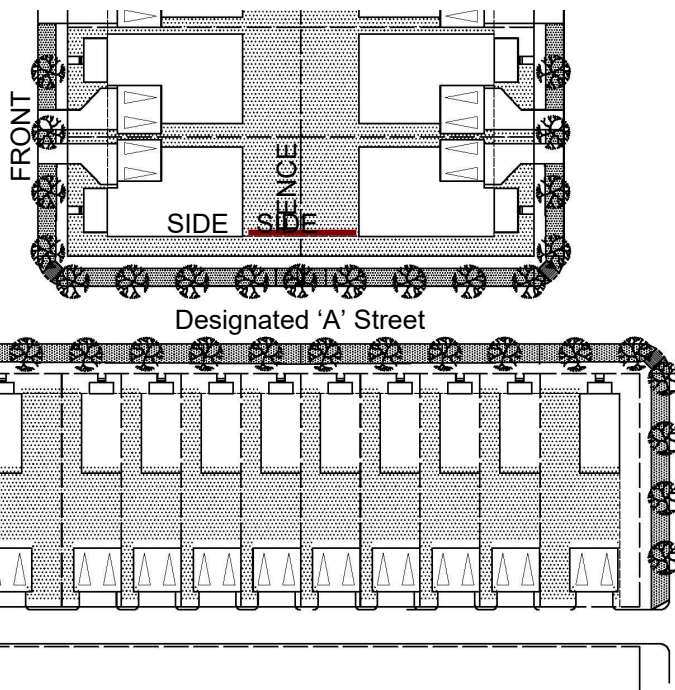
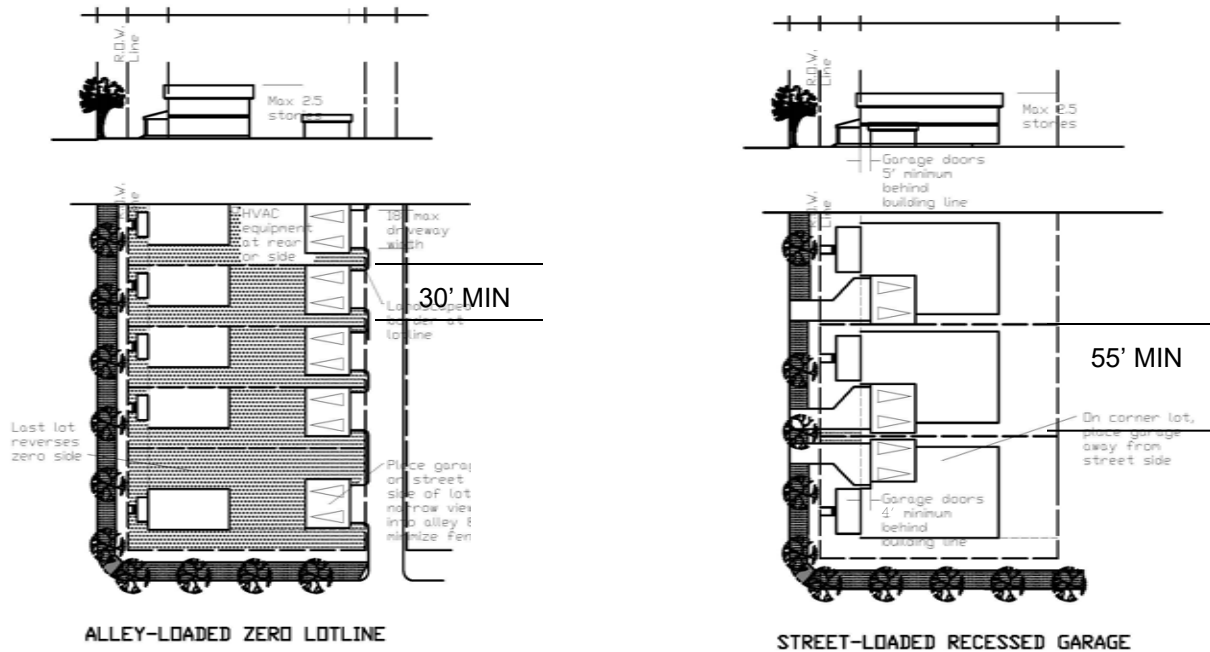


Figure 7.8:
**ALTERNATIVE COMPLIANCE ON 'A' STREET
FRONTAGE FOR HOUSE ORIENTATION:**

1. Locate garage away from 'A' street frontage.
2. The privacy fence cannot screen the side of the house, it can screen backyard only.
3. Ground floor windows on the side of the house must be at least 1.25 times the window area on the front of the house.
4. Setback from the 'A' street ROW must be equal to, or greater, than the setback on the front of the house.
5. Landscaping on the side of the house shall be equal to, or greater, than the landscaping on the front.
6. The use of this Alternate Compliance Provision shall be limited to no more than 25% of the lots with "A" street frontage.

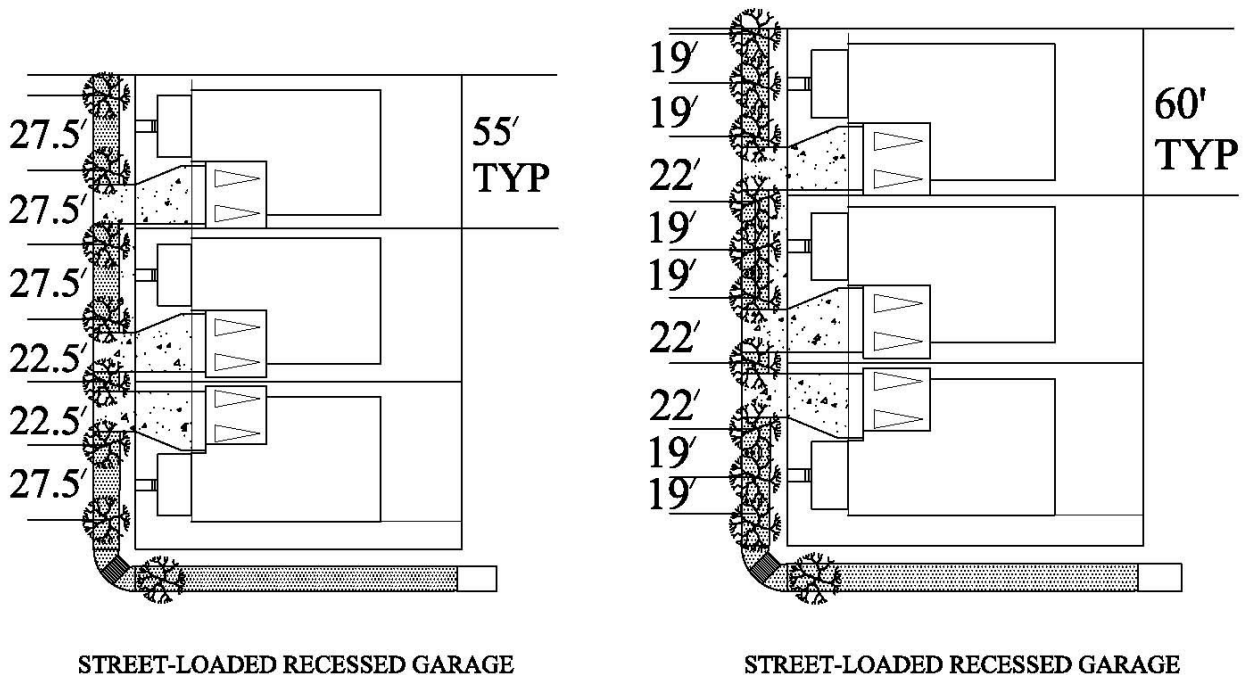
**SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS
FOR LOTS 50' WIDE AND LARGER**

1. **Zones Permitted:** MU-NG
wood grain front door.
2. **Architecture**
 - a. All single family residential structures are encouraged to provide an architectural style which is appropriate to the site, the Lakeside DFW project, and the town of Flower Mound.
 - c. No façade may be repeated within any 5 adjacent lots or across the street from those lots.
 - d. Concealed HVAC units, trash storage, and utility meters.
 - e. Window openings and panes shall be vertically proportioned or square.
 - f. Flush mounted windows are prohibited.
 - g. If shutters are used, shutters shall be approximately one-half the width of, and the same height of the associated opening. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
 - h. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
 - i. If chimneys are located on a street-facing wall, they shall extend to the ground.
 - j. If a porch is used, the porch column base shall not protrude beyond the bottom edge of the porch flooring.
3. **Materials—Permitted and Prohibited:**
 - a. Materials for structures will be in compliance with Flower Mound Development Standards.
 - b. Minimum exterior façade—80 percent masonry façade.
4. **Building and accessory structures location on lot:**
 - a. Primary Building Structure must comply with Setback requirements.
 - b. Garage doors accessible from the street shall be constructed of decorative wood (“Carriage Door” Style) or stained simulated wood composite material
5. **Required Features:**
 - a. Architectural grade asphalt shingles, or better.
 - b. Wood or stained fiberglass simulated

**SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS
FOR LOTS 30' TO 55' WIDE**

1. **Zones Permitted:** MU-NG
2. **Base Standards:** The standards that apply to the larger lots also apply to the 30' to 55' lots.
3. **Block Consistency:** All facades within one block face shall be constructed of the same wall and roofing materials.
4. **Facade Height:** Front wall must be two stories for at least 75% of the frontage.
5. **Facade Articulation:** Façade must have articulated features, such as balconies, window trim, changes in the wall plane, porticos, stoops, or other architectural features to enhance the façade and differentiate it from neighboring facades.
6. **All units connected:** The gate to access the side yard must be located in approximately the same plane as the front wall and must have either wing walls to match the building façade or a full height gate with lintel or arch over the gate.
7. **Side Street Enclosure:** The maximum distance between the lot corner of the end unit of the block and the far side of the parking aisle shall be 50'.

Figure 7.9: Transition between Subzones

FIGURE 7.10: Requirements for front-loaded lots.**STREET-LOADED RECESSED GARAGE****STREET-LOADED RECESSED GARAGE**

Front-loaded lots are lots whose garages are accessed from the street rather than from an alley. These lots must comply with the following criteria.

1. Lots greater than 60 feet in width at the building line must have at least three living street trees in parkway frontage of the lot. At developer's option, 5 trees of minimum 4 inch caliper may be planted over two adjacent lots. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
2. Lots greater than 55 feet in width, but less than 60' in width, must have at least two living street trees in parkway frontage of the lot. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
3. A maximum of 30 front-loaded lots, between 55' and 60' in width are permitted under this Development Code.
4. Lots less than 55 feet in width, must be served by an alley and not use driveways located in the front of the lots. Street trees will be located in accordance with the requirements of Table 3.2.
5. At least 7 of the front loaded 55 foot lots shall be constructed with alleys behind the lots.
6. The driveway width must be no greater than 15 feet in width at the sidewalk..
7. On lots less than 60' in width, garages shall not comprise more than 50% of the front façade.
8. Garage must be set back from the building line 5' farther than the front wall of the house.
9. Front facing garage doors shall have individual stall doors divided with a masonry column.
10. Garage doors on all front loaded lots shall be treated with at least two of the following architectural elements. Garage doors greater than 15' from the front building setback line are exempt from this rule.
 - a. Embossed panel doors or wood facing
 - b. Decorative brick or arch over doors
 - c. Multiple coach lamps
 - d. Decorative door hardware and straps
 - e. Garage doors recessed at least 12 inches from the face plane of the garage
 - f. Driveway finish upgraded to one of the following: stamped concrete, concrete pavers, pebble finish concrete, salt finish concrete.

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SECTION 8

SIGNAGE STANDARDS

SECTION 8.1: SIGNAGE

- A. Chapter 86 of the Code of Ordinances. Signage in Lakeside DFW shall comply with Chapter 86 of the Code of Ordinances, as in effect on the date of this Ordinance, except as amended, modified or excluded in the Table 8.1 below.
- B. For new signs, the standards in Table 8.1 shall apply and sign permits shall be approved administratively by the Town of Flower Mound Building Official unless specifically noted in this section.
- C. An applicant has the option to establish unique sign standards including size, color, type, font, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the Town of Flower Mound Building Official and are subject to approval of the Building Official. In evaluating a Master Sign Plan, the Building Official shall consider the extent to which the application meets the proposed Sign Plan:
1. Promotes consistency among signs within a development and creates visual harmony between signs, buildings, and other components of the property;
 2. Enhances the compatibility of signs with the architectural and site design features within a development;
 3. Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
 4. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with the development standards.

Table 8.1	IMU-MR	IMU-C	IMU-NG	IMU-N	IMU-EN	STANDARD
Wall (Building) Signs	P	P	NP	P	P	- For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant on each street frontage that tenant has frontage. - Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 100 sq. feet. - Live-Work: One sign limited to an area of 10 sq. feet maximum, and a maximum height of 2 feet - Home occupations in residential buildings: One sign limited to an area of 5 sq. feet maximum and maximum height of 16 inches - Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 7 feet from the finished sidewalk. - Building signs may be internally or externally lit. - Marquee signs permitted only as specified below.
Monument Signs	P	NP	NP	NP	P	- One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height. - Signs must be illuminated from ground mounted lighting. - Permitted only along FM 2499, Lakeside Parkway, and Slip Road Frontages.

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	MU-MR	MU-C	MU-NG	MU-N	MU-EN	STANDARD
Window Signs	P	P	NP	NP	P	- Limited to 25% of the storefront glass area. <u>The following shall be exempt from this limitation:</u> - Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs; - Artwork that is not used as advertising - Directory or wayfinding signage
Building Blade Signs	P	P	NP	P	P	- One per building (commercial and mixed use buildings only). - Area = 30 sq. feet maximum per sign face. - May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane. - Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	P	P	NP	P	P	- One per commercial tenant space (retail, office, or restaurant use). - Area = 20 sq. feet maximum per sign face. - May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. - Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 7 feet from the finished sidewalk.
Marquee Signs	P	P	NP	NP	P	- Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more. - Marquee signs shall be attached to the building or located above or below a canopy only. - Area = 150 sq. feet maximum, per face. - Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.
For sale/for lease signs	P	P	NP	P	P	- Size is limited to 32 sq. feet per sign face. - All other standards are the same as Town of Flower Mound Sign Regulations.
Address signs	P	P	P	P	P	Same as Town of Flower Mound Sign Regulations.
Temporary construction signs	P	P	P	P	P	1 free standing sign per lot during construction only; limited to 32 sq. feet.
Banners	P	P	P	P	P	Same as Town of Flower Mound Sign Regulations.
Sandwich board signs	P	P	NP	P	P	- Permitted only for retail, service, or restaurant uses. - Limited to 15 sq. feet per sign face per storefront. - Sign may not exceed 5 feet in height. - A minimum of 6 feet of sidewalk shall remain clear. - Chalkboards may be used for daily changing of messages.

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	MU-MR	MU-C	MU-NG	MU-N	MU-EN	STANDARD
						- Readerboards (electronic and non-electronic) shall be prohibited. - Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	- Permitted only with approval of the City. - Max. 15 sq. feet per sign face. - Limited to one per light pole. - Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	NP	P	P	- Shall be allowed for all multi-tenant commercial and mixed use buildings. - One directory sign per each multi-tenant building entrance limited to 20 sq. feet in area. - Design of the sign shall be integral to the façade on which the sign is to be affixed.
Pole signs	NP	NP	NP	NP	NP	May only be permitted as part of a Master Sign Plan.
LED Signs	NP	NP	NP	NP	NP	- Shall be covered by a lens or diffuser. - May only be permitted where electronic message boards are - Or, may only be permitted as part of a Master Sign Plan.
Off-premise signs	NP	NP	NP	NP	NP	Signs advertising businesses within the Lakeside DFW mixed use zone shall be considered on-premise signage.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

APPENDIX

APPENDIX

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT FOR LAKESIDE DFW

THIS THIRD AMENDMENT TO DEVELOPMENT AGREEMENT FOR LAKESIDE DFW ("the Third Amendment") is made and entered into this ____ day of _____, 2018, (the "Effective Date") by and among the Town of Flower Mound, Texas (the "Town"); Sunset Legacy, LP, a Texas limited partnership ("Sunset"); and Lakeside Residences, LP, a Texas limited partnership ("Lakeside," and together with Sunset, collectively referred to as "Developer"), each individually referred to as "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the Lakeside DFW Project ("Lakeside" or "Project") encompasses approximately 155.8 acres of land ("the Property") being developed by Developer along the shores of Lake Grapevine; and

WHEREAS, on November 19, 2012, the Town and Lakeside DFW Land, Ltd., predecessor to Developer, entered into a Development Agreement (the "Original Development Agreement," and as amended, the "Development Agreement") that addresses various development issues related to the Project and provides for the payment of certain fees and the dedication of certain property, among other matters; and

WHEREAS, on April 21, 2014, the parties thereto amended the Development Agreement by entering into the First Amendment to Development Agreement for Lakeside DFW (the "First Amendment") to reduce the amount of escrow payment required by Developer for Phase 2 wastewater improvements in the Project and provide for existing overhead utilities to be placed underground and to provide for consideration of alternate amenities to be installed by Developer within the Project; and

WHEREAS, on July 20, 2015, the parties thereto further amended the Development Agreement by entering the Second Amendment to Development Agreement for Lakeside DFW (the "Second Amendment") to modify certain development obligations of the Developer, including the requirement to construct the "Sunset Green," the "Community Lawn," and the "Observation Plaza" (as such terms are defined in the Second Amendment); and

WHEREAS, Sunset is now the owner of that portion of the Property known as "Lakeside Village," which is legally described on Exhibit A attached hereto and is depicted on the site plan attached hereto as Exhibit B (the "Concept Plan") (the "Sunset Tract"); and

WHEREAS, Lakeside is now the owner of that portion of the Property known as the "Hines Tract," which is legally described on Exhibit C attached hereto and is depicted on the Site Plan (the "Lakeside Tract, and together with the Sunset Tract, collectively referred to as the "Developer Tracts"); and

WHEREAS, on April 16, 2018 the Town approved MU17-0002 and the Amended Lakeside Development Code (the "Code") for the Project which establishes rules and regulations for the development of the Project; and

WHEREAS, the parties now desire to further revise the provisions of the Development Agreement to change the terms and conditions relating to the construction of the Sunset Green and Community Lawn to be located on the Developer Tracts;

TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Town and Developer covenant and agree as follows:

1. **Concept Plan.** Exhibit A of the Second Amendment is deleted in its entirety and replaced with the Concept Plan.

2. **Sunset Green Amphitheater.** (i) Notwithstanding anything to the contrary set forth in Section 2 of the Second Amendment, Sunset or its assigns shall construct Sunset Green **Amphitheater**, as approximately depicted on the Concept Plan. Sunset agrees that Sunset Green Amphitheater shall include an amphitheater seating at least 125 people which shall be built according to the standards provided in the park and open space standards contained in Section 5 of the Code.

(ii) Notwithstanding anything to the contrary set forth in Section 2C of the Second Amendment, Sunset shall commence construction of the Sunset Green Amphitheater concurrently with the initial phase of infrastructure improvements on the Developer Tracts, and shall complete construction of Sunset Green Amphitheater and the extension of the Boardwalk from Sunset Point to Sunset Green Amphitheater prior to the date the Town accepts the Entrance Roads as depicted and designated on the Concept Plan that shall be constructed on the Developer Tracts. “Commence construction” means that: (a) the construction plans for the Sunset Green Amphitheater have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (b) all necessary permits permitting construction of the Sunset Green Amphitheater have been issued by all applicable governmental authorities; and (c) mobilization and grading or excavation of the property identified as the Sunset Green has begun. “Complete construction” shall mean the development permit has been finalized by the Town.

(iii) **Design.** The Sunset Green Amphitheater shall be designed and constructed with direct public pedestrian access to the Boardwalk and Sunset Point either by extension of the Boardwalk or through other connections such as trails or sidewalks. The Sunset Green shall be designed and constructed with direct public pedestrian access to the Spine Road depicted and designated on the Concept Plan, and defined by the Code. The Sunset Green Amphitheater shall be constructed utilizing the natural grade and environment with a low impact design to ensure the most natural context and surface. Any necessary improvements such as low impact retaining walls shall be constructed of accent materials to provide durability for large numbers of visitors over time as well as flexibility of programming and activities. No retaining walls shall exceed four (4) feet in height above natural grade. The Sunset Green Amphitheater shall be open to the public and shall be available for private events. The Sunset Green Amphitheater shall be maintained under the same agreement and by the same entity currently maintaining the existing Boardwalk. Sunset or its assigns, at its own election submitted in writing to the Town, may provide for maintenance through an alternative entity and approach as long as the quality of the

maintenance equals or exceeds that of the current standards, as determined by the Town in its sole discretion.

(iv) The parties agree that the Town shall not be required to consider a Development Permit application for the Entrance Roads unless Construction plans for the Sunset Green Amphitheater are submitted concurrently with such Development Permit application.

3. **Community Lawn.** Section 3 of the Second Amendment is hereby deleted in its entirety and replaced with the following:

(i) Notwithstanding anything to the contrary set forth in Section 3 of the Second Amendment, Sunset or its assigns shall construct the Community Lawn to the east of Sunset Green across the Spine Road, and in accordance with the Code.

(ii) The Community Lawn shall be constructed on top of a parking garage (the “Garage”) which serves the building(s) which front on the Community Lawn.

(iii) Sunset shall construct the Community Lawn concurrently with construction of the Garage.

(iv) The Community Lawn shall be designed and constructed with public pedestrian access to and from the Spine Road in addition to any other connections such as trails or sidewalks at the election of Sunset.

(v) The Community Lawn shall be accessible for public use and shall be available for private events. The Community Lawn shall be maintained under the same agreement and by the same entity as those applicable to the existing Boardwalk. Sunset or it assigns, at its own election submitted in writing to the Town of Flower Mound, may provide for maintenance through an alternative entity and approach as long as the quality of the maintenance equals or exceeds that of the current standards, as determined by the Town in its sole discretion.

4. **Escrow Amounts.** Town acknowledges and agrees that the Observation Plaza (as defined in Section 5 of the Second Amendment and which shall hereinafter be known as “Sunset Point”) has been completed and funds held by the Town in escrow for same have been fully disbursed. Town further acknowledges that construction of the Boardwalk has been completed and Town agrees to pay to Developer all remaining funds in the Major Amenity Reimbursement Fee escrow account which includes improvements within Lakewood Park (except for the Amphitheater Escrow, as defined below) within thirty (30) days after the Effective Date of this Third Amendment. Town acknowledges that Sunset has escrowed \$310,005 with Town pursuant to Section 3A of the First Amendment to guarantee the construction of the previously required Amphitheater (the “Amphitheater Escrow”). Notwithstanding anything to the contrary contained in the Development Agreement, Town shall pay to Sunset the Amphitheater Escrow upon Town’s acceptance of the Entrance Roads.

5. **Electric Service and Festive/Landscape Lighting.** Subject to the Town’s review and reasonable approval of plans therefor and the issuance of permits, Developer shall be allowed to install conduits, electric service, and festive and landscape lighting in all public rights-of-way in the Developer Tracts. The Developer will be responsible for the maintenance

and upkeep of the conduit, electrical service, and festive and landscape lighting. Plans to install conduits for electric service within the Town's public rights-of-way shall be part of the construction plans submitted with a site plan or plat application. Electrical services will be metered and the Developer will be solely responsible for payment of all electrical costs associated with electrical services under this section.

6. **Major Amenity Reimbursement Fee.** As of the Effective Date hereof, the Parties agree that the Town shall have no further obligation under any provision of the Development Agreement to further collect funds for the Major Amenity Reimbursement Fee.

8. **Parking District.** Town agrees that it shall in good faith evaluate the need for a parking district to provide private enforcement of the public parking areas in the Developer Tracts, as referenced in Section 6 of the Original Development Agreement.

9. **Sanitary Sewer.** Town and Developer acknowledge that the Town's consultant has prepared an analysis (the "Sanitary Sewer Analysis") of the impacts the project will have on the Town's sanitary sewer system. Based on the Sanitary Sewer Analysis the permitted uses listed in Table 1 below, may be constructed prior to construction of any upgrades to that portion of the Town's sanitary sewer system which are located entirely within the Project and any off site improvements, collectively the "Sanitary Sewer Improvements," that are necessitated by the Project (as indicated by the Sanitary Sewer Analysis). The Developer agrees the Town will not issue a building permit for any residential unit, or non-residential building, that meets the sanitary sewer triggers identified in Table 1. For example, prior to issuance of a building permit for the six hundredth (600th) residential unit, the Developer must complete the Sanitary Sewer Improvements. Similarly, prior to the issuance of a building permit for an office building whose square footage will cause the cumulative office building square footage within the Project to equal or exceed two hundred ninety three thousand two hundred (293,200) square feet, the Developer must complete the Sanitary Sewer Improvements. The Developer is not permitted to exchange units or square footage from one "use" type row in Table 1 for a different "use" type.

Table 1

Use	Construction permitted prior to Sanitary Sewer Improvements	Trigger for Sanitary Sewer Improvements
Residential Units	599 units	600 th unit
Hotel	310 rooms	311 th room
Office	293,200 square feet	293,201 square feet
Retail	47,000 square feet	47,001 square feet
Restaurant	55,000 square feet	55,001 square feet

Developer also agrees to pay to Town Developer's pro rata share of all third party costs of Town to upgrade that portion of its sanitary sewer system that is located outside the property boundaries of the Project and that is necessitated by the construction of such improvements by Developer (as indicated by the Sanitary Sewer Analysis) prior to connection to the Town's sanitary sewer system.

10. **Parkland Dedication and Park Development Fees.** The Parties acknowledge that the Hines Tract was not part of the original zoning ordinance (Zoning Ordinance No. 63-12) for Lakeside Village, but the Hines Tract will be included in the amended zoning ordinance for

Lakeside Village which is being sought by Developer and which is currently on application with the Town. It is hereby agreed by the Parties that the payment of park development fees and the dedication of parkland (or fees in lieu of land dedication) for the Hines Tract shall be in accordance with the standards for such fees or dedication contained in Section 2 of Ordinance No. 49-12, adopted by the Town on October 1, 2012. Said fees shall be:

a. Park Development Fees

(i) Single-family Detached Units: Within the MU-TEN Subzone park development fees will be fifty percent of one thousand three hundred eighty eight dollars, or six hundred ninety four dollars ($\$1,388 \times 50\% = \694) per single-family residential unit.

(ii) Single-family Attached and Apartment/Condo Units: Within the MU-TEN Subzone park development fees are waived for Single-family Attached and Apartment/Condo Units that meet the standards outlined in Section 98-905(b)(2) of the Town's Code of Ordinances.

b. Parkland Dedication Fees

(i) Single-family Detached Units Sunset Land: Within the MU-TEN Subzone and for units on Sunset Land the parkland dedication fee per single-family detached unit will be one thousand four hundred sixty three dollars (\$1,463).

(ii) Single-family Detached Units Hines Land: Within the MU-TEN Subzone and for units on Hines Land the parkland dedication fee per single-family detached unit will be six thousand three hundred sixteen dollars and eighty cents (\$6,316.80).

11. **Reconstruction of Fairway Drive and Roundabout**. The parties acknowledge that Town has requested Developer to reconstruct a portion of Fairway Drive from the most southerly of the three (3) roundabouts along Lakeside Parkway in Lakeside Village ("Roundabout No. 3") to the Town's southern town limits, as well as to reconstruct Roundabout No. 3 itself. Reconstruction of Fairway Drive and Roundabout No. 3 shall be performed by Developer in conjunction with its construction of the Entrance Roads. Reconstruction of Roundabout No. 3 shall be in accordance with the design specifications attached hereto as Exhibit D. Notwithstanding anything to the contrary contained in the Development Agreement or herein, Town agrees to reimburse Developer for a portion of the costs of reconstructing Fairway Drive and Roundabout No. 3 based on a proportionality study prepared by Town's engineering consultants, the findings of which study shall be subject to the reasonable review and approval of Town and Developer; provided, however, Town's reimbursement shall be capped at \$300,000.00. Following Town's acceptance of such reconstruction, Town shall pay its share of such costs, not to exceed \$300,000, to Developer within thirty (30) days after its receipt of invoices detailing Developer's expended costs of reconstruction.

12. **Project Phasing.** As indicated in Section 2 above, Sunset Green and the extension of the Boardwalk from Sunset Point to Sunset Green must be completed prior to the date the Town accepts the Entrance Roads as depicted and designated on the Concept Plan. The Parties agree that no building permit shall be issued for either the 601st residential unit (“601st Unit”) or the fourth residential tower (“Fourth Tower”) within MU-TEN subzone - until the Developer has either: 1) been issued a building permit for a hotel within Microzone 1, or Microzone 4 (the “Hotel”) or 2) has been issued building permits for at least three (3) restaurants in Microzone 2 (“Three Restaurants”); and:

a. Upon issuance of a building permit(s) to construct either the Hotel or Three Restaurants, the developer shall commence construction of either the Hotel, or the Three Restaurants, as applicable, within 30 days of the date of issuance said building permit(s). “Commence construction” shall mean: (a) the construction plans for the Hotel, or the Three Restaurants, as applicable, have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (b) all necessary permits permitting construction of the Hotel, or the Three Restaurants, as applicable, have been issued by all applicable governmental authorities; and (c) mobilization and grading or excavation of the property identified the Hotel, or the Three Restaurants, as applicable, has begun.

b. If there is a cessation in construction of The Hotel or the Three Restaurants, the Town shall not issue any future permits for residential construction or issue any building finals for residential units anywhere within the Project. “Cessation in Construction” means at least 180 days has elapsed between two Town-required inspections that have resulted in approval by the Town.

c. No building final for either the residential structure containing the 601st Unit or the Fourth Tower shall be issued unless the Developer has received a certificate of occupancy for either The Hotel or the Three Restaurants.

d. Developer agrees to deliver written notice to its contractor(s), owners, tenants, and assigns (“Recipients”) of: 1) both the residential structure containing the 601st Unit and the Fourth Tower (however, notice shall only be required for Recipients of the 601st Unit or the Fourth Tower if a building permit for the structure has been issued by the Town) and 2) The Hotel or Three Restaurants, as the case may be, of this project phasing provision and copy the Town. The notice shall be provided by its deposit, properly addressed with postage paid, in the United States mail. The Developer shall seek the prior written approval of the Town regarding the content of said notice, which approval shall not be unreasonably withheld, conditioned or delayed.

13. **Development Agreement.** The Town and Developer agree that, except to the extent amended herein, the provisions and terms contained in the Development Agreement, as amended by the First and Second Amendments, remain in full force and effect and shall continue to be applicable to the development of Lakeside and shall be binding on all signatories hereto. If there is a conflict between the terms of the Development Agreement and this Third Amendment, the terms of this Third Amendment shall control.

14. **Attorneys Fees.** In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Third Amendment, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorneys fees (including its reasonable costs and attorneys fees on any appeal). Nothing herein shall constitute a waiver of any claim or defense that could be asserted in any litigation related to this Third Amendment, and the parties agree that this Third Amendment is not subject to Subchapter I of Chapter 271 of the Texas Local Government Code.

15. **Severability.** In the event any provision of this Third Amendment shall be determined by any court of competent jurisdiction to be invalid or unenforceable, this Third Amendment shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

16. **Filing in Denton and Tarrant County Deed Records: Covenant Running with the Land.** This Third Amendment or a memorandum thereof shall be filed in the deed records of Denton County and Tarrant County, Texas. This Third Amendment shall be deemed a covenant that runs with the land and is binding on all heirs, successors, assigns, grantees, vendors, trustees, representatives of Developer and all others holding any interest now or in the future, and it is the intent of this Third Amendment, and the parties so acknowledge, that all phases of the development of Lakeside shall be subject to this Section of this Third Amendment.

17. **Binding Obligation.** Upon execution of this Third Amendment by all signatories hereto, the Development Agreement, as amended hereby, shall become a binding obligation on the signatories. The Town warrants and represents that the individual executing this Third Amendment on behalf of the Town has full authority to execute this Third Amendment and bind the Town to the same. Developer warrants and represents that the individuals executing this Third Amendment on its behalf have full authority to execute this Third Amendment and bind Developer to same. Further, this Third Amendment is and shall be binding upon Developer, its successors, heirs, assigns, grantees, vendors, trustees, representatives, and all others holding any interest now or in the future.

18. **Mediation.** In the event of any disagreement or conflict concerning the interpretation of this Third Amendment, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to mediation.

19. **Roughly Proportionate Determination under Texas Law.** Developer has been represented by legal counsel in the negotiation of this Third Amendment and been advised, or has had the opportunity to have legal counsel review this Third Amendment and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town in this Third Amendment, if any, are roughly proportionate to the Project's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs under this Third Amendment in accordance with § 212.904 of the Texas Local Government Code and acknowledges that the time line for commencing such appeal commences upon execution of this Third Amendment. Notwithstanding the foregoing, Developer hereby waives and releases the Town from any and all liability under § 212.904 of the Texas Local Government

Code, as amended, regarding or related to the cost of those municipal infrastructure improvements required by this Third Amendment.

20. **Rough Proportionality Determination under Federal Law.** Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Texas Local Government Code in regard to this Third Amendment. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements in this Third Amendment, if any, mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Third Amendment. Developer further acknowledges that the benefits of zoning and platting have been accepted with full knowledge of potential claims and causes of action which may be raised now and in the future, and Developer acknowledges the receipt of good and valuable consideration for the release and waiver of such claims.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date first above written.

THE TOWN OF FLOWER MOUND, TEXAS

By: _____
Name: _____
Title: Mayor, Town of Flower Mound

STATE OF TEXAS)
)
COUNTY OF DENTON)

This instrument was acknowledged before me on the ____ day of _____, 2018, by _____, Mayor of the Town of Flower Mound, Texas, on behalf of the Town of Flower Mound, Texas.

Notary Public, State of Texas

My Commission Expires:

DEVELOPER:

SUNSET LEGACY, LP,
a Texas Limited Partnership

By: SSL Management, LLC,
a Texas limited liability company,
Its General Partner

By: _____
Name: _____
Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2018, by _____, _____ of SSL Management, LLC, a Texas limited liability company, General Partner of Sunset Legacy, LP, a Texas limited partnership, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of said entities.

Notary Public, State of Texas

LAKE SIDE RESIDENCES, LP,
a Texas Limited Partnership

By: Lakeside Residences GP, LLC,
Its General Partner

By: Lakeside Project DFW, LP,
Its sole member

By: Hines Lakeside Associates, LP,
Its General Partner

By: Hines Highrise Properties, LLC,
Its General Partner

By: Hines Interests Limited Partnership,
Its sole member

By: Hines Holdings, Inc.,
Its General Partner

By: _____
Name: _____
Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2018, by _____, _____ of Hines Holdings, Inc., general partner of Hines Interests Limited Partnership, sole member of Hines Highrise Properties, LLC, general partner of Hines Lakeside Associates, LP, general partner of Lakeside Project DFW, LP, sole member of Lakeside Residences GP, LLC, general partner of Lakeside Residences LP, a Texas limited partnership, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of said entities.

Notary Public, State of Texas

By its execution below, Plains Capital Bank, which holds a lien against a portion of the Developer Tracts, consents to the execution and recordation of this Third Amendment.

Plains Capital Bank

By: _____
Name: _____
Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2018, by _____, _____ of Plains Capital Bank, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of said entity.

Notary Public, State of Texas

Exhibit "A"

Legal Description of Lakeside Village

Tract I:

BEING all that certain tract of land situated in the J. M. TANNEHILL SURVEY, ABSTRACT No. 1252, in the Town of Flower Mound, Denton County, Texas, being part of a tract of land described in deed to Peter P. Stewart as recorded in County Clerk's Instrument No. 93-R0024840, Deed Records, Denton County, Texas, also being all that property described in Quitclaim Deed to Peter P. Stewart as recorded in County Clerk's Instrument No. 2002-R0092862, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the Easterly right-of-way line of Lakeside Parkway, a 120-foot right-of-way at this point, said point being on the most Westerly corner of said Quitclaim tract;

THENCE North 89 deg 55 min 09 sec East, departing said Easterly right-of-way line of Lakeside Parkway, a distance of 899.44 feet to a 1/2-inch iron rod found for corner on the West line of a tract of land described in deed to Ray B. Baldwin III as recorded in County Clerk's Instrument No. D210075275, Real Property Records, Denton County, Texas, said point also being the Southeast corner of Village Oaks Mobile Home Community, an addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Cabinet D, Page 291, Plat Records, Denton County, Texas;

THENCE South 00 deg 31 min 16 sec East, along the West line of said Baldwin tract, a distance of 326.07 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northeast corner of Lakeside Parkway, a 100-foot right-of-way as dedicated by Dedication Deed to the Town of Flower Mound as recorded in County Clerk's Instrument No. 2001-R0105772, Deed Records, Denton County, Texas;

THENCE along the Northerly and Easterly right-of-ways of said Lakeside Parkway, the following courses and distances:

South 89 deg 20 min 52 sec West, a distance of 742.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the left having a radius of 100.00 feet, a central angle of 39 deg 28 min 48 sec, a chord bearing of North 50 deg 23 min 32 sec West, and a chord length of 67.55 feet;

Along said non-tangent curve to the left, an arc distance of 68.91 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 17 deg 00 min 08 sec West, a distance of 53.70 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 1,760.00 feet, a central angle of 08 deg 21 min 11 sec, a chord bearing of North 21 deg 10 min 42 sec West, and a chord length of 256.36 feet;

THENCE continuing along the Easterly right-of-way of said Lakeside Parkway and said curve to the left, an arc distance of 256.59 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 274,800 square feet or 6.309 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground survey performed in the field on the April 5, 2012, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83 State Plane Coordinate grid values based on the Geo-Shack Virtual Reference Station (VRS) Network.

Tract II:

BEING all that certain tract of land situated in the the J. M. TANNEHILL SURVEY, ABSTRACT No. 1252, in the Town of Flower Mound, Denton and Tarrant County, Texas, being part of a tract of land described in deed to Peter P. Stewart as recorded in County Clerk's Instrument No. 93-R0024840, Deed Records, Denton County, Texas, also being all that property described in deed to Peter P. Stewart as recorded in Volume 11029, Page 1308, Deed Records, Tarrant County, Texas, and also being all that property described in deed to Peter P. Stewart as recorded in Volume 8180, Page 1145, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner on the Westerly right-of-way line of Lakeside Parkway, a 120-foot right-of-way, said point being the Southeast corner of Lot 1, Block I, Lakeside Hotel, an addition to the Town of Flower Mound, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 11756, Plat Records, Denton County, Texas, said point being the beginning of a curve to the right having a radius of 1,640.00 feet, a central angle of 04 deg 28 min 09 sec, a chord bearing of South 19 deg 14 min 13 sec East, and a chord length of 127.89 feet;

THENCE along said Westerly right-of-way line of Lakeside Parkway and said curve to the right, an arc distance of 127.92 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE South 17 deg 00 min 08 sec East, continuing along said Westerly right-of-way line of Lakeside Parkway, a distance of 53.71 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the left having a radius of 100.00 feet, a central angle of 106 deg 14 min 09 sec, a chord bearing of South 16 deg 59 min 23 sec East, and a chord length of 159.97 feet;

THENCE continuing along said Westerly right-of-way line of Lakeside Parkway and said non-tangent curve to the left, an arc distance of 185.37 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the Westerly right-of-way line of Long Prairie Road, a variable width right-of-way;

THENCE South 17 deg 00 min 08 sec East, along the Westerly right-of-way line of said Long Prairie Road, a distance of 258.06 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the North line of said Peter P. Stewart tract (Volume 11029, Page 1308);

THENCE North 88 deg 37 min 18 sec East, along the North line of said Peter P. Stewart tract (Volume 11029, Page 1308), continuing along the Westerly right-of-way line of said Long Prairie Road, a distance of 24.07 feet to a brass monument found for corner, said point being the Northeast corner of said Peter P. Stewart tract (Volume 11029, Page 1308);

THENCE South 18 deg 10 min 43 sec East, continuing along said Westerly right-of-way line of said Long Prairie Road and along the Easterly line of said Peter P. Stewart tract (Volume 11029, Page 1308), a distance of 143.87 feet to 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner from which a brass monument found bears North 88 deg 50 min 33 sec East, 39.77 feet;

THENCE along the Easterly line of said Peter P. Stewart tracts (Volume 11029, Page 1308 and Volume 8180, Page 1145), the following courses and distances:

South 88 deg 50 min 33 sec West, a distance of 289.31 feet to a brass monument found for corner;

South 01 deg 05 min 02 sec East, a distance of 63821 feet to a brass monument found for corner;

South 85 deg 46 min 29 sec West, a distance of 207.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the East line of Tract 1 of said Peter P. Stewart tract (Volume 8180, Page 1145);

South 03 deg 45 min 31 sec East, a distance of 284.14 feet to a brass monument found for the Southeast corner of Tract 4 of said Peter P. Stewart tract (Volume 8180, Page 1145);

THENCE South 88 deg 48 min 29 sec West, along the South line of said Tract 4, a distance of 428.02 feet to a brass monument found for the Southwest corner of said Tract 4;

THENCE along the Westerly line of said Peter P. Stewart tract (County Clerk's Instrument No. 93-R0024840, Volume 11029, Page 1308, and Volume 8180, Page 1145), the following courses and distances;

North 06 deg 33 min 31 sec West, a distance of 261.30 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 20 deg 41 min 29 sec East, a distance of 301.80 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 02 deg 20 min 31 sec West, a distance of 230.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 27 deg 03 min 35 sec West, a distance of 331.50 feet to a brass monument found for the Northwest corner of said Peter P. Stewart tract (Volume 11029, Page 1308);

North 89 deg 37 min 43 sec East, a distance of 87.23 feet to a brass monument found for corner on the North line of said Peter P. Stewart tract (Volume 11029, Page 1308);

North 18 deg 59 min 56 sec West, a distance of 614.28 feet to a 1/2-inch iron rod found for the Southwest corner of said Lot 1, Block 1;

THENCE North 89 deg 15 min 56 sec East, along the South line of said Lot 1, Block 1, a distance of 840.14 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1,093,369 square feet or 25.100 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground survey performed in the field on the April 5, 2012, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83 State Plane Coordinate grid values based on the Geo-Shack Virtual Reference Station (VRS) Network.

Exhibit B

Concept Plan

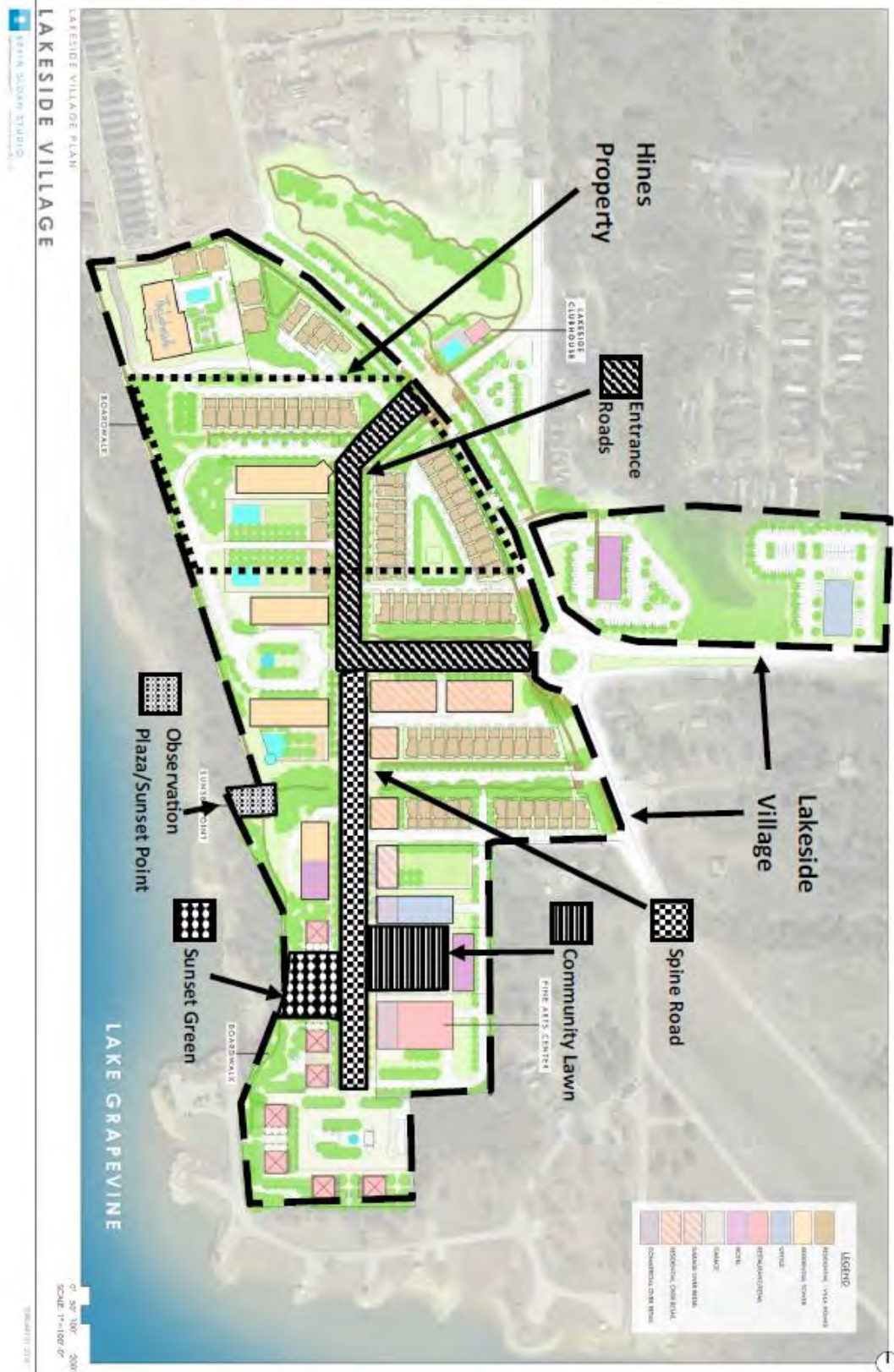


Exhibit "B"

Exhibit C

Legal Description of Hines Tract

FIELD NOTE DESCRIPTION

STATE OF TEXAS
COUNTY OF TARRANT

BEING a tract of land situated in the J. TANNEHILL SURVEY, Abstract No. 1252D Tarrant County, Texas (formerly Abstract No. 1252 Denton County, Texas), and being a portion of a tract of land conveyed to LAKESIDE DFW LAND, LTD., as recorded in Volume 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set with a red plastic cap stamped "W.A.I." at the intersection of the northerly line of Tract 1 as conveyed to Peter P. Stewart recorded in Volume 11029, Page 1308 (DRDCT) and the westerly Right-of-Way line of LAKESIDE PARKWAY (120' Right-of-Way);

THENCE departing the westerly Right-of-Way line of said LAKESIDE PARKWAY and along the northerly line of said Tract 1 North 89 deg 54 min 43 sec West a distance of 840.54 feet to a ½ inch iron rod set with a red plastic cap stamped "W.A.I." for corner, said point being set in the east line of a tract of land conveyed to the United States of America known as Tract B-112;

THENCE departing the northerly line of said Tract 1 and along the easterly line of said Tract B-112 North 18 deg 09 min 28 sec West a distance of 520.11 feet to ½ inch iron rod set with a red plastic cap stamped "W.A.I." for corner;

THENCE departing the easterly line of said Tract B-112 South 89 deg 54 min 43 sec East a distance of 707.12 feet to a ½ inch iron rod set with a red plastic cap stamped "W.A.I." for corner, said point being set in the westerly Right-of-Way line of said LAKESIDE PARKWAY and being the beginning of a non-tangent curve to the right having a radius of 1640.00 feet and having a chord bearing of South 30 deg 51 min 58 sec East and a chord length of 575.99 feet;

THENCE along the westerly Right-of-Way line of said LAKESIDE PARKWAY continuing along said non-tangent curve to the right through a central angle of 20 deg 13 min 41 sec and an arc length of 578.99 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bound 9.000 acres or 392,042square feet of land more or less. Bearings contained within this field note description are based upon an on the ground survey performed in the field on the 11th day of April, 2005 utilizing the bearings as found on a ALTA/ACSM Land Title Survey prepared by Winkelmann & Associates, Inc. dated May, 2003, Project Number 02219.02(52)

Exhibit D

Design of Turnabout No. 3

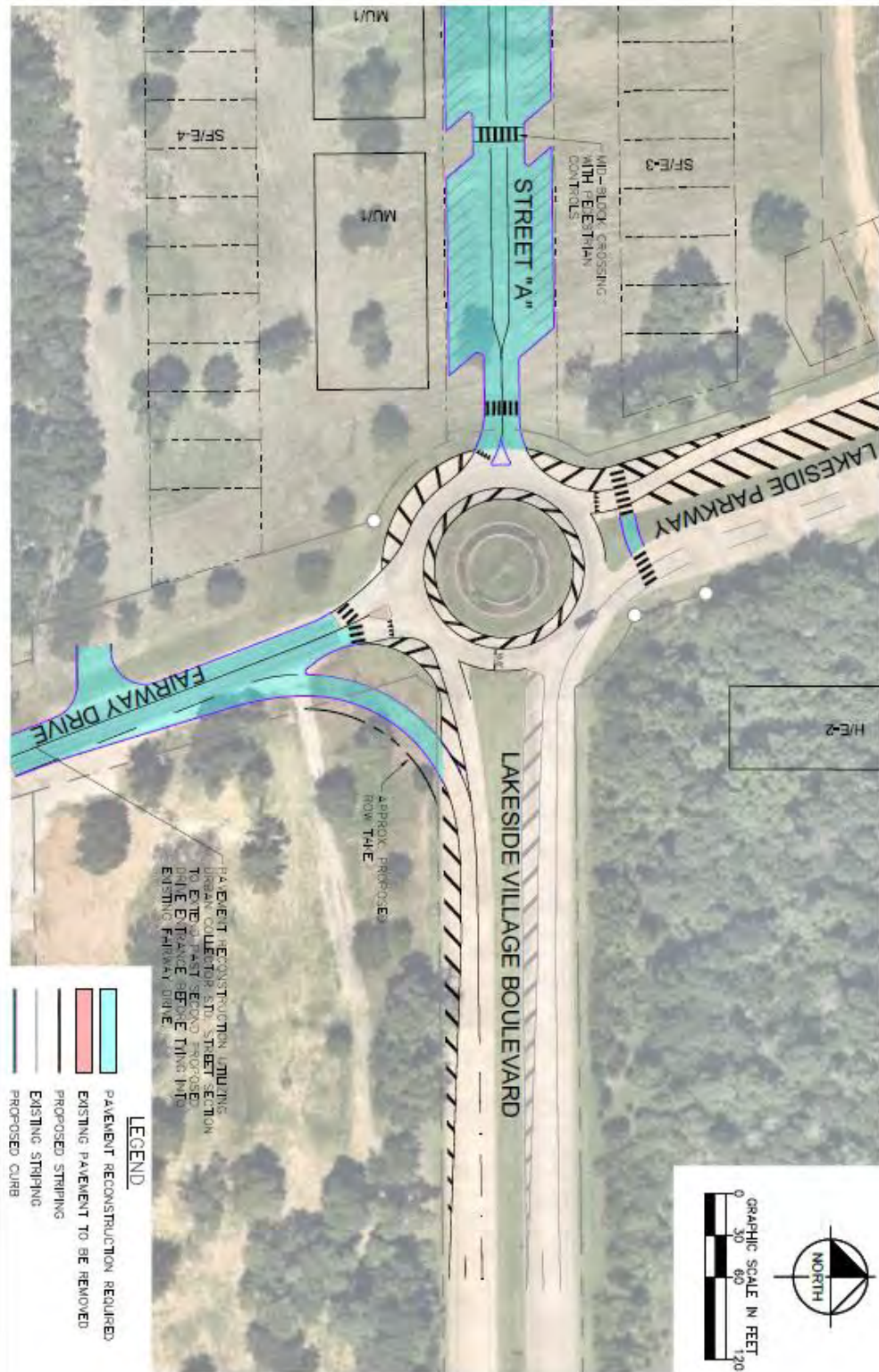


Exhibit "D"

Tommy Dalton

From: Richard A Myers
Sent: Thursday, April 12, 2018 3:39 PM
To: Tommy Dalton; John Habern; Jimmy Archie; Dan Quinto
Cc: Richard Myers
Subject: Formal Request for Use of Appraisal

Dear Tommy,

We would like to formally request that the Town of Flower Mound use the appraisal of the "Hines" property that was prepared by Lipscomb, Davis & Company. We believe the Town should use this professional appraisal as evidence of the property value when computing the park dedication fees due as a result of any single family homes constructed on that property. Please let us know if you have any questions or comments regarding this formal request.

Best regards,

Richard Myers
Managing Director
Realty Capital Management
909 Lake Carolyn Parkway, Suite 150
Irving, Texas 75039



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From: Candice Winterringer
Sent: Monday, April 2, 2018 2:43:24 PM
To: Town Council; planning
Subject: Lakeside Village - MPA request

It is certain that I am ignorant as to what is permissible or not permissible to be debated and approved by Town Council for Lakeside Village. I posted my list of questions to a local Facebook page and asked for help building this list. I received additional questions publicly but even more were sent to me privately. Many I know choose not to participate in social media but they are voters who care deeply about our town, like you do.

It would be very helpful to me and the residents I spoke with if these questions are answered in public during the special session, future P&Z meeting and Town Council meeting(s). I'm certain when the next development comes up for approval in the near future, a similar list of questions will be asked.

To Town Council and P&Z members, thank you for being volunteer representatives for our residents. To Town Staff, thank you for your dedication to our town. It is very much appreciated even when we disagree.

1. Is there a guarantee that all the proposed commercial will be built? What is the value of the residential vs commercial that make up the \$1B?
2. Is TC required to approve (or there's no approval even needed) the new residential towers because 2200 residences were previously approved for Lakeside in total? Will the residential be built first with a 'hope' of building the commercial (like The Point developer stated during TC meeting where that apartment development was approved)?
3. What is the estimated tax revenue for Lakeside Village?
4. If Lakeside Village is built out completely, what is the cost to the town to support the \$1B development with new first responders, added town staff, outside contractors, new infrastructure, ongoing infrastructure maintenance, water and sewer costs, long term benefit and retirement costs for added employees, and any other costs I haven't included?
5. What is the ROI after cost?
6. Will my taxes go down?
7. What happens if it's mostly residential instead of commercial like Riverwalk and Lakeside now? How will we as residents and tax payers benefit then?
8. What impact will there be to traffic on 2499?
9. How many more traffic lights will be added on 2499?
10. Is there coordination with TXDOT to expand 2499 and 121 access?
11. How does the density per acre compare to other developments?
12. If this project and the soon to be reviewed proposed development on the east side of 2499 are both approved, how many new single family, multi-family or mixed-use residential units will be between Grapevine Mills and Lakeside Parkway in the Lakeside Business District?
13. To give residents a feeling of the scale, how many apartments are fully completed in Riverwalk, how many are under construction, and how many are just dirt today? The same question about Lakeside (as we know it today).
14. What Elementary, Middle and HS will children attend? Any impact on traffic or school zones?
15. What are the park and impact fees? Are there waivers being requested? If so, what?
16. Is the planned parking the same as current Lakeside in terms of # per unit or sf?

17. There was a mention of using TIRZ funds here. Why would this be the best use of those funds for this project?
18. When the Master Plan was originally created, what were the breakdown percentages for commercial, retail, residential, low vs high density? What will it be after the amendment?
19. What does the TC believe is the sweet spot for those breakdowns now? Why does it differ from the original Master Plan?
20. What impact do we think that will have on Flower Mound's ranking in 'places to live'? Why?
21. What other cities have made similar adjustments?

Thank you,
Candice Winterringer
3700 Kinross Court
Flower Mound, TX 75028

From: Jake Wuebben
Sent: Monday, April 9, 2018 1:09 PM
To: planning <planning@flower-mound.com>
Subject: Lakeside Village Project Support

Nearby homeowner who is favor of this development. While I understand the traffic concerns and other issues raised, I believe the benefits will outweigh the cons and the uniqueness of the project will be desirable to many people that will provide benefits to all residents in the area. The location in the middle of DFW near the airport leaves the area ripe for development that will be hard to avoid.

Thank You

2608 Rembert Dr.

From: Coleman, Micah
Sent: Monday, April 09, 2018 4:18 PM
To: Town Council; planning
Cc: Coleman, Micah
Subject: In total Support of Lakeside Village: P&Z Meeting Tonight @ 6:30 pm

Good afternoon,

I am unable to attend the meeting tonight but want to make certain that my input is considered during the conversation. I am in total support of the plans for Lakeside Village and support Realty Capital Management and their efforts toward obtaining approval for their project. I reside at 613 Heritage Lane in the Lakeside community. My contact information is below should you need to reach out to me directly.

Thank you,

Micah Coleman, Account Executive
MetLife Regional & Small Business Solutions
Two Galleria Tower 13455 Noel Rd., Suite 2110, Dallas, TX 75240



CA Insurance Lic. # 0D85302
Registered Representative

Metropolitan Life Insurance Company, New York, NY 10166. Variable products distributed by MetLife Investors Distribution Company ("MLIDC") (member FINRA). Both are MetLife companies.

From: mike siegel
Sent: Thursday, April 12, 2018 5:43 PM
To: planning
Subject: Fwd: Lakeside development

> I'm a resident in Lakeside right next to this proposed change. I have invested a large amount of my saving in my home with the understanding that the development would be a life style center. While I realize growth of any kind upsets people but this development reduces traffic and demand on infrastructure based on the fact that the Residents can and will walk to local businesses. It is a much better use of land than another sprawling residential development. The proposed change does not increase the density from what was originally proposed.

>

> I read this attached blog and was shocked to learn that since they could not get the support of the residents inside Lakeside to oppose the approval, they are mounting a last minute effort to gain support from outsiders.

>

> Please approve!!

>

> Mike Siegel

> 2705 Desco Dr

> Flower mound TX 75022

>

>

>

>

> Sent from my iPad

From: Nicole Smith
Sent: Friday, April 13, 2018 11:15 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Say YES to Lakeside Village

Thank you for your time and service to our community.

As a Lakeside DFW homeowner since June 2014 and a proponent of this beautifully unique multi-use community, I am in full SUPPORT of the proposed plan.

The remaining acres of Lakeside DFW should be developed in such a way as to maximize the land and views, and offer the biggest financial benefit to our entire community. The proposal on the table does just that. Combining residential and commercial while preserving and showcasing Lake Grapevine is brilliant, and Lakeside Village will crown this jewel of Lakeside DFW beautifully.

One of the P&Z commissioners said it best: "most Flower Mound residents would say, "not in my backyard", but you Lakeside people want it in yours". It's true.

EVERY SINGLE HOMEOWNER AND BUSINESS OWNER bought in to Lakeside with the full knowledge of the plans on the horizon and the expectation that they be fulfilled. The proposal presented for your approval today are consistent, in concept, density and deliverables, with the proposal approved in 2012.

As a Lakeside resident, I am saying " Yes! Please! In my backyard!"

Please vote "Yes" for Lakeside Village.



Nicole Smith Woodard | Broker-Associate
| Keller Williams Realty

| a. 2106 E. State Hwy 114, Suite 101 | Southlake, TX 76092
| [Wondering What Your Home's Worth?](#) | [Search Homes Now!](#)



Texas law requires all license holders to provide the [Information About Brokerage Services](#) form and [Consumer Protection Notice](#) to prospective clients.

From: Jennifer del Muro
Sent: Wednesday, April 11, 2018 12:39 PM
To: planning
Subject: Town of Flower Mound

To Whom it May Concern:

As a citizen of Flower Mound, one that grew up here even, I urge you to **PLEASE STOP TOWERS FROM BEING BUILT** in our town. These towers will forever change the dynamic of our TOWN (NOT A BIG CITY!!) and it is not what residents want for our growth. Yes, growth! I am pro-growth, but do it with responsibility to the current residents, tax payers and voters. The people who are against this are not a "vocal minority," as I have yet to see a large group of people in support of this to say that this is supported by the "silent majority."

Thank you-

Jen del Muro



TOWN COUNCIL AGENDA ITEM NO. 29

REGULAR ITEM

DATE: April 16, 2018

FROM: Andrea Roy, Economic Development Director

ITEM: **Public Hearing to consider approval of a Chapter 380 Agreement for the development of a speculative office project located on a 10-acre tract on the west side of Long Prairie Road, between Lakeside Pkwy. & Silveron Blvd. (FM 2499 Office Venture, LLC).**

BACKGROUND INFORMATION: The subject request relates to the proposed Chapter 380 Agreement between the Town and FM 2499 Office Venture, LLC, in exchange for an estimated \$32.5 million capital investment for the construction of an approximately 120,000 square foot speculative office building and associated parking structure, on a 10-acre tract located within the Lakeside Business District.

FM 2499 Office Venture will construct the speculative office building with the intent to initiate a broader office market within the Town's business district, enabling the community to recruit and attract corporate office tenants of varying sizes. After much recent discussion regarding the Town's desire to possess office product and the anticipated demand of such product, FM 2499 Office Venture has developed a concept plan for a significant Class A office development.

The developer will construct a Class A Office Building, as defined within the subject agreement to contain a minimum of four stories, with a minimum of 10,000 square foot floor plates and a minimum of 100,000 square feet overall, a central interior lobby, on-site support services and maintenance, 24/7 security, access to all suites from inside the building, and an architectural design that will meet or exceed the Town's Urban Design Plan or qualify as a Meritorious Project. Additionally, the developer has proposed to construct a multi-level parking structure, with an estimated 480 spaces to serve the office building. It is the intent that this will be the first of many office buildings in this area.

Town Staff conducted extensive research of the Dallas-Fort Worth office market, including several communities similar to Flower Mound, also wishing to further establish a more significant office market. It was through this research that the subject incentive model was derived. The proposed incentive offers a debt service guarantee to the lender, which will mitigate the speculative nature of the project and reducing the project's pre-leasing risk. Furthermore, the guarantee will be provided by the Town only if needed, based on monthly net operating income levels compared to the developer's debt service. Please see Section 4.5 of the agreement for a full explanation and example.

The proposed Chapter 380 Agreement provides for a 5-year, 50% real property grant (total estimated savings \$371,000), a grant equal to 100% of impact fees (\$158,000), a building permit fee waiver (\$54,000), an infrastructure grant for off-site improvements (not to exceed \$100,000), and a monthly debt service guarantee to be provided to the developer's lender, as needed for the first three years. Due to the significance of the project, both a 10 and 20-year cost-benefit analysis have been done and are attached as reference.

Additionally, an agreed-upon development timeline has been included within the agreement, with the purpose to ensure the developer progresses with the project in a timely manner. The developer must seek zoning approved by no later than September 16, 2018, resulting in a completed project by no later than December 16, 2022. Additional development milestones are included within the agreement as well.

Lastly, the developer will also provide documentation to the Town indicating a minimum capital investment of \$25 million. While it is indicated that the estimated capital investment is \$32.5 million, that value is based upon the construction of a 120,000 square foot office building. If the size of the building is reduced to 100,000, the investment value will be proportionally reduced, but will never fall below \$25 million.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: One time grant equal to 100% of impact fees, estimated at \$160,000, and a one-time offsite infrastructure grant not to exceed \$100,000.

Proposed Expenditure:	Account Number(s):
\$260,000	100-600-57000-5320
Up to \$1,194,375 (Annually for 3 years)	Chapter 380 Agreement

Finance Review by: Debra Wallace, Deputy Town Manager /CFO

LEGAL REVIEW: Bryn Meredith of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the Chapter 380 Agreement as to form and legality.

ATTACHMENTS:

1. FM 2499 Office Venture Chapter 380 Agreement

DRAFT MOTION: Move to approve to the Chapter 380 Agreement between the Town of Flower Mound and FM 2499 Office Venture and authorize the Mayor to execute same on behalf of the Town.

**CHAPTER 380 AGREEMENT
BETWEEN THE TOWN OF FLOWER MOUND
AND
FM 2499 OFFICE VENTURE**

This Chapter 380 Agreement (“**Agreement**”) is made and entered into by and between the Town of Flower Mound, Texas (“**Town**”), and FM 2499 Office Venture, LLC a Texas limited liability company (“**Developer**”), for the purposes and considerations stated below. Town and Developer may sometimes hereafter be referred to individually as a “**Party**” or collectively as the “**Parties**.”

WITNESSETH:

WHEREAS, Developer owns, or is under contract to purchase, an approximate 10-acre tract located within the Town; and

WHEREAS, Developer intends to construct an approximate 100,000 square foot Class A Office Building and associated Parking Structure within the Town; and

WHEREAS, the Town seeks to incentivize the development; and

WHEREAS, the Town possesses the legal and statutory authority under Chapter 380 of the Texas Local Government Code to create programs to promote local economic development and to stimulate business and commercial activity within the Town; and

WHEREAS, the Town has determined that the incentives set forth in this Agreement will serve the public purpose of promoting local economic development, will diversify the economy of the state and Town, will eliminate unemployment and underemployment in the state and Town, and will enhance business and commercial activity within the Town; and

WHEREAS, the Town has concluded and hereby finds that this Agreement promotes economic development in the Town of Flower Mound, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution, by assisting in the development and diversification of the economy of the State, by eliminating unemployment or underemployment in the State, and by the development or expansion of commerce within the State.

NOW THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**ARTICLE 1
DEFINITIONS**

The following words shall have the following meanings when used in this Agreement:

The terms “Agreement”, “Town”, “Developer”, “Parties”, and “Party”, shall have the meanings provided above.

“Affiliate” shall be strictly construed to mean a corporation, joint venture, partnership, or other entity in which Developer owns more than ten percent of the outstanding voting interest.

“Building Final” means the approval of the final inspection issued by the Town certifying the Office Building or the Parking Structure’s compliance with applicable building codes and other laws.

“Building Final Date” means the later of the date the Office Building and the Parking Structure, receives a Building Final.

“Base Year Taxes” means the Town ad valorem taxes assessed against the Real Property and collected by Town for Tax Year 2018.

“Capital Investment” means the actual costs attributable to the construction of the Office Building, Parking Structure and related infrastructure, site preparation, structures, infrastructure, utilities, landscaping and on-site improvements, including labor and materials, engineering costs, surveying costs, fees of consultants, permit and inspection fees. It does not include insurance costs, marketing costs or any interest paid to finance the cost of Capital Investment.

“Cessation in Construction” means the amount of time between two approved Town required inspections has lapsed 180 days or more.

“Class A Office Building,” for the purposes of this Agreement only, means an office building characterized by high quality design, use of high-end building materials, and state of the art technology for voice and data. The building is distinctive and classic design, concrete and steel construction, landmark quality, with superior exterior finishes for the curtain wall and superior interior quality finishes in main lobby and common areas, including elevators and washrooms.

A Class “A” Office Building must, at a minimum, contain all of the following:

1. Minimum of 4 stories;
2. Minimum of 10,000 square feet per floor with a minimum of 100,000 square feet structure overall;
3. Central, interior lobby;
4. Access to suites shall be from inside the building;
5. On-site support services/maintenance;
6. 24/7 Security;
7. Steel frame construction; and
8. Meet or exceed the Town’s Urban Design Plan or qualify as a Meritorious Project.

“Commencement of Construction” means that: (i) the construction plans for the Office Building have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (ii) all necessary permits permitting construction of the Office

Building have been issued by all applicable governmental authorities; and (iii) mobilization and grading or excavation of the Real Property has begun.

“Debt Service” means the payment owed by the Developer to the lender for the principal and interest on the outstanding loan for the Office Building.

“Developer Records” has the meaning assigned to such term in Section 3.6.

“Development” means the development as shown on the attached Exhibit “A.”

“Effective Date” shall mean the last date this Agreement is executed by the Parties.

“Expiration Date” shall mean the date of payment of the last of the Grants, unless sooner terminated as provided herein.

“Event of Bankruptcy or Insolvency” means the dissolution or termination of a Party’s existence as a going business, insolvency, appointment of receiver for any part of such Party’s property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

“Fiscal Year” means October 1st through September 30th.

“Force Majeure” means any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the Party), fires, explosions, floods, strikes, slowdowns or work stoppages.

“Grant Year Taxes” means the ad valorem taxes assessed by Town against the Real Property and collected by Town for the applicable Tax Year.

“Grants” shall collectively mean the Real Property Grants, Impact Fee Grant, Infrastructure Grant, and Annual Debt Service Guarantee.

“Impact Fee Grants” means the grants from Town in an amount equal to 100% of the Town impact fees (water, wastewater, and roadway) paid by Developer and received by Town, which are attributable to the construction of the Improvements.

“Impositions” means all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Developer or any property or any business owned by the Developer within the Town.

“Improvements” means an Office Building and Parking Structure identified on Exhibit “A,” and the infrastructure, driveways, parking, landscaping and other improvements reasonably required to be constructed on the Real Property. Improvements does not include any residential buildings.

“Monthly Debt Service Guarantee” means an incentive paid on an as-needed basis for the first three years from the Building Final Date, in the event the monthly Debt Service obligations on the Office Building exceed the Developer’s monthly Net Operating Income.

“Net Operating Income” means the amount Developer is contractually obligated to receive from tenant(s) who have executed leases for office space within Office Building. Developer’s operating expenses for items such as common area maintenance (which includes a market rate property management fee), property taxes, and insurance will be deducted from Developer’s gross income to calculate Net Operating Income.

“Net Leasable Area” means the actual square-unit of a building that may be leased or rented to tenants, the area upon which the lease or rental payments are computed. Net Leasable Area excludes common areas, elevator shafts, stairways, and space devoted to cooling, heating, or other equipment.

"NNN" means triple net lease, where the tenant or lessee agrees to pay all real estate taxes, building insurance, and maintenance (the three "nets") on the property in addition to any normal fees that are expected under the lease agreement (rent, utilities, etc.).

“Occupancy Rate” means the ratio of leased space compared to the Net Leasable Area.

“Off-Site Infrastructure Grant” means an incentive for eligible water and wastewater improvements constructed and located outside the physical boundaries of the Real Property, necessitated by and directly attributable to the construction of the Improvements based upon a SmartGrowth capacity analysis, as determined and required by the Town, and shall not include roadway improvements.

“Office Building” means a Class “A” Office Building to be built on the Real Property by Developer in accordance with Exhibits A and B.

“Parking Structure” means a multi-level parking garage containing a minimum of eighty percent (80%) of the total parking spaces required by the Land Development Regulations of the Code of Ordinances, Town of Flower Mound, Texas, as determined by the Town, to service the Office Building.

“Payment Request” means a written request from Developer to Town for payment of the Real Property Grants, Impact Fee Grant, Infrastructure Grant, and Annual Debt Service Guarantee, as the case may be, which request shall be accompanied by evidence reasonably satisfactory to Town to establish that Developer is in compliance with this Agreement. The Payment Request must be submitted in accordance with the notice provisions of this Agreement.

“Real Property” shall collectively mean the approximate 10 acres of land located on the west side of Long Prairie Road, between the Lakeside Parkway to the north and Silveron Boulevard to the south, Flower Mound, Texas, depicted on the attached Exhibit “A” and described by metes and bounds description in Exhibit “C,” hereto.

“Real Property Grants” shall mean five (5) consecutive annual economic development grants to be provided by Town to Developer, each in an amount equal to fifty percent (50%) of the Grant Year Taxes for the applicable Grant Year in excess of the Base Year Taxes calculated as follows: $(\text{Grant Year Taxes} - \text{Base Year Taxes}) \times (50\%)$, to be paid as set forth herein. Each individual annual payment shall be referred to as a “Real Property Grant.”

“Related Agreement” means any agreement (other than this Agreement) by and between Town and Developer.

“Tax Year” shall have the meaning assigned to such term in Section 1.04 of the Texas Tax Code (i.e., the calendar year).

“Term” shall have the meaning assigned to such term in Section 2.2.

ARTICLE 2 PROGRAM AND TERM

2.1 Program. A program authorized under Chapter 380 of the Texas Local Government Code is hereby established to bring the Development to the Town. The terms of this Agreement shall implement the Program.

2.2 Term. The Term of this Agreement (“Term”) will commence on the Effective Date and will continue until the Expiration Date, unless sooner terminated as provided herein.

ARTICLE 3 DEVELOPER OBLIGATIONS

The obligation of the Town to pay the Grants shall be conditioned upon the compliance and satisfaction by Developer of the terms and conditions of this Agreement and each of the conditions set forth in this Article 3.

3.1 Zoning, Final Plat and Site Plan Approval.

(a) The Town, by providing written notice to Developer pursuant to Section 6.5, may immediately terminate this Agreement if any of the following deadlines have been not been satisfied by Developer:

1. An application for Planned Development zoning of the Real Property that fully permits development of the Property in the manner contemplated herein is submitted to the Town no later than September 16, 2018; and

2. Planned Development zoning that fully permits development of the Real Property in the manner contemplated herein must be finally approved by the Town Council no later than June 16, 2019; and
3. An application for a Final Plat and a Site Plan for the Real Property must be submitted to the Town no later than October 16, 2019; and
4. Both a Final Plat and a Site Plan of the Real Property must be finally approved by the Town no later than March 16, 2020.

(b) For the purposes of this section, the phrase, “fully permits development,” shall mean that the Planned Development zoning unconditionally permits construction of the Improvements and use of the Office Building for commercial, non-residential purposes, in full compliance with the terms and conditions set forth herein, without further zoning approval or amendment of this Agreement.

(c) The right of the Town to terminate this Agreement in accordance with this Section 3.1 shall be limited to sixty (60) days following any missed deadline. In addition, the Town’s right to terminate this Agreement pursuant to this Section 3.1 is independent of and shall not be subject to the requirements of Section 5.1 hereof, regarding termination.

(d) The Developer deadlines set forth in this section 3.1 may not be tolled or extended by an event of Force Majeure.

3.2 Construction of Improvements. Developer agrees to design and construct, or cause to be designed and constructed, the Improvements. Developer must (i) submit a full and complete building permit application for construction of the Improvements, as deemed acceptable by the Town, no later than June 16, 2020; and (ii) receive all necessary permits permitting construction of the Improvements from all applicable governmental authorities no later than December 16, 2020; and (iii) subject to events of Force Majeure, achieve a Building Final Date on or before December 16, 2022.

3.3 Documentation of Capital Investment. Developer agrees to make a Capital Investment of at least \$25 million in the Improvements. In addition, Developer agrees to provide Town with documentation evidencing a minimum Capital Investment of \$25 million no later than ninety (90) days from the Building Final Date. Such documentation must contain a breakdown of costs paid by Developer and proof of payment in the form of contractor and/or subcontractor paid invoices and receipts.

3.4 Compliance with Laws. Developer agrees to construct the Development and the Improvements in general accordance with the concept site plan and elevations attached hereto as Exhibits “A” and “B,” and all applicable federal, state and local laws, codes, and regulations (or valid waiver thereof).

3.5 Good Standing. Developer shall not have an uncured breach or default of this Agreement or a Related Agreement.

3.6 Audit. Developer shall grant access to Town, or such other persons or entities designated by Town for the purposes of inspecting, at Developer's office, during Developer's normal business hours, paper and electronic records, books, documents, tangible accounting procedures, tangible practices or any other items related to Developer's performance of this Agreement ("**Developer Records**"), provided that Town has provided five (5) business days prior notice, and Town or its representatives shall not unduly disrupt Developer's operations. The foregoing notwithstanding, all records, books, documents, accounting procedures, practices or any other items relevant to the performance of this Agreement shall be subject to examination or audit by Town, or such other persons or entities designated by Town in accordance with state and federal laws, regulations or directives applicable to Developer's performance of this Agreement. Town agrees, to the extent allowed by law, to maintain the confidentiality of the Developer Records.

ARTICLE 4 TOWN OBLIGATIONS

Subject to Developer's continued satisfaction of its obligations as required by this Agreement, and subject to the provisions of this section, Town will be obligated to do the following:

4.1 Real Property Grants. For a period of five (5) years commencing on January 1 following the Building Final Date, the Town will provide an annual Real Property Grant to Developer. Each annual Real Property Grant is due and payable by the Town forty-five (45) days after the Town receives the latter of (i) payment of the Grant Year Taxes; and (ii) a Payment Request.

4.2 Impact Fee Grant. The Town agrees to pay Developer an Impact Fee Grant for the Development within forty-five (45) days after: (i) the Building Final Date; and (ii) the Town's receipt of a Payment Request.

4.3 Permit Fee Waiver. The Town agrees to waive the following specific permit fees for initial construction of the Development: development permit fees, building permit fees, electrical permit fees, mechanical permit fees, plumbing permit fees, lighting plan review fees, any and all inspection or re-inspection fees, screening wall fees, retaining wall fees, and re-stamp fees. Any fees not referenced herein as being waived are specifically deemed not to be waived by the Town. Pass-through fees assessed by third-party consultants engaged by the Town for the review of the above-referenced permit applications shall not be waived. In addition, no fees associated with development plan, platting, zoning and site plan applications, where applicable, shall be waived.

4.4 Infrastructure Grant. The Town agrees to provide the Developer an Off-Site Infrastructure Grant, in the form of a reimbursement for actual costs incurred, not to exceed One Hundred Thousand (\$100,000.00) dollars for any Town required off-site public water and wastewater infrastructure improvements associated with the development of the Improvements. Payment of a portion or all of the Off-Site Infrastructure Grant is due and payable by the Town forty-five (45) days after the Town receives a Payment Request. A Payment Request under this Section 4.4 shall be accompanied by copies of paid invoices evidencing eligible off-site infrastructure expenditures.

4.5 Monthly Debt Service Guarantee. The Town agrees to provide Monthly Debt Service Guarantee to Developer for a period not exceed three (3) years from the Building Final Date in an amount not to exceed One Million One Hundred Ninety Four Thousand Three Hundred and Seventy Five (\$1,194,375.00) Dollars within any Fiscal Year of the Town, or a total of Three Million Five Hundred and Eighty Three Thousand One Hundred and Twenty Five (\$3,583,125) Dollars cumulatively over three years. The three year period for the Monthly Debt Service Guarantee shall commence on the first month following the Building Final Date and, notwithstanding anything to the contrary contained herein, shall end on the thirty six (36) month anniversary thereof. Payment of the Monthly Debt Service Guarantee is due and payable by the Town directly to Developer's lender within thirty-five (35) days after the Town receives a Payment Request that is mailed and date-stamped within the three year period described above. The Developer shall include the lender payment instructions with each Payment Request. A Payment Request under this Section 4.5 shall be accompanied by documentation evidencing the prior month's Debt Service and Net Operating Income for the Office Building, clearly denoting the difference between the two. For example, if the monthly Debt Service for the Office Building is One Hundred Thousand (\$100,000.00) Dollars, and the Office Building is 40% leased (based on Net Leasable Area) at \$23.00 per square foot plus \$7.50 per square foot NNN for a monthly Net Operating Income of \$47,000, then the Town's Monthly Debt Service Guarantee payment would equal \$53,000.

4.6 Marketing Efforts. Developer shall diligently market the available space within the Office Building by utilizing methods agreed upon by the Town and Developer, such as hiring of professional listing agent, personal solicitation, direct and/or electronic mail, brochure and advertisements. Documentation of these methods shall be provided to the Town's Economic Development Director upon request.

4.7 Grants Prohibited for Residential Development. Irrespective of nature of the development of the Real Property no Grants shall be made for residential development. Grants are reserved exclusively for the construction of the Improvements in accordance with the terms and conditions of this Agreement.

ARTICLE 5

TERMINATION; REPAYMENT; OFFSET

5.1 Termination. This Agreement terminates on the Expiration Date, and may, prior to the Expiration Date, be terminated upon any one or more of the following:

- (a) by mutual written agreement of the Parties;
- (b) upon written notice by either Party, if the other Party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;

- (c) upon written notice by Town, if any Impositions owed to Town or the State of Texas by Developer shall have become delinquent (provided, however, Developer retains the right to timely and properly protest and contest any such taxes or Impositions);
- (d) upon written notice by Town, if Developer suffers an event of Bankruptcy or Insolvency;
- (e) upon written notice by Town, if after Commencement of Construction, a Cessation in Construction of any element or component of the Improvements occurs; or
- (f) upon written notice by either Party if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable.

5.2 Repayment. In the event this Agreement is terminated by Town pursuant to Section 5.1 (b), (c), (d), (e) or Section 3.1, Developer shall immediately refund to Town an amount equal to the amount of all of the Grants that have been provided by Town to Developer prior to the date of such termination, plus interest at the rate of interest periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by Town) as its prime or base commercial lending rate, from the Effective Date until paid. The repayment obligation of Developer set forth in this Section 5.2 hereof shall survive termination of this Agreement.

5.3 Offsets. Town may at its option, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to Town from Developer, regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement or otherwise, and regardless of whether or not the debt due Town has been reduced to judgment by a court.

ARTICLE 6 MISCELLANEOUS

6.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the Parties.

6.2 Limitation on Liability. It is understood and agreed between the Parties that Developer, in satisfying the conditions of this Agreement, is deemed to have acted independently, and Town assumes no responsibilities or liabilities to third parties in connection with these actions.

6.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties.

6.4 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter if sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below (or such other address as such Party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered.

If intended for Town, to:	Town of Flower Mound, Texas Attn: Economic Development Director 2121 Cross Timbers Rd. Flower Mound, TX 75028
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With a copy to:	Flower Mound Town Attorney Taylor, Olson, Adkins, Sralla & Elam, LLP 6000 Western Place, Suite 200 Fort Worth, Texas 76107
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If intended for Developer, to:	FM 2499 Office Venture, LLC 909 Lake Carolyn Parkway, Suite 150 Irving, Texas 75039 RE: Flower Mound Office I
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6.6 Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement, except as provided in any exhibits attached hereto.

6.7 Governing Law. This Agreement shall be governed by the laws of the State of Texas, and exclusive venue for any action concerning this Agreement shall be in a State District Court of Denton County, Texas.

6.8 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

6.9 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable. Notwithstanding the foregoing, should the Developer fail to secure planned development zoning that fully permits the development of the Real Property in the manner contemplated herein, this Agreement shall not be modified pursuant to this Section 6.9 and the Town may terminate the agreement in accordance with Section 3.1, hereof.

6.10 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

6.11 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

6.12 Successors and Assigns. Except for an assignment to an Affiliate of Developer, this Agreement may not be assigned without the prior written consent of the Town.

6.13 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.14 Limitation of Damages. The Parties agree that no Party will be liable to the other under this Agreement for consequential damages (including lost profits) or exemplary damages.

6.15 Legislative or Judicial Changes. In the event of any legislative or judicial interpretation that limits or restricts Town's ability to pay the Grants or otherwise extracts or imposes any penalty or other restriction upon the payment of same, such payments will cease as of the effective date of such limitation or restriction and be of no further force, effect, or consequence in which event Town shall be under no further obligation to Developer as of the effective date of such limitation or restriction.

6.16 Undocumented Workers. Developer certifies that Developer, and its branches, divisions and departments, do not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer or any of its branches, divisions or departments is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date Town notifies Developer of the violation.

6.17 Governmental Function. The Parties agree that this Agreement serves the public purpose of assisting in the development and diversification of the economy of the Town and the State of Texas, eliminating unemployment or underemployment of the State, and developing and expanding commerce in the State, and is for all purposes a governmental function of Town for the benefit of the citizens of Town and the State of Texas. The Parties further agree that this Agreement is entered into for the purpose of carrying out governmental functions which are enjoined on the Town by law and given to it by the State of Texas as part of the State's sovereignty.

[Signatures on following page]

TOWN OF FLOWER MOUND, TEXAS

Tom Hayden, Mayor

Date: _____

FM 2499 Office Venture, LLC
a Texas limited liability company

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "A"

Concept Site Plan



EXHIBIT “B”

Concept Renderings & Elevations



VIEW FROM MOTOR COURT



VIEW FROM LONG PRAIRIE

CONCEPTUAL RENDERINGS



2809 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214/303-1500

2303 Wood 7th Street, Suite 410
Fort Worth, Texas 76107 | 817/305-1800



ARCHITECTURAL IMAGERY



2809 Fairmount Street, Suite 202
Dallas, Texas 75201 | 214.303.1500

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



ARCHITECTURAL IMAGERY



2809 Fairmount Street, Suite 202
Dallas, Texas 75201 | 214.303.1500

3500 Vivid 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

EXHIBIT “C”

Property Survey/Legal Description

