

AGENDA
FLOWER MOUND TOWN COUNCIL
SPECIAL WORK SESSION

1/31/2019

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

6:00 P.M.

Please silence or turn off all electronic devices in Jody Smith Hall

A. CALL SPECIAL WORK SESSION 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. WORK SESSION ITEMS

Presentations and discussion on:

1. Amending the Town's Park Land Dedication ordinance in order to establish park/open space standards for multi-family uses.
2. Defining 'limited residential' in the Lakeside Business District.
3. Tax Increment Reinvestment Zone (TIRZ) Feasibility Study for Lakeside Village. *(No packet content for this item)*

E. ADJOURN SPECIAL WORK SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, 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: January 25, 2019, at 3:45 p.m., at least 72 hours prior to the scheduled time of said meeting.

Theresa Scott, Town Secretary

The Flower Mound Town Hall and Jody Smith Hall 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. 1

WORK SESSION ITEM

DATE: January 31, 2019

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Amending the Town's Park Land Dedication ordinance in order to establish park/open space standards for multi-family uses.**

BACKGROUND INFORMATION: The purpose of this work session is to discuss and receive direction on draft regulations regarding park/open space for multi-family uses.

At the July 17, 2018, Strategic Planning Session the Town Council directed staff to examine park/open space standards for multi-family uses. An update was provided to the Council on [August 6, 2018](#) (FF to 12:20). An internal committee was formed consisting of planning staff, the Assistant to the Town Manager, and the Town's Parks, Trails, and Landscape Specialist to research and review potential options.

The staff's mission was to establish reasonable and consistent parkland dedication requirements for multi-family uses that provide for quality parks and open spaces. The committee worked to develop new standards that will establish rules to engage the Park Board to provide predictable parkland dedication requirements that maintain the Town's current level of service, and provides open space that is high quality, publically accessible, privately maintained, and useable.

During the August 6 update, staff discussed the concept of mixed-use developments obtaining credits toward satisfying the Town's park land requirements. Under that concept, the Town could consider crediting privately built and maintained open space that is publically accessible. If the developer can't reach a 100% credit, he would be responsible for paying the balance. This concept would define what could be considered for credit, and what isn't considered (drainage easement, required landscaping, tree islands, private open space, etc.), and the amenities appropriate for the different types of open space (courtyards, greens, parks, preserves, etc.), as well as the timing of those improvements.

Staff presented the credit concept to the Parks Board on November 1, 2018 ([video link](#) – FF to 3:50 / [packet link](#) – pg. 32). Overall, the Board provided positive feedback on the proposed changes, but had the following concerns:

1. Impact on Park Board recommendation if plan substantially changes at P&Z or Council
2. Maintenance of the open space
3. Concerned with open space that isn't usable (i.e. floodplain and steep grades)
4. Developer feedback
5. Providing for youth sport options (practice fields and courts)
6. Routing draft ordinance back through Park Board prior to adoption

Another component of this review is establishing a formula to determine how many acres are required to be dedicated, or cash in lieu paid, based on the number of dwelling units for multi-family and senior housing. The current ordinance has the same requirements for all types of housing of 3.36 acres per 100 dwelling units. Direction was given by Council to look at multi-family and senior multi-family dedication requirements that would not decrease the Town's level of service, but at the same time provide a quantitative calculation.

Based on information from NCTCOG, person per households (PPH) is:

- 3.11 PPH Single Family
- 2.085 PPH Multi-family
- 1.97 PPH Senior Multi-family (additional data will be discussed during the work session)

Using the PPH's as a multiplier to calculate number of acres per 100 units equates to the following:

- Single Family: 3.36 acres for 100 dwelling units
- Multi-family: 2.79 acres per 100 dwelling units
- Senior Multi-family: 2.63 acres per 100 dwelling units (additional data will be discussed during the work session)

Using this calculation quantitatively determines the number of acres required while maintaining the Town's current level of service.

ATTACHMENTS:

1. Draft standards

Multifamily Park Dedication Credit Option

Section 1 – Purpose and Intent

The Town provides various applications of open space to create a place of recreation and relaxation for its residents. An opportunity exists between the Town, property owners, and developers to enhance the resident's quality of life by providing options for privately maintained and publicly accessible open space.

This will ensure new residential development augments the publicly accessible parks and facilities provided and maintained by the Town.

Section 2 – Definitions

In addition to the definition contained in Subpart B of the Town's Code of Ordinances, the following definitions shall also apply to development utilizing the Credit Option:

- *Credit Option* means the alternative option of providing privately maintained and publically accessible open space under this section otherwise required by the park land dedication requirements outlined in Sections 90-444, and 90-445.
- *Director of Planning Services* means the Director of Planning Services or his designee.
- *Enhanced paving* is paving treatment that includes stamped concrete, stained concrete, brick or stone paving, or any combination of treatment.
- *Integral to* means open space that cannot otherwise be constructed without also constructing an associated building. Examples include courtyards that are integrated into the design of a building or set of buildings, or a square that cannot remain open and accessible, or undamaged during the construction of an adjacent building.
- *Structured recreation* means larger recreational items such as playground equipment, sport courts, splash pads, adult and youth fitness stations, natural and interactive playgrounds, and outdoor classrooms.

Section 3 – Applicability

1. Except as provided in this section, privately maintained and publicly accessible open space shall be required for any residential development with the following zoning designations:
 - a. A MF Multifamily District, approved by the Town Council after (date of this ordinance), and that permits Multifamily uses.
 - b. A PD Planned Development District, approved by the Town Council after (date of this ordinance), and that permits Multifamily uses.
 - c. A MU Mixed Use District, approved by the Town Council after (date of this ordinance), and that permits Multifamily uses.
2. The following are exempt from the requirements of this ordinance.
 - a. Any property zoned as a Multi-Family District as provided for in Section 98-481 of the Town Code of Ordinances before (date of this ordinance).
 - b. A PD Planned Development approved by the Town Council before (date of this ordinance), unless the Planned Development is amended to permit multifamily uses.
 - c. Any property zoned an MU Mixed Use District as provided for in Section 98-896 of the Town Code of Ordinances before (date of this ordinance).

Section 4 – Required Parkland Dedication Options

1. Land dedication pursuant to Section 90-443 Multifamily designation.
2. Payment of cash in lieu of the required parkland dedication pursuant to Section 90-445.
3. Credit Option – This option is when the applicant requests the Town to consider privately built and maintained open space that is publically accessible to be considered as credit toward the otherwise required park land dedication requirements.
4. A combination of the above.

Section 5 – Submittal Requirements for options that contains the Credit Option

The following are required for development applications utilizing the Credit Option identified in Section 3 above:

1. Open Space Plan: An Open Space Plan is required with any application for development where the applicant requests includes the Credit Option. The applicant shall submit an open space plan with the zoning application for the subject property. The Open Space Plan shall include the following:
 - a. Conceptual landscaping associated with the applicant's zoning application that conforms with the Town's Concept Landscape Plan requirements;
 - b. Location, description, Open Space type, and minimum area of all open spaces;
 - c. Location and description of natural features listed in SECTION BELOW and identified in the Environmentally Sensitive Area Survey, which may be provide as a separate plan sheet for clarity purposes;
 - d. Location and area of all proposed publically accessible open spaces;
 - e. Location, dimension, and type of pedestrian connections between open space amenities;
 - f. Location and preliminary design details of all proposed open space amenities;
 - g. Details of the perpetual maintenance for each open space area, which must be feasible and appropriate for each open space type;
 - h. Phasing and location of open space associated with the overall development and open space associated, and integral to, specific buildings.
 - i. The open space plan shall include the information requested in the Open Space Plan Checklist. Additional information listed on the Open Space Plan Checklist, shall be established and maintained by the Director of Planning Services.
2. Open Space Easement: All publically accessible open space counted toward open space credit shall be dedicated as a permanent pedestrian access easement on the face of a plat to be maintained by the property owner(s), or the property owner's association.

Section 6 – Open Space Types and Credit Calculation

1. Each open space that meets the requirements specific to that open space type shall be eligible to receive the Credit Option outlined for each. Additional credit may be given for each open space by the Town Council, after review by the Parks Board, and shall only be given to open space that has met the specific open space type credit eligibility requirements and has provided additional or enhanced amenities. No credit above the additional credit cap may be given toward park dedication. Each open space in which the developer requests to receive credit shall be designated by type in the Open Space Plan and meet the credit eligibility requirements of the following open space types:
 - a. *Courtyard*. A courtyard is an unoccupied space, open to the sky, which is bound on two or more sides by the exterior walls of the building or by two or more exterior walls, lot lines or yards.

- Courtyards may be totally enclosed on all sides by the exterior walls of a building that provides an open pedestrian connection to a public sidewalk, public street, or platted access easement in order to be considered for open space credit.
- i. Required Amenities:
 - 1. Enhanced paving
 - 2. Seating and shade as appropriate
 - 3. Focal point in the form of a fountain, sculpture, art installation, or landscape feature.
 - ii. Lighting: Accent lighting
 - iii. Signage: None if open to a public street, appropriate directional signage if not open to a public street
 - iv. Landscape Design: Coordinated planting scheme
 - v. Credit Option: If the development meets the standards above they are eligible for 1.75x the amount of land provided, the Town Council may approve additional credit that shall not exceed more than 2.5x the amount of land provided
- b. *Natural Area.* A natural area is open space which consists of areas in the flood plain, upland habitat, creeks, water bodies, topographical slopes, and other environmentally sensitive areas. Activities in the environmental preserve shall be limited to nature trails, paths, and equestrian trails. If significant lake access is available, canoe put-ins or other passive water recreation activities may be permitted. The size of a natural area may vary depending upon the environmental element being preserved. Natural areas may also be in or part of conservation easements.
- i. Required Amenities:
 - 1. Trail connections
 - 2. Paved and/or natural trails that traverse the natural area, including defined entrance and signage
 - 3. May include wildlife viewing areas, mountain biking, disc golf, interpretation and education facilities where conditions permit
 - ii. Lighting: None, or low voltage accent lighting where appropriate
 - iii. Signage: May include interpretive kiosks as deemed appropriate
 - iv. Landscape Design: Areas to incorporate landscaping include entryways or around buildings. In these situations, sustainable design is preferred.
 - v. Credit Option: If the development meets the standards above they are eligible for 1.5x the amount of land provided, Town Council may grant additional credit that shall not exceed more than 2.25x the amount of land provided
- c. *Green or Lawn.* A green or Lawn is an open space available for unstructured recreation and as a gathering place. It may be defined by landscaping rather than buildings and should be adjacent to active uses. Its landscape consists of land and trees in a natural arrangement, requiring minimal maintenance. The size of a green shall range from .5 acre to 2 acres.
- i. Required Amenities:
 - 1. Required seating and shade as appropriate
 - ii. Lighting: Street lighting, ambient accent and bollard lighting as appropriate
 - iii. Signage: None if open to a public street. Appropriate directional signage if not open to a public street
 - iv. Landscape Design: Predominately turf with coordinated planting scheme
 - v. Credit Option: If the development meets the standards above they are eligible for 1.75x the amount of land provided, Town Council may grant additional credit that shall not exceed more than 2.5x the amount of land provided

- d. *Park*. A park is a natural preserve available mainly for unstructured recreation. Any structured recreation shall be limited to less than ten percent of the park. A park is usually independent of surrounding building frontages. Its landscape consists of natural paths, trails, meadows, woodlands, and open shelters. Its size shall be greater than 1 acre.
- i. Required Amenities:
 - 1. Trail connections
 - 2. Seating and shade as appropriate
 - 3. Structured recreation; playground, splash pad, or other type of recreational use as approved by the Parks Director.
 - ii. Lighting: None, or low voltage accent lighting where appropriate will be considered
 - iii. Signage: Signage to be placed by entrances, appropriate directional signage if not open to a public street
 - iv. Landscape Design: Coordinated planting scheme
 - v. Credit Option: If the development meets the standards above they are eligible for 1.5x the amount of land provided, Town Council may grant additional credit that shall not exceed more than 2.25x the amount of land provided
- e. *Plaza*. A plaza is an open space available for civic purposes and limited commercial activities. A plaza is spatially defined by buildings and its landscape shall consist primarily of enhanced pavement with trees being optional. Plazas are to be located in the core or transition areas of the development no larger than 1 acre in size. Plazas can be wider sidewalks or extensions of sidewalks for the purpose of providing outdoor seating for restaurants and cafes.
- i. Required Amenities:
 - 1. Enhanced paving that defines the space
 - 2. Seating and shade as appropriate, buildings may provide shading requirements
 - ii. Lighting: None, or low voltage accent lighting where appropriate will be considered
 - iii. Signage: None if open to a public street, appropriate directional signage if not open to a public street
 - iv. Landscape Design: Coordinated planting scheme. Planters that incorporate seating are appropriate.
 - v. Credit Option: If the development meets the standards above they are eligible for 1.75x the amount of land provided, Town Council may grant additional credit that shall not exceed more than 2.5x the amount of land provided
- f. *Square*. A square is generally a geometrically symmetrical open space of one half; to two acres, available for unstructured recreation and civic purposes. A square is spatially defined by streets and buildings, at least on three sides. Its landscape consists of paths, lawns, and trees, all formally arranged.
- i. Required Amenities:
 - 1. Enhanced paving
 - 2. Seating and shade as appropriate
 - 3. Focal point in the form of a fountain, sculpture, art installation, or landscape feature
 - ii. Lighting: Perimeter lighting, accent lighting where appropriate will be considered
 - iii. Signage: None if open to a public street. Appropriate directional signage if not open to a public street.
 - iv. Landscape Design: Turf, trees, and coordinated planting scheme. Planters that incorporate seating are appropriate.

- v. Credit Option: If the development meets the standards above they are eligible for 1.75x the amount of land provided, Town Council may grant additional credit that shall not exceed more than 2.5x the amount of land provided
 - g. *Retention/Detention facilities.* Retention/detention facilities are storm water management basins meant to collect storm water and slowly release it at a controlled rate so that downstream areas are not flooded or eroded. These facilities must be designed for multiple uses, and include low impact design principals for credit towards parkland dedication requirements.
 - i. Required Amenities:
 - 1. Trail connections
 - 2. Natural stone or brick veneer complementary to the development is required on headwalls, bridges, culverts, retaining walls, and like structures
 - 3. Surrounded by a minimum 8ft trail where conditions permit
 - 4. Seating and shading as appropriate
 - ii. Site Specific Required Amenities:
 - 1. Detention
 - a. Multi-purpose use that provides access to the basin
 - 2. Retention
 - a. Overlooks
 - iii. Lighting: Perimeter lighting, accent lighting where appropriate will be considered
 - iv. Signage: None if open to a public street. Appropriate directional signage if not open to a public street
 - v. Landscape Design: Shade trees planted a minimum of 30ft on center, staggered on each side of the trail surrounding the facility
 - vi. Engineering standards:
 - 1. Meets the Town's Engineering Standards
 - 2. Slope of the pond area does not exceed three (3) percent; allowable to twenty five (25) percent, but requires stone terracing for any slope exceeding three (3) percent. Terracing or the cutting of a sloped plane into a series of successively receding flat surfaces or platforms, shall have a maximum shelf depth of three feet with maximum 6 inch risers, and shall not negatively impact environmentally sensitive areas.
 - vii. Credit Option: If the development meets the standards above they are eligible for 1x the amount of land provided, Town Council may grant additional credit that shall not exceed more than 1.75x the amount of land provided
 - h. *General Open Space.* Open spaces that do not fit into any of the definitions above that may be considered by the Park Board for qualifying open space credit. General Open Space must follow the intent of this section, and the determination will be made by the Town Council, following the recommendation of the Parks Board.
 - i. Credit Option: If the development meets the standards above they are eligible for 1x the amount of land provided, Town Council may grant additional credit that shall not exceed more than 1.75x the amount of land provided
2. Calculation of the open space eligible for credit shall be exclusive of all rights-of-way or easements for streets or alleys, required buffers and setbacks, required screening and landscaping, parking, town trail extensions as outlined in the Parks and Trails Master Plan, and all Area Plan requirements as set out in the Master Plan, to include the following:

- a. Floodplain shall only be eligible for credit in Natural Area open space type. The maximum amount of floodplain allowed to count toward open space credit shall be 50% of the total area of open space credit applied to the project and any amount of floodplain above the 50% allowed shall not count toward the open space credit calculation.
- b. In an effort to preserve its natural features, a Natural Area open space that is not located in the floodplain and contains grades protected under Section 98-147 Topographical slope protection, which limits public access, shall be allowed to have a maximum of 50% of the total open space credit area protected under Sec.98-147 Topographical slope protection. The minimum 50% of the open space credit area not protected by Sec. 98-147 Topographical slope protection must be publicly accessible and include amenities that meet the Natural Area credit eligibility requirements.

Section 7 – Review and Approval Process for the Credit Option

1. The Open Space Plan shall be reviewed by the Director of Planning Services in conjunction with the zoning application for conformance with the standards contained in this section, and be considered a component of the development application for the property. The open space plan will be considered by the Town Council after a recommendation by the Parks Board. The Planning and Zoning Commission will consider the recommendation of the Parks Board when making their recommendation on the development application.

Section 8 – Park Development Fee

1. Applicability. Development utilizing the Credit Option shall pay park development fees in accordance with Section 90-446 except as provided below:
 - a. Credit for park improvements. Credit for park improvements as identified in Section 90-446(c) is limited to structured recreation as approved by the director of parks and recreation or designee in conformance with departmental park standards.

Section 9 – Phasing and Timing

1. A phasing plan shall be submitted with the zoning application, as part of the project's development standards. The phasing plan shall include the following:
 - a. Phasing of each open space associated with the overall development
 - b. Phasing of open space associated, and integral to, specific buildings.
 - c. Phasing of all required perimeter landscaping and trails
 - d. Phasing of trails and sidewalks that provide pedestrian connectivity between open space amenities
 - e. Conditions for acceptance of open space areas proposed under the credit option
 - f. Any mapping necessary to illustrate the proposed phasing plan as required by the Director of Planning Services.
2. Detention/Retention open space credit types and associated amenities shall be completed prior to the acceptance of the subdivision. If the development requires more than one detention/retention pond, then the ponds associated with the phase under construction must be completed prior to the acceptance of that phase of the subdivision.
3. Construction/installation of open space and enhancements associated and integral to, specific buildings shall be completed prior to issuance of a Certificate of Occupancy or Building Final of that building.
4. A completion schedule for the open spaces proposed by the applicant shall be submitted at the time of site plan application for the development.

Section 10 – Amendments to approved plans or regulations to developments with a credit option

1. The concept plans, open space plan, and development standards shall establish the regulatory framework of land uses, building location and design, open space type, locations and amenities, access, parking, and trail and sidewalk connectivity (collectively the “Regulations”) as established by the applicant in conjunction with the zoning application. Any changes to the Regulations that are beyond the range of flexibility provided in the ordinance establishing the zoning district, or as provided below, shall be considered as major changes to the Regulations and shall constitute a zoning amendment to be reviewed by staff and subject to planning and zoning commission recommendation and town council approval. The Director of Planning Services may approve minor changes to and deviations from the Regulations with the applicant's written justification for such changes. Minor changes may be approved administratively by the director and revised Regulations shall be filed with the town. Any changes shall be reviewed cumulatively from the last town council approved Regulations. Major changes to the approved Regulations include any of the following:
 - a. Any material change as defined under Section 2.
 - b. Elimination of trail connectivity shown on the approved plans.
 - c. Any changes to the development standards that were approved with the ordinance creating the zoning district.
 - d. Any increases or reductions in the land use mix proposed in any phase of the development that was approved as part of the Regulations.
 - e. Any increase in residential density, or number of residential units established by the zoning district.
 - f. Any reduction in the approved buffers established along the perimeter of the project.



TOWN COUNCIL AGENDA ITEM NO. 2

WORK SESSION ITEM

DATE: January 31, 2019

FROM: Tommy Dalton, Assistant Town Manager

ITEM: Defining 'limited residential' in the Lakeside Business District.

BACKGROUND INFORMATION: The purpose of this work session is to discuss and receive direction on defining 'limited residential' in the Lakeside Business District.

At the July 17, 2018, Strategic Planning Session the Town Council directed staff to review the limited residential clause within the Lakeside Business District Area Plan. Staff is seeking input from the Council on defining limited residential. This is one of the major Council initiatives behind the park ordinance amendment which is also on the work session agenda for discussion. Now that the bulk of the staff review is concluding for the park ordinance amendment, staff is in the beginning stages of the limited residential initiative.

For reference, the existing language for the Town's Lakeside Business District, which includes the "limited residential" clause, is provided as Attachment 1. Following the master plan language is the Lakeside Business District "Design and use Intent" policy language is provided as Attachment 2. This policy was set by the council during the 2017 Strategic Planning Session and discussed in a joint work session with P&Z on September 25, 2017.

- September 25, 2017, joint work session
 - video link: <http://flowermoundtx.swagit.com/play/09252017-1392/22/>
 - Minutes: <https://www.flower-mound.com/AgendaCenter/ViewFile/Minutes/09252017-2711>

ATTACHMENTS:

1. Lakeside Business District Area Plan language
2. Design and Use intent

2.0 AREA PLANS

Lakeside Business District

Lakeside Business District Land Use Categories:

Campus Commercial – Campus Commercial means a mixture of uses which includes corporate offices, office parks, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Development in the district must demonstrate the following:

1. Compliance with the three elements of the District’s Vision:
 - a. Create high quality, regional commercial development;
 - b. Competes in the economic development arena; and
 - c. Develops a balanced tax base to reduce the residential tax burden;
2. Exemplary and enduring quality and design shall be achieved by establishing a high level of development standards;
3. Market factors should ensure a robust mix of uses that are economically viable, support a high quality of life, and provide sustainable fiscal health for the Town;
4. No one single use should be allowed to predominate in the District at build-out;
5. Uses and design shall be in context with the existing environment and adjacent developments; and
6. Residential development should provide a range of residential options that reflect changing lifestyles and demographics, and should be facilitated through the balancing of market demand and community preferences.

Campus Industrial - Large scale developments such as corporate offices, office parks, service/repair, light industry, clean assembly and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus industrial uses could be included, if they are planned as integral elements of the developments.

Office - Office and services uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings.

Lakeside Business District Elements:

Roadways – There are various roadways within the Lakeside Business District. Please refer to the “Town of Flower Mound Thoroughfare Plan” for more specific information on roadways in the Lakeside Business District.

Town Entrance Landscape - International Parkway, Lakeside Parkway and Gerault Road are all major roads into Flower Mound. Landscape for developments along these roads should be of an exemplary quality that reflects their importance as entrances into the Town. The “Town of Flower Mound Urban Design Plan” indicates suggested standards for private and public landscape development along these roads along with the Town’s “Median and Right-of-way Design Guidelines.” It will be appropriate for the private landscapes to reflect the individuality of the

2.0 AREA PLANS

various developments within the Lakeside Business District, while the public landscape should provide an element of continuity through the District.

Architectural facades along the Town Entrance streets will be a significant contributor to the image of the Lakeside Business District, and should be designed to an exemplary standard for their use. Parking between the building line and the street should be kept to a minimum to enhance the landscape image of the District.

District Arterial Landscape - Spinks Road, Garden Ridge Road and the new north-south urban minor arterial between International Parkway (FM 2499) and Spinks Road are all significant routes within and through the Lakeside Business District. The “Town of Flower Mound Urban Design Plan” along with the Town’s “Median and Right-of-way Design Guidelines” also indicates suggested standards for private and public landscape development along these roads. The landscape is particularly important along Spinks, as there are single family residential neighborhoods north of Spinks. It is desirable, though not essential for the landscape treatment to be continued on the edges of the Town parks along Spinks and Garden Ridge Road.

Parks and Flood Plain - There are two parks in the Lakeside Business District: Gerault Park and Bakersfield Park. These are community parks. Refer to the “Town of Flower Mound Parks and Trails Plan” for more specific information on these parks.

There is a significant flood plain along the eastern and southeastern edge of the Lakeside Business District. Since the Town of Flower Mound discourages construction in flood plains, and alteration of flood plains, these areas should be preserved. They should be incorporated into the landscape planning for adjoining development. Since they are anticipated to include segments of the Town’s multi-purpose trail in the future, site development in the adjoining Commercial/Industrial areas should be planned for compatible adjacent uses and site features, and avoid exterior storage, utility and similar uses in direct view of the potential trail areas.

Landscape Setback Buffer - Landscape and setback buffers are necessary to provide suitable separations between commercial and/or industrial uses in the Lakeside Business District from residential neighborhoods and developments which abut the District. These are required between the Campus Commercial and Office/Retail land uses west of International Parkway and the existing neighborhoods to their west.

Buffers will also be necessary between the Office/Retail area at the northeast corner of the International Parkway/Spinks Road intersection and the adjacent Estate Density Residential District to its east and north. Since neither of these developments has yet been planned, the buffer between the uses needs to be incorporated into the land development planning for this area.

A landscape/setback buffer is also indicated along the southern edge of Spinks Road. Because of the existing and planned single family residential neighborhoods and the school on the north side of Spinks, the northern boundaries of the Campus Commercial area between International Parkway and Gerault Road should include a landscape buffer at least that screens service and utility areas from view from the neighborhoods and from Spinks Road.

The “Town of Flower Mound Urban Design Plan” along with the Town’s “Median and Right-of-way Design Guidelines” indicates standards for landscape and setback buffers between non-residential and residential land uses.

Trail System - There are existing segments of the Town’s multi-purpose trail system in this area along with other trail opportunities. Please refer to the “Town of Flower Mound Parks and Trails Plan” for more specific information on the trail system.

2.0 AREA PLANS

Internalized Service Areas - In the areas of the Lakeside Business District designated as suitable for Commercial/Industrial land uses, service areas such as truck docks, layout or storage yards, utility components, trash handling and similar unsightly elements that are essential to appropriate commercial and industrial uses should be planned for locations internal to the major surrounding streets: International Parkway, Gerault Road, Lakeside Parkway, and Garden Ridge Road. Such uses should not be visible from these streets.

Architectural Impact Zone - The land at the southern edge of the Commercial/Industrial area east of Gerault Road and north of International Parkway is highly visible from northbound traffic on International Parkway as it enters Flower Mound. Because of the prominence of this site, and its significance to the Town's entry, buildings in this zone should be designed with particular attention to architectural quality and features as seen from International Parkway. This does not preclude industrial buildings from being built in this zone, but it does require that facades and elevations seen from International Parkway be of significantly higher architectural quality than is generally associated with industrial buildings.

Trees and Natural Features - Several large areas of trees, drainage courses and other natural features exist within the Lakeside Business District. These natural features are representative of the distinctive natural atmosphere of Flower Mound, and can have high amenity value for development. Existing trees fall within the purview of the Town's Tree Preservation Ordinance. Trees and other natural amenities should be incorporated into the planning and landscape design of developments within the Lakeside Business District.

Flower Mound Gateways - Distinctive entry demarcation to the Town of Flower Mound will help distinguish it as a unique community. Flower Mound Gateways are planned at or near the Town limits on International Parkway, Lakeside Parkway and Spinks Road.

Refer to the "Town of Flower Mound Urban Design Plan" along with the Town's "Median and right-of-way Design Guidelines" for more specific information on the Flower Mound Gateways.

Town Landmark Intersections - The three major arterials in the Lakeside Business District, International Parkway, Lakeside Parkway, and Gerault Road, are all principal entrances into the Town for both residents and visitors. The intersections with other arterials and collectors on these three streets will be significant orientation locations, particularly for visitors not familiar with Flower Mound. Consequently, these intersections will be major landmarks in the Town, and should be landscaped to provide an exemplary quality of entrance and orientation experience for residents and visitors to Flower Mound.

Refer to the "Town of Flower Mound Urban Design Plan" along with the Town's "Median and Right-of-way Design Guidelines" for more specific information on Town Landmark Intersections.

2.0 Area Plans



Lakeside Business District

DESIGN AND USE INTENT:

In implementing the standards for the Campus Commercial areas, it is the intent that proposed developments focus on job creation and developing a non-residential tax base by planning and designing office and commercial uses. Continuing with the elements of the District's vision, development must:

1. Focus on exemplary and enduring building and site design
2. Focus on high quality development standards
3. Focus on place making, and creating engaging and inspiring places
4. Focus on protecting, respecting, and incorporating open and natural areas through preservation and creating unique outdoor experiences
5. Focus on connectivity to adjacent developments and amenities

In that context development shall:

1. Focus on high quality office development
2. Provide for high quality office and focused commercial uses along FM 2499
3. Limit large parking fields along FM 2499
4. Provide a design that incorporates all uses into a walkable site including open spaces, gathering spots and linked to environmental amenities

In consideration of office and focused commercial development, the Town may allow a limited number of residential units as an incentive for development that incorporates the elements of the district. Any planned residential areas shall be away from, and off of, FM 2499.

The Town will initiate an amendment to change the cross section of Silveron to make it pedestrian oriented.