

AGENDA

JOINT FLOWER MOUND TOWN COUNCIL AND PLANNING & ZONING COMMISSION WORK SESSION

4/15/2021

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

6:00 P.M.

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

Please silence or turn off all electronic devices

There will be limited seating in Jody Smith Hall to allow for social distancing

Meeting participants may be asked to wait in the lobby until their name is called

A. CALL 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. PUBLIC COMMENT

To speak to Council during public comment, please fill out a comment form.

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired
- Please state your name and address when speaking

The purpose of this item is to allow the public an opportunity to address the Town Council on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

E. WORK SESSION ITEM

1. Joint work session with the Planning & Zoning Commission to include presentations and discussion regarding the Furst Ranch Mixed Use development project.

F. ADJOURN 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: April 12, 2021, at 10:55 a.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

JOINT WORK SESSION ITEM

DATE: April 15, 2021

FROM: Lexin Murphy, Director of Planning Services

ITEM: Discuss and receive direction on pending Furst Ranch Mixed Use project.

BACKGROUND INFORMATION: Since the January 14, 2021, [Council Work Session](#), the Furst Ranch development team has continued to refine their Mixed Use application, which proposes to rezone 1,038 acres within Flower Mound from Agriculture to Mixed Use, in compliance with the Town's Master Plan. In coordination with the original request, they have submitted three Master Plan Amendments (MPAs) and a Zoning Planned Development (ZPD) application. The first MPA and associated ZPD are requests to change 201 acres of land master planned as Mixed Use to Commercial/Industrial, so as to create a business park. The intention is for this area to have a shared design and function as a component of the Furst Ranch mixed use development. However, because the Town's mixed use zoning regulations do not allow for industrial uses, this area is being pulled out as a separate application. The second MPA is a request to change the land use of 533 acres master planned as Prairie Vista to Mixed Use, so as to also become an extension of the Furst Ranch development. Finally, the last MPA is a proposed amendment to the Town's Thoroughfare Plan to realign and establish new street sections in the subject area.

The property owner for this development also owns an additional 450 acres within Bartonville's ETJ and 31 acres within Argyle's ETJ, which they would like to be incorporated into the Furst Ranch mixed use development. Toward this end, the Furst Ranch development team have suggested the idea of the Town annexing the 450 acres in Bartonville, so as to have a more unified community. Until a determination is made of whether or not this will occur, Town staff is including this acreage for the purposes of making project calculations, such as determining total number of housing units for parks dedication and fees and total area for the Traffic Impact Analysis.

There has been quite a bit of work on the proposed ordinance governing this development since the January work session, particularly on: Character districts, Building types, Land use and Building design. Those are the sections that the applicant is hoping to discuss during the work session, with a particular emphasis on feedback on density, lot sizes and the mixture of land uses. While progress has been made, the ordinance is not complete yet and staff review, in coordination with WSB, the Town's third party planning consultant, is still underway. As such the items presented during the work session are not final and are subject to change.

Other progress that has recently occurred in relation to the project was the completion of the framework for the Traffic Impact Analysis (TIA). This was sent to the 3rd party engineering consultant on April 5, 2021, so that they could review and propose a scope and fee for the TIA. Once this happens, a work session can be scheduled with the Transportation Commission. The goal is for this to occur during their May meeting. A [work session](#) was also held with the Parks Board on April 1, 2021. The Parks Board was generally supportive of the proposed parkland dedication through the park credit option and appreciative of the amount of natural area and trail connections proposed, but they had questions about how and when their review would occur for individual parks in a project of this size, and also wanted to ensure that adequate land was being dedicated to parking and more structured amenities.

The Town has established a [dedicated webpage](#) for this project that contains presentations, supporting documents and plans/maps of interest.

More work sessions will likely be needed with the Parks Board, the Planning and Zoning Commission (P&Z) and Town Council before a project of this size will be ready for final consideration.

ALTERNATIVES/OPTIONS: The applicant is seeking direction from Council and P&Z on their identified project priorities. Staff will implement the direction of the Council.

Memorandum

To: Town Council and Planning & Zoning Commission Members
Town of Flower Mound

CC: Tommy Dalton, Assistant Town Manager
Lexin Murphy, Director of Planning Services

From: Erin Perdu, AICP
Chance Sparks, AICP

Date: 4/12/2021

Re: Furst Ranch Town Council/Planning & Zoning Commission Joint Work Session

Introduction

Furst Ranch is a proposed 1,820-acre mixed use development including a wide variety of residential (attached and detached), commercial, business, civic and open space uses. The proposal includes over 8,000 dwelling units. The scale of the project is truly transformational for Flower Mound and presents an opportunity to create a new gateway and define the character of the western portion of the Town.

The Town's Master Plan has envisioned this type of development since the Mixed Use provisions were adopted in 2008. (However, there are some areas of the project outside of the Town's boundary that will need to be annexed as well.) The Master Plan guides the Furst Ranch as Mixed Use and the Prairie Vista district. There is one area of Furst Ranch proposed to be a Business Park (west of 377), which would be removed from the Mixed Use Designation. The intent of the Mixed Use future land use district is to allow a variety of commercial, office, retail, civic, institutional, and residential uses within pedestrian oriented, vertical and horizontal mixed use developments. With that comes the ability to be flexible and creative in development. There is an emphasis on building form, mix of uses and site design that can accommodate changing market conditions. In broad terms, the Furst Ranch development is compatible with this intent. The recommended heights from the Master Plan in this area are 1-5 stories, including 2-5 stories in the Mixed Use Core area. Furst Ranch complies with these height requirements, including a proposed maximum height in the Mixed Use Core of 5 stories.

Furst Ranch does encompass more area than just the Mixed Use area in the Master Plan; it includes approximately 533 acres within the Prairie Vista area. The intent of Prairie Vista is to create a predominantly residential area at a density no greater than one unit per acre. This area is the subject of a Master Plan Amendment request to bring it into the Mixed Use district. The proposed (gross) residential density of this area is 2.4 units/acre.

The zoning designation of the area is currently Interim Holding and will change with a rezoning request to Mixed Use and Business Park. The bulk of the development will be guided by a Mixed Use Ordinance that must meet the Town's Mixed Use District requirements.

For the purpose of this meeting we will focus on foundational aspects of the ordinance.

Our Role

The WSB team was hired by the Town in 2020 to provide Third Party Review services for the Furst Ranch development. In that capacity, we have been working with both Town Staff and the applicants to review and refine the project concept into formal submittals.

To get the process started, we created a framework mixed-use ordinance for Furst Ranch based on the Town's Mixed Use Ordinance requirements and best practices for mixed-use development of this scale. We have been working with the applicant over the past few months to gather the information needed to fill in that ordinance so that it can be reviewed by staff. In addition, we have suggested best practices to the developer while assisting with identifying potential issues and solutions. During the work session we will describe in more detail how the proposal has evolved.

To clarify this complex process, we worked with staff in defining what steps are necessary, applications required and timing of meetings.

Mixed Use and Density

Two of the foundational aspects of this proposal are the mix of uses and density. During the work session we will review the mix of uses and density proposed against both your Master Plan and national best practices for mixed-use developments in similar communities.

The Flower Mound Master Plan states that "(m)ixed use developments are intended to accommodate physical development patterns characteristic of those found in historic American downtown areas". While there is no specific density range stated in the Master Plan, below is a sampling of comparable cities and towns with similar populations and historic downtowns.

Note that gross density is the appropriate measure when evaluating large greenfield developments such as Furst Ranch, because a significant amount of land will be dedicated to internal roads and open space. The table below indicates the proposed gross density for Furst Ranch's core compared to a number of other national examples.

City or Town	Population	Permitted Density in Downtown Area
<i>Flower Mound</i>	77,000	Furst Ranch MU Core = 43.6 units per acre
<i>Grapevine</i>	54,000	3.0 floor area ratio (3 stories, no setbacks)*
<i>Georgetown, TX</i>	74,000	20 units per acre <i>minimum</i>
<i>Coppell</i>	42,000	8-22 units per acre
<i>Southlake</i>	32,000	None specified
<i>Allen</i>	106,000	32 units per acre, 4.0 floor area ratio
<i>Keller</i>	47,000	None specified; maximum 5 stories
<i>North Richland Hills</i>	71,000	13.5 units per acre
<i>Denton, TX</i>	142,000	None specified; maximum 5 stories
<i>Fredrickburg, MD</i>	72,000	24-36 units per acre
<i>Turloc, CA</i>	69,000	8-14 units per acre
<i>Burnsville, MN</i>	61,000	20-80 units per acre
<i>St. Louis Park, MN</i>	49,000	50 units per acre

*For those communities that only specify a maximum height or floor area ratio, the relative densities are approximately 40-60 units per acre for attached residential development with 3-5 story buildings assuming no setback is required.

It is also important to consider the appropriate density required to support a mixture of commercial and employment uses in a mixed use district. The amount of successful commercial space in an area is limited by the population that can (and will) access it. This topic is explored in more detail in the Market Study.

Market Study

The WSB Team recognizes that economic analysis seeks to forecast human behavior and thus cannot internalize every potential variable. In May 2020, the WSB Team provided a preliminary evaluation of the market study, which was followed by multiple conversations with Catalyst, the firm engaged by Furst Ranch to prepare the study. These conversations focused broadly on assumptions, comparable developments cited, emerging macro- and micro-economic trends (ex. COVID-19 impacts) and program validation to demonstrate a sufficiently conservative approach to anticipated market performance. This resulted in resubmission of the market study as well as adjustments to the development program.

Fundamentally, the market study and its application to the program planned for Furst Ranch demonstrate deployment of conservative assumptions and forecasts, positioning the project for reliable success and performance. It represents a realistic overall outcome and appropriate project phasing to align with demand/absorption curves.

- The project relies on market leakage—8,000+/- units does not support 2.5M square feet of retail/office/medical/flex plus 2M square feet of business park. This is reasonably addressed by lengthening the runway for those projections in order to err conservative.
- Demand estimates are provided for all projected uses. In all cases, projected absorption rates fall below demand estimates, furthering the conservative positioning of the project to meet expectations.
- Conservatively, Furst Ranch could absorb 682k square feet of retail today and over 1.6M square feet over the next 10-20 years. The trade area for Furst Ranch shows a significant gap in retail, even accounting for COVID-related impacts and shifts towards online sales. Currently Furst Ranch shows just under 1M square feet of retail. This, again, reflects conservative approaches to applying the market analysis. Furst Ranch is positioning itself for a unique customer experience, which is the driving factor for brick-and-mortar success in retail.
- Hospitality, the industry most acutely impacted by COVID, has the longest absorption runway, with no units projected under year 5. This is in-line with industry perspectives. The level of amenity projected within Furst Ranch could influence this attribute to accelerate.
- Like other categories, office demand and absorption are applied conservatively. Initially thought to be severely affected by COVID, any changes in business practices likely to result in reduction of office footprints are being supplemented or surpassed by relocations/expansions from other regions and states. This is most significantly observed in the Dallas-Fort Worth, Houston and Austin regional markets. Flower Mound and Furst Ranch are uniquely positioned for these opportunities, given quality of life attributes, transportation logistics, technology infrastructure and proximity to Dallas-Fort Worth International Airport.

The WSB Team also recognizes the importance of benchmarking to connect outcomes with other projects Town of Flower Mound decisionmakers have personally experienced as well as observe best practices. Working with the Furst Ranch market analysis consultant, the following

comparable projects were agreed upon. The WSB Team prepared the summary table and factor analysis tables below.

Subject Property and Comparable Mixed-Use Projects in DFW (Primarily Greenfield Examples)	Acreage	Retail SF	Office SF	Multi-family Units	Multi-family Avg. Unit Size SF	Multifamily SF	Total SF
Furst Ranch (excludes single-family, institutional and industrial areas for apples-to-apples)	1047	960,000	1,600,000	4,000	1,000	4,000,000	6,560,000
Stonebriar	717	4,538,780	229,534	2,883	1,000	2,883,000	7,651,314
Alliance	1517	2,293,987	687,816	2,027	1,000	2,027,000	5,008,803
Shops at Legacy (incl. Legacy West)	219	377,495	2,329,596	3,716	1,000	3,716,000	6,423,091
Shops at Fairview (incl. Allen side)	424	2,267,329	1,936	871	1,000	871,000	3,140,265
Hulen & I-20	279	2,120,923	26,950	520	1,000	520,000	2,667,873
Firewheel Town Center	183	1,269,941	189,332	594	1,000	594,000	2,053,273
Southlake Town Center	203	1,127,035	340,204	-	-	-	1,467,239
Watters Creek	45	318,347	159,515	342	1,000	342,000	819,862
Uptown Dallas	590	924,937	7,541,057	13,239	1,000	13,239,000	21,704,994
Frisco 380 (~2,000,000 total SF is other category)	1189	9,040,326	8,845,000	7,045	1,000	7,045,000	24,930,326

Subject Property and Comparable Mixed-Use Projects in DFW (Primarily Greenfield Examples)	Retail Factor	Retail Factor Rank Highest-to-Lowest	Office Factor	Office Factor Rank Highest-to-Lowest	Multi-family Factor	Multi-family Factor Rank Highest-to-Lowest	Overall Density Factor	Overall Density Factor Rank Highest-to-Lowest
Furst Ranch (excludes single-family, institutional and industrial areas for apples-to-apples)	0.021	8	0.035	4	0.088	6	0.144	10
Stonebriar	0.100	2	0.005	7	0.092	5	0.245	6
Alliance	0.050	3	0.015	5	0.031	10	0.076	11
Shops at Legacy (incl. Legacy West)	0.008	10	0.051	3	0.390	2	0.673	2
Shops at Fairview (incl. Allen side)	0.050	4	0.000	11	0.047	8	0.170	8
Hulen & I-20	0.047	5	0.001	10	0.043	9	0.220	7

Firewheel Town Center	0.028	6	0.004	8	0.075	7	0.258	5
Southlake Town Center	0.025	7	0.007	6	-	11	0.166	9
Watters Creek	0.007	11	0.003	9	0.174	3	0.418	4
Uptown Dallas	0.020	9	0.165	2	0.515	1	0.845	1
Frisco 380 (~2,000,000 total SF is other category)	0.198	1	0.194	1	0.136	4	0.481	3

Note: Retail, Office & Multifamily Factor is the ratio of retail, office or multifamily square footage to the total land area (in square footage).

Note: The Density Factor is the total square footage of office, retail and multifamily to the total square footage of the total land area in the core commercial area of each district.

Raw Data Source: Costar

A factor/ratio method was used to compare the projects above, which tends to point towards the intensity of the land development and provide a way to compare proportions of retail, office and multifamily across the entirety of the projects. This approach was selected as a best practice for such comparison, and the Town's emphasis on intensity of development throughout its codes, including within the mixed-use ordinance provisions and SMARTGrowth program. This evaluation revealed the following:

- In terms of overall project intensity/density, Furst Ranch is second only to Alliance in being the least intense of the mixed-use projects. Alliance has complicating factors that drove its intensity down. Furst Ranch is effectively the least intense.
- In terms of the amount of multifamily in comparison to other projects, Furst Ranch is in the middle of the pack. Mixed-use projects tend to experience greater success as residential density increases, as it provides more local customers. All of the projects listed rely on residents from outside of the project to sustain the retail and office components. Due to scarcity in the submarket around Flower Mound, multifamily in Furst Ranch is likely to have relatively high rents and occupancy rates. Furst Ranch focuses the multifamily component within the core, consistent with best practices.
- In terms of the retail square footage, Furst Ranch is in the lower quartile. This is simply a function of Furst Ranch being developed in a less intense manner than other mixed-use projects, a likely nod towards preferences of lower impact development in Flower Mound and with the project owner. This again recognizes Furst Ranch taking a conservative position on retail due to COVID-related impacts and general trends toward retail consolidation, contraction and shifts toward online sales.
- In terms of the office square footage, Furst Ranch is in the upper quartile. This is driven, from a market perspective, by location-related benefits such as the project's location in an attractive area consistent with Class A office site selection in the DFW market (and broader state/national markets). The key driver is proximity to Dallas-Fort Worth International Airport as well as various private and municipal airfields nearby that offer superior access. Flower Mound's enviable quality of life further supports this outcome. Any COVID-related impacts to office return-to-work within Texas are being largely offset by company relocations and expansions.

Density in the Furst Ranch Village Core is consistent with 4-story and some 5-story construction depending on building/parking configuration, or floor-to-area ratios of approximately 4.0. This is a scale consistent with other comparable mixed-use projects and general best practices when not served by rail-based transit. Again, this residential density is focused primarily in the mixed-use core and immediate surroundings, transitioning to residential densities consistent with other high-quality residential areas of Flower Mound in predominantly single-family detached formats.

Structure of the Mixed Use Ordinance

In mid-2020 the WSB Team created a “mixed use framework” ordinance that guided our work with the developers. The ordinance is purposely focused on the form, massing, and function of the project and less so on uses. We have included requirements from the Town’s Mixed Use District as well as sections that will guide the character, form, and function of the development. The foundational parts of the ordinance, included in the sections you’ve received in this packet, are described below.

Character Districts: The fundamental regulating basis for the development is the character district. Each character district includes an intent and a specific mix of uses, buildings, and housing types that create a particular kind of neighborhood. Character districts are also associated with specific density ranges and building types. Each table in the ordinance in Sections 1-4 is organized by character district.

Lot Types: The developer has also created a number of residential lot types (illustrated in Section 2.2) that can be found in each character district. Lot types include specific regulations on lot dimensions, minimum size, setbacks/build-to lines, and treatments within the right-of-way. Each lot type can be mixed with others to contribute to the look, feel and function of each character district. The applicant is still working on lot type illustration standards for non-residential lot types.

Building Types: Each lot within the character districts will have certain building types constructed within it. The building types further define the character of an area. Building types and their proposed locations are shown in the Building Use Exhibit (still in draft form), and are arranged to permit orderly transitions from one neighborhood to the next.

Land Uses: The issue of land use is not ignored in the Mixed Use Ordinance. Each character district includes a range of land uses that are allowed either by right or with a Conditional Use Permit. Uses are combined with lot and building types to round out the character of each district.

ADDITIONAL SECTIONS TO BE FINALIZED

You will note that the ordinance and application materials contain references to some other geographies that are not nicely nested into the character districts. For example, the phases shown in the phasing plan do not correspond with the character districts. The Neighborhood Improvement Areas (NIAs) are set up to correspond to financing mechanisms and not character districts. And “pods” are small neighborhood areas that have been designed within the two NIAs; more pods will be prepared for future NIAs.

Finally, the ordinance will contain several more sections with specific standards. These sections are still under development and are not being presented to you at this time. They include: building design standards, streets, parks and open spaces, environment, signage, parking, landscaping, lighting and administration. These sections will be provided to you at a later meeting.

Furst Ranch Mixed-Use Ordinance v4

SECTIONS:

1. Purpose
2. Character Districts
3. Building Types
4. Land Use
5. Building Design, Encroachments, and Building Features
6. Streets and Streetscapes
7. Parking
8. Environmental
9. Parks, Public Space and Open Space
10. Landscaping and Screening
11. Lighting and Glare
12. Signs
13. Administrative

SECTION 1: PURPOSE

The purpose and intent of these development standards is to establish regulations that will guide the mixed-use development of Furst Ranch to be developed over a period of several years. The purpose of these standards are intended to:

1. Provide for a diverse mix of uses including varying densities of residential uses, open spaces, corporate campuses, industrial, civic, retail, hospitality, institutional, entertainment, and office uses;
2. Create distinct districts that range from a walkable urban built environment to business parks to open space areas to single family neighborhoods and schools;
3. Preserve significant environmental features on the site that make the property unique;
4. Emphasize a vast amount of open space areas, trail connectivity, and an array of recreational opportunities;
5. Extend the Town's street network system and provide circulation using unique street designs that adhere to safety and visibility standards;
6. Allow for flexibility to adjust to market conditions over time;
7. Create an authentic design that is exemplary quality representing the best of Flower Mound; and
8. Provide for economic expansion of the Town's tax base and services and opportunities for residents.

Figure 1: Illustrative Master Plan



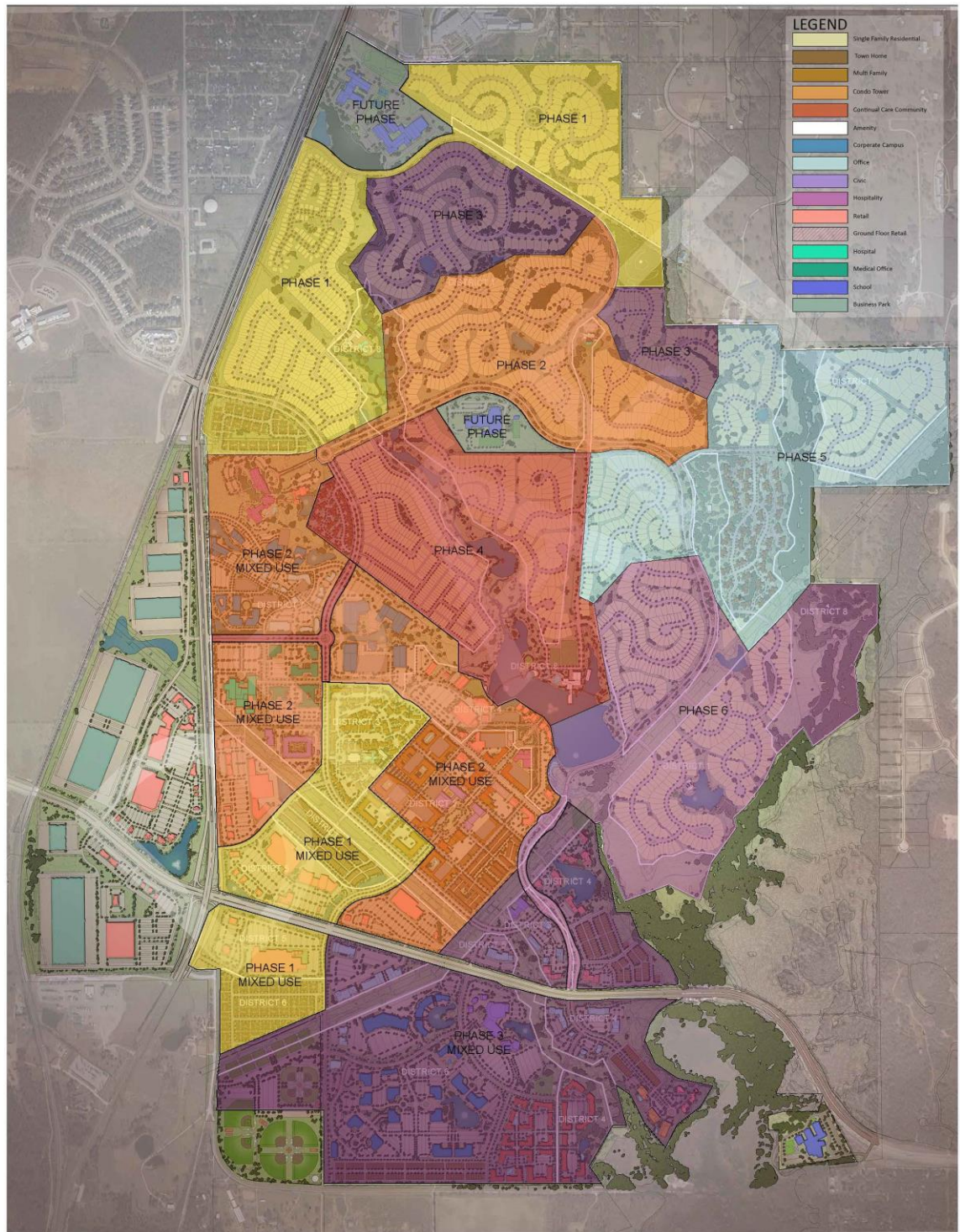
NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.



FURST RANCH ILLUSTRATIVE MASTER PLAN
FLOWER MOUND, TEXAS



Figure 2: Phasing Plan



NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE.



FURST RANCH PRELIMINARY PHASING EXHIBIT
FLOWER MOUND, TEXAS



02
03.26.2021

Furst Ranch Skeleton Ordinance



Section 2: Character Districts and Lot Types

2.1 Character Districts

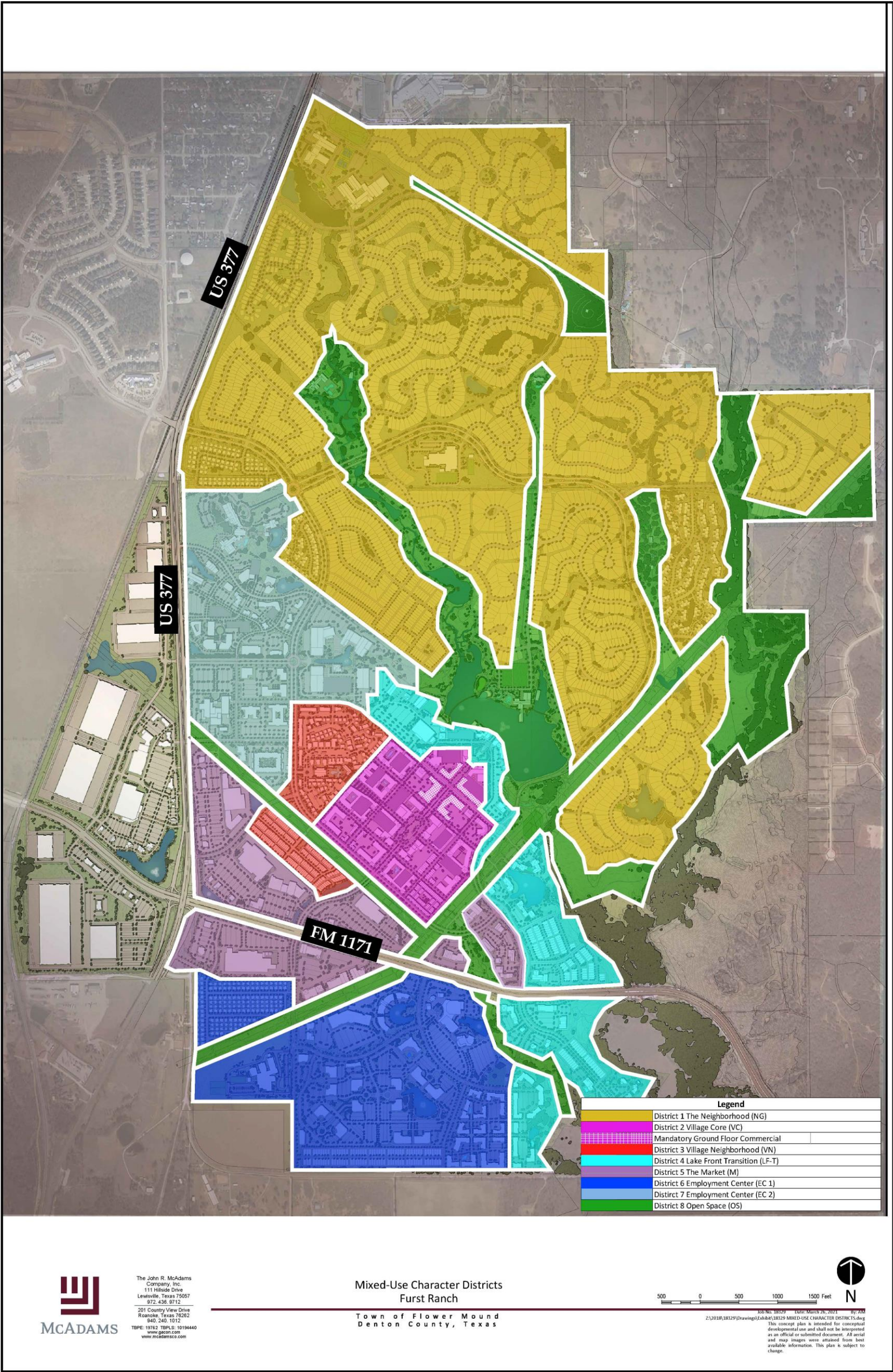
Character districts provide for higher density residential and commercial uses at a variety of density and intensity levels in well planned areas where utilities and infrastructure are designed and constructed to support intense development in a walkable and mixed-use environment. Special district zoning designations are intended for single use regional commercial and other large format or auto-oriented uses. Special district zoning designations should be applied in areas where regional transportation facilities and infrastructure is readily available and where impacts to any adjacent residential are limited.

Table 1: Character Districts

Abbreviated Designation	District Name	Corresponding District in Code	District Intent
CD-1	Character District – 1 – Neighborhood	Mixed Use Transition – Neighborhood (MU-T: NG)	The CD-1 district shall include residential uses that are of compatible scale and density to the immediately adjacent existing neighborhoods. It consists of predominantly single-family residential uses with limited specialty residential typologies and school sites.
CD-2	Character District – 2 – Village Core	Mixed-Use Core MU-C (1)	The CD-2 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-2 promotes mixed use and pedestrian-oriented activity. Ground floor retail required as shown on exhibit.
CD-3	Character District – 3 – Village Neighborhood	Mixed-Use Neighborhood MU-N (2)	The CD-3 district is intended to accommodate a variety of residential options including single-family attached, two-family, horizontal multifamily, and limited commercial or mixed use on the corners.
CD-4	Character District – 4 – Lakefront Transition	Mixed Use Transition – Environmental (MU-T: EN)	CD-4 is intended to accommodate a variety of commercial uses unique to lake adjacency such as entertainment, recreation, retail, restaurant, and hospitality. Residential uses are also appropriate and should consist of townhome, multifamily or condo residential uses.
CD-5	Character District – 5 – Market	Mixed Use Transition – Major Roadway MU-T:MR (2)	CD-5 is intended to accommodate auto-oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or commercial uses. A major roadway corridor is either an arterial roadway or state highway. This transition area shall be the only appropriate location for more automobile-oriented commercial uses due to the adjacency and access along the roadway while transitioning to a pedestrian-oriented development towards the interior of the site. A major

Abbreviated Designation	District Name	Corresponding District in Code	District Intent
			roadway transition may include transitions from a rail-road right-of way or corridor.
CD-6	Employment Center Special District	Mixed-Use Transition – Major Roadway MU-T:MR (1)	The CD-6 District is intended to serve as a commercial gateway and employment center to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, hospitality, multifamily, single family, senior living, shopfront house, institutional, mixed use, corporate campus, office and general commercial buildings. A major roadway corridor is either an arterial roadway or state highway.
CD-7	Employment Center Special District	Mixed-Use Transition – Major Roadway MU-T:MR (1)	The CD-7 District is intended to serve as a commercial gateway and employment center to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, hospitality, senior living, shopfront house, institutional, mixed use, corporate campus, office and general commercial buildings. A major roadway corridor is either an arterial roadway or state highway.
CD-8	Open Space	N/A	The CD-8 District is intended for the preservation of open space and to protect the most sensitive natural resources in Flower Mound as well as accommodate neighborhood/phase-serving parks, greenways, plazas, amenity centers/clubhouses and other public space.

Figure 4: Furst Ranch Character District Map

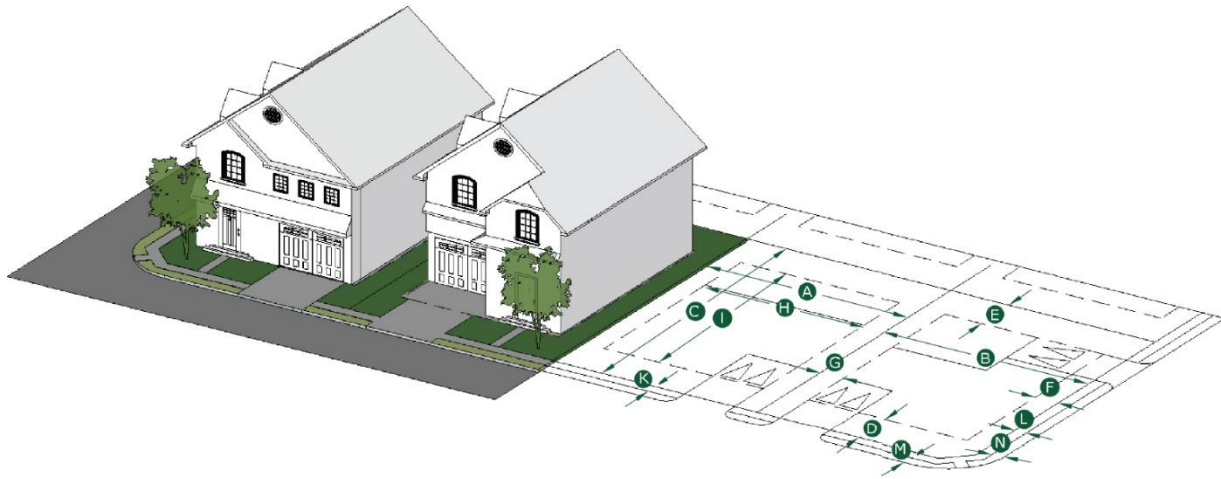


2.2 Lot Types

(additional, non-residential lot types pending)

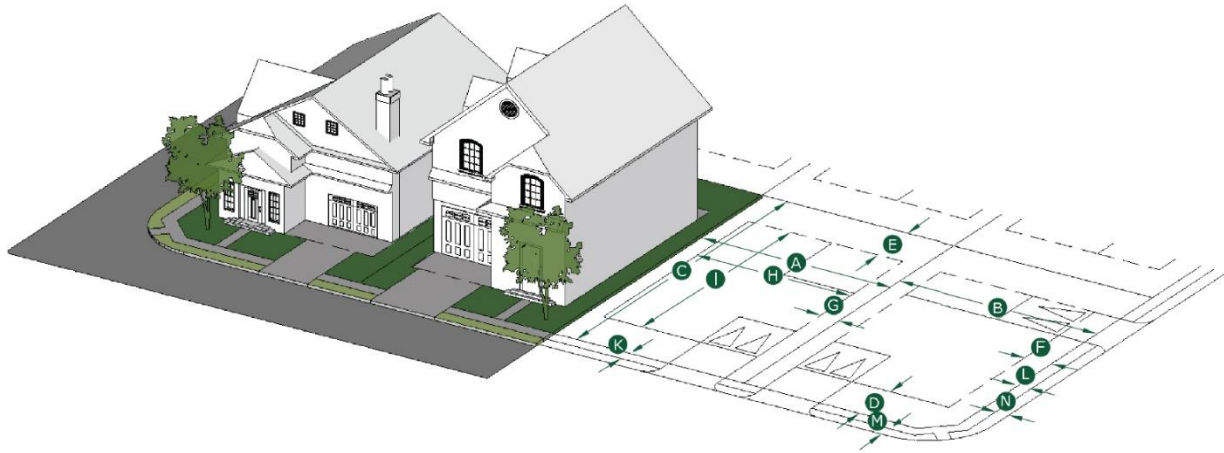
The Furst Ranch project area is further divided into lot types. The Lot Types include specific regulations on lot dimensions, minimum size, setbacks/build-to lines, and treatments within the right-of-way. Each lot type can be mixed with others to contribute to the look, feel and function of each character district.

RI: 90' x 135' Lot Dimensions



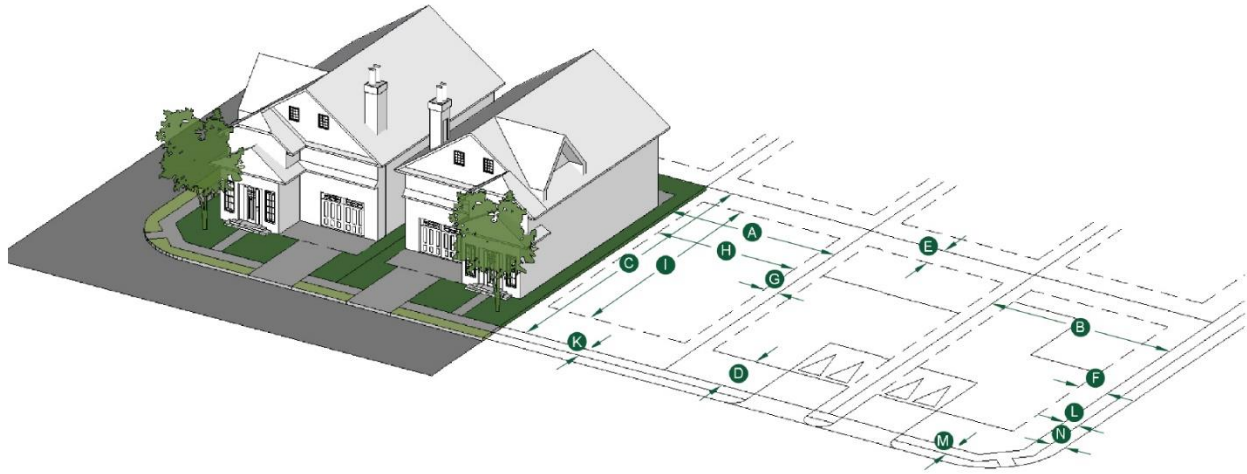
Lot Dimensions			Pad Area	
A	Interior Lot	90'	H	Pad Area Width 70'
B	Corner Lot	90'	I	Pad Area Depth 95'
C	Lot Depth	135'	Site Plan (Min.)	
	Lot Area (Min.)	12,150 sqft.	J	Street Trees 1 per lot
	Entry	Front	Sidewalk	
	Setbacks (Min.)		K	Front Yard 5'
D	Front Yard	20'	L	Side Yard 5'
E	Rear Yard	20'	Planting Strip	
	Side Yard		M	Front Yard 5' Min
F	Side Street	10'	N	Side Yard 5' Min
G	Interior Lot Line	10'		

R2: 75' x 130' Lot Dimensions



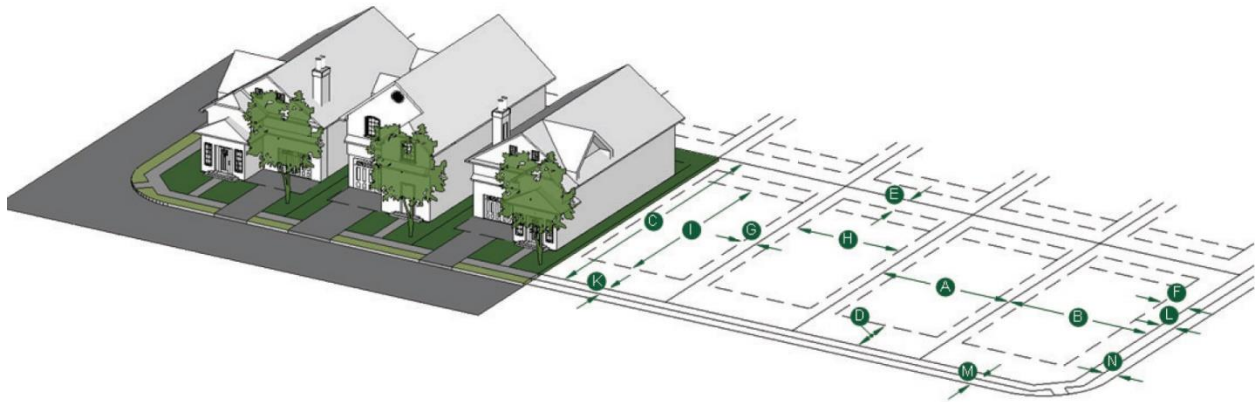
Lot Dimensions			Pad Area		
A	Interior Lot	75'	H	Pad Area Width	60'
B	Corner Lot	77.5'	I	Pad Area Depth	90'
C	Lot Depth	130'	Site Plan (Min.)		
	Lot Area (Min.)	9,750 sqft.	J	Street Trees	1 per lot
	Entry	Front	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	20'	L	Side Yard	5'
E	Rear Yard	20'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	10'	N	Side Yard	5' Min
G	Interior Lot Line	7.5'			

R3: 60' x 120' Lot Dimensions



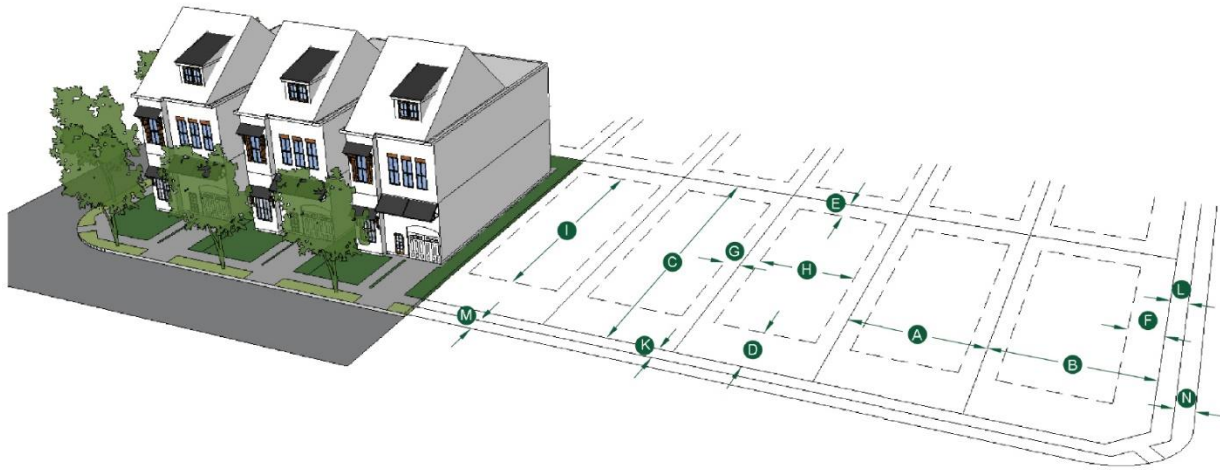
Lot Dimensions			Pad Area		
A	Interior Lot	60'	H	Pad Area Width	50'
B	Corner Lot	65'	I	Pad Area Depth	90'
C	Lot Depth	120'	Site Plan (Min.)		
	Lot Area (Min.)	7,200 sqft.	J	Street Trees	1 per lot
	Entry	Front	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	20'	L	Side Yard	5'
E	Rear Yard	10'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	10'	N	Side Yard	5' Min
G	Interior Lot Line	5'			

R4: 50' x 120' Lot Dimensions



Lot Dimensions			Pad Area		
A	Interior Lot	50'	H	Pad Area Width	40'
B	Corner Lot	55'	I	Pad Area Depth	80'
C	Lot Depth	120'	Site Plan (Min.)		
	Lot Area (Min.)	6,000 sqft.	J	Street Trees	1 per lot
	Entry	Front	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	20'	L	Side Yard	5'
E	Rear Yard	10'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	10'	N	Side Yard	5' Min
G	Interior Lot Line	5'			

R51 : 40' x 115' Lot Dimensions



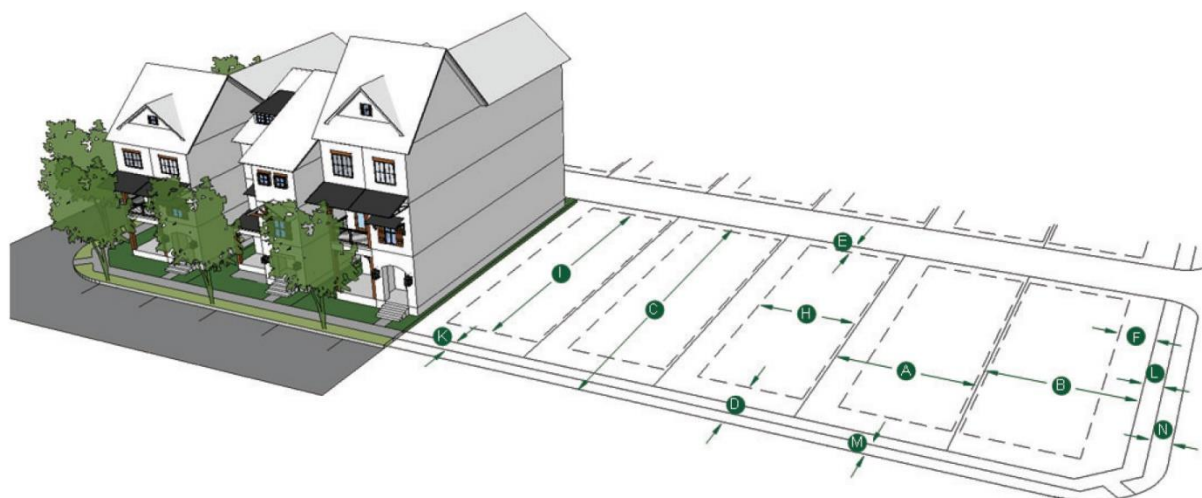
Lot Dimensions			Pad Area		
A	Interior Lot	40'	H	Pad Area Width	30'
B	Corner Lot	45'	I	Pad Area Depth	80'
C	Lot Depth	115'	Site Plan (Min.)		
	Lot Area (Min.)	4,600 sqft.	J	Street Trees	40ft o.c.
	Entry	Front	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	20'	L	Side Yard	5'
E	Rear Yard	10'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	10'	N	Side Yard	5' Min
G	Interior Lot Line	5'			

R52: 40' x 115' Lot Dimensions



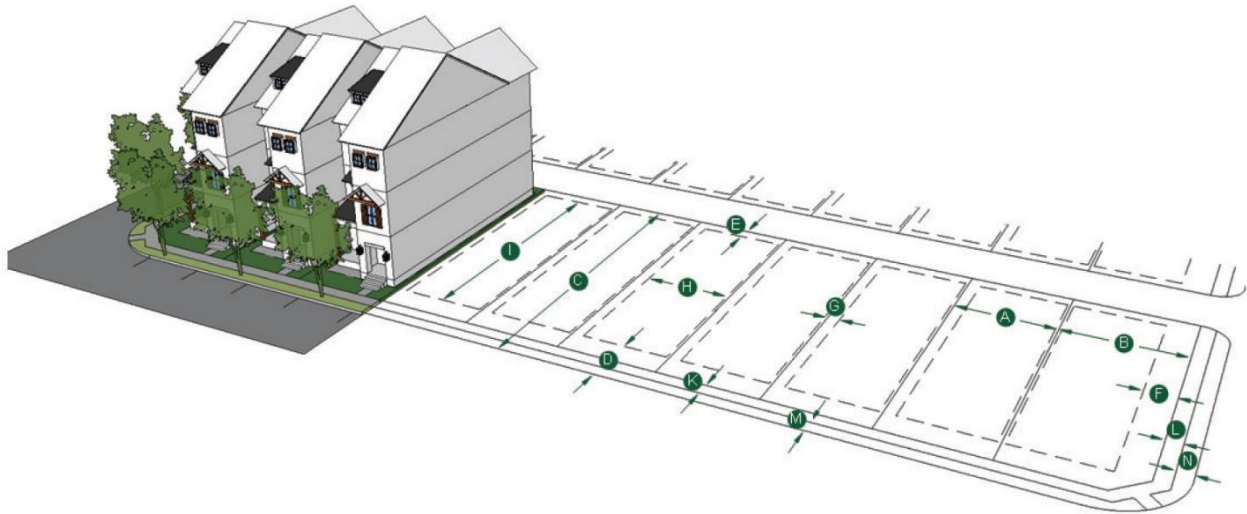
Lot Dimensions			Pad Area		
A	Interior Lot	40'	H	Pad Area Width	30'
B	Corner Lot	48.5'	I	Pad Area Depth	Variable
C	Lot Depth	115'	Site Plan (Min.)		
	Lot Area (Min.)	4,600 sqft.	J	Street Trees	40ft o.c.
	Entry	Alley	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	13.5' Min / 16.5 Max	L	Side Yard	5'
E	Rear Yard	5'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	13.5'	N	Side Yard	5' Min
G	Interior Lot Line	5'			

R53: 40' x 115' Lot Dimensions



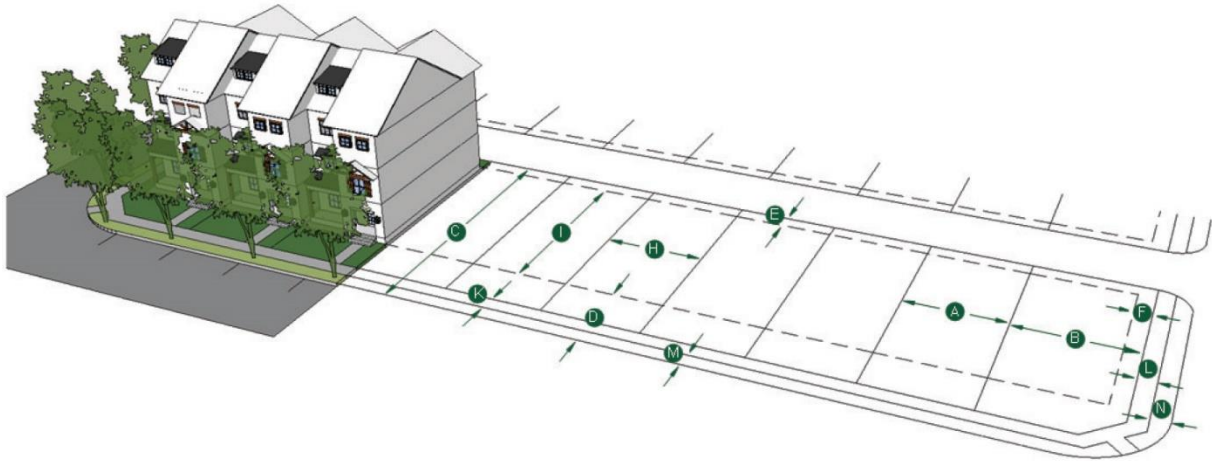
Lot Dimensions			Pad Area		
A	Interior Lot	40'	H	Pad Area Width	30'
B	Corner Lot	48.5'	I	Pad Area Depth	Variable
C	Lot Depth	115'	Site Plan (Min.)		
	Lot Area (Min.)	4,600 sqft.	J	Street Trees	40ft o.c.
	Entry	Alley	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	13.5' Min / 16.5 Max	L	Side Yard	5'
E	Rear Yard	5'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	13.5'	N	Side Yard	5' Min
G	Interior Lot Line	1' and 9'			

R6: 35' x 110' Lot Dimensions



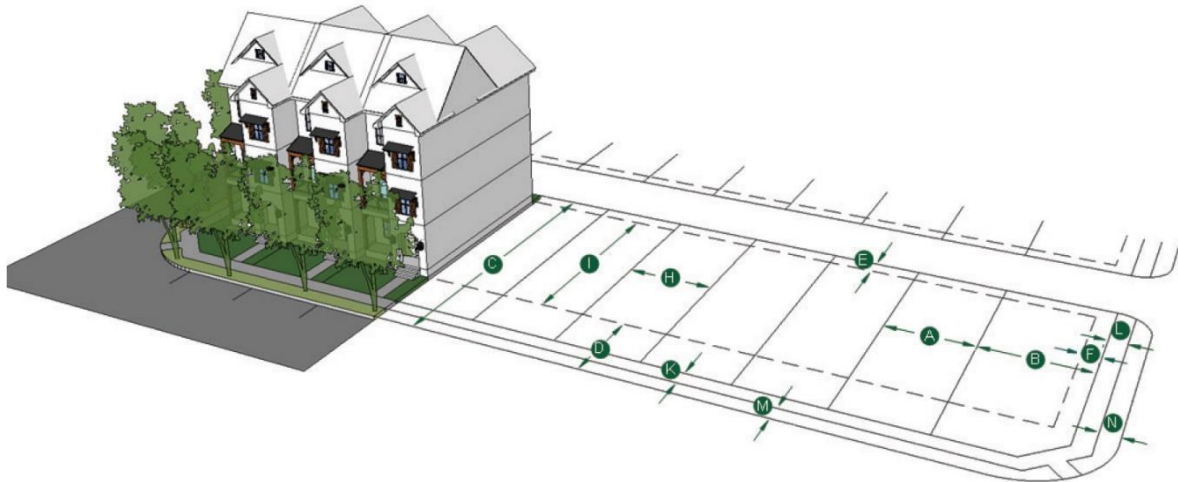
Lot Dimensions			Pad Area		
A	Interior Lot	35'	H	Pad Area Width	30'
B	Corner Lot	44.5'	I	Pad Area Depth	Variable
C	Lot Depth	110'	Site Plan (Min.)		
	Lot Area (Min.)	3,850 sqft.	J	Street Trees	40ft o.c.
	Entry	Alley	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	13.5' Min / 16.5 Max	L	Side Yard	5'
E	Rear Yard	5'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	13.5'	N	Side Yard	5' Min
G	Interior Lot Line	1' and 4'			

THL: 30' x 81' Lot Dimensions



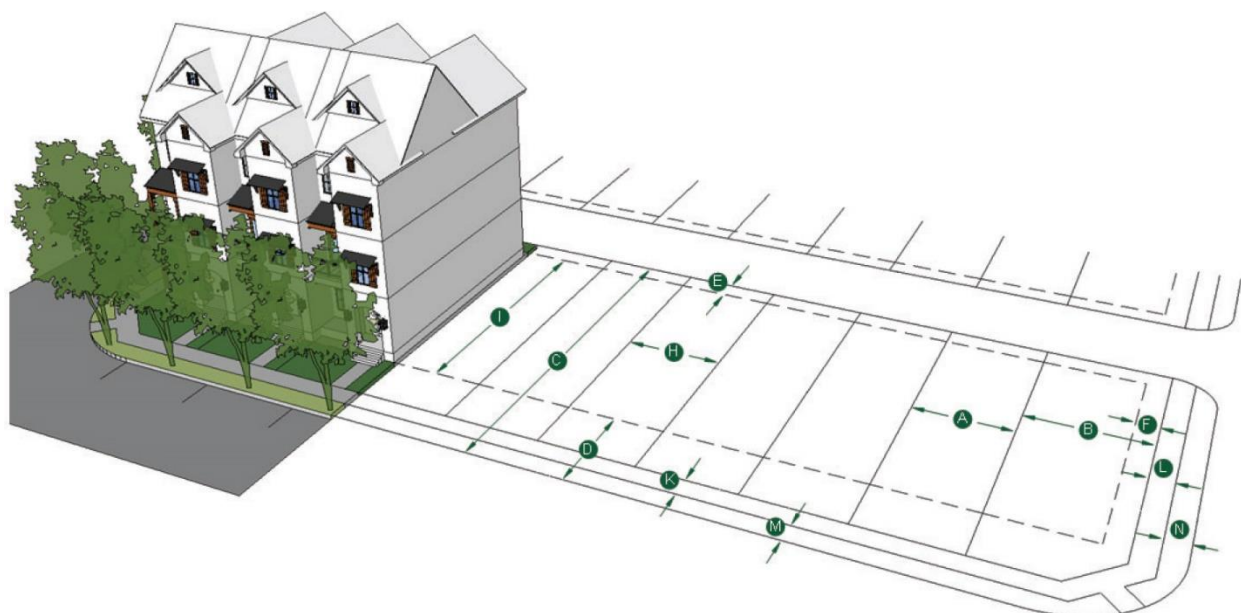
Lot Dimensions			Pad Area	
A	Interior Lot	30'	H	Pad Area Width 30'
B	Corner Lot	43.5'	I	Pad Area Depth 62'
C	Lot Depth	81'	Site Plan (Min.)	
	Lot Area (Min.)	2430 sqft.	J	Street Trees 40ft o.c.
	Entry	Alley	Sidewalk	
	Setbacks (Min.)		K	Front Yard 5'
D	Front Yard	13.5' Min / 16.5 Max	L	Side Yard 5'
E	Rear Yard	5'	Planting Strip	
	Side Yard		M	Front Yard 5' Min
F	Side Street	5'	N	Side Yard 5' Min

TH2: 25' x 81' Lot Dimensions



Lot Dimensions			Pad Area		
A	Interior Lot	25'	H	Pad Area Width	25'
B	Corner Lot	38,5'	I	Pad Area Depth	62'
C	Lot Depth	81'	Site Plan (Min.)		
	Lot Area (Min.)	2,025 sqft.	J	Street Trees	40ft o.c.
	Entry	Alley	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	13,5' Min / 16,5 Max	L	Side Yard	5'
E	Rear Yard	5'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	5'	N	Side Yard	5' Min

TH3: 22' x 81' Lot Dimensions



Lot Dimensions			Pad Area		
A	Interior Lot	22'	H	Pad Area Width	22'
B	Corner Lot	35.5'	I	Pad Area Depth	62'
C	Lot Depth	81'	Site Plan (Min.)		
	Lot Area (Min.)	1,782 sqft.	J	Street Trees	40ft o.c.
	Entry	Alley	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	13.5' Min / 16.5 Max	L	Side Yard	5'
E	Rear Yard	5'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Street	5'	N	Side Yard	5' Min

Courtyard: 60' x 50' Lot Dimensions



Lot Dimensions			Pad Area		
A	Lot Width	60'	H	Pad Area Width	40'
B	Corner Lot Width	70'	I	Pad Area Depth	44'
C	Interior Lot Width	50'	Site Plan (Min.)		
	Lot Area (Min.)	N/A	J	Street Trees	40ft o.c.
	Entry	Front or Alley	Sidewalk		
	Setbacks (Min.)		K	Front Yard	5'
D	Front Yard	13.5' Min			
E	Rear Yard	5'	Planting Strip		
	Side Yard		M	Front Yard	5' Min
F	Side Alley	11'			
G	Interior Lot Line	5'			

Table 2: Residential Lot standards by character district

Abbreviated Designation	Lot Types Permitted	Min. Lot Area (sf.)	Gross Density (units/acre) ¹	Max. Lot Coverage	Min. Width	Min. Depth	Front Setback	Side Setback (interior/ corner)	Rear Setback
CD-1	R1	11,700	3.0	60%	90	135	20	10/10	20
	R2	9,750		60%	75	130	20	7.5/10	20
	R3	7,200		65%	60	120	20	5/10	10
	R4	6,000		55%	50	120	20	5/10	10
	R5.1	4,600		55%	40	115	20	5/10	10
	R5.2	4,600		65%	40	115	13.5-16.5	5/13.5	5
	R5.3	4,600		65%	40	115	13.5-16.5	1 and 9/13.5	5
	R6	3,850		75%	35	110	13.5-16.5	1 and 4 or 2.5 and 2.5/13.5	5
	Hillside Cluster	N/A							
	Village	N/A		N/A	N/A	N/A	10’ ²	6’ between homes ³ /5’ from side street	5’
CD-2	TH1	2,430	43.6	77%	30	81	13.5-16.5	5	5
	TH2	2,025		77%	25	81	13.5-16.5	5	5
	TH3	1,782		77%	22	81	13.5-16.5	5	5
CD-3	R6	3,850	9.4	75%	35	110	13.5-16.5	1 and 4/13.5	5
	Courtyard	n/a			60	50	13.5 ⁴	5/10	5
	Village	n/a			n/a	n/a	10 ⁵	6/5	5
	TH1	2,430		77%	30	81	13.5-16.5	5	5
	TH2	2,025		77%	25	81	13.5-16.5	5	5
	TH3	1,782		77%	22	81	13.5-16.5	5	5
CD-4	R6	3,850	7.4	75%	35	110	13.5-16.5	1 and 4 or 2.5 and 2.5/13.5	5
	Courtyard	n/a			60	50	13.5 ⁴	5/10	5
	Village	n/a			n/a	n/a	10 ⁵	6/5	5
	TH1	2,430		77%	30	81	13.5-16.5	5	5
	TH2	2,025		77%	25	81	13.5-16.5	5	5
	TH3	1,782		77%	22	81	13.5-16.5	5	5
CD-5			0						
CD-6	R6	3,850	7.4	75%	35	110	13.5-16.5	1 and 4 or 2.5 and 2.5/13.5	5
	Courtyard	n/a			60	50	13.5	5/10	5
	Village	n/a			n/a	n/a	10	6/5	5
	TH1	2,430		77%	30	81	13.5-16.5	5	5

¹ Density calculated based on number of units planned in each character district and gross acreage of the district.

² Minimum front setback may be reduced when the lot/unit is accessed by an access easement or shared driveway/alley to be 2’ from the edge of pavement. Front entry homes shall have a garage setback a minimum of 20’ from edge of front street.

³ For detached homes; in the case of attached residential the side yard setback is not applicable.

⁴ See Note 4

⁵ See Note 4

Abbreviated Designation	Lot Types Permitted	Min. Lot Area (sf.)	Gross Density (units/acre) ¹	Max. Lot Coverage	Min. Width	Min. Depth	Front Setback	Side Setback (interior/ corner)	Rear Setback
	TH2	2,025		77%	25	81	13.5-16.5	5	5
	TH3	1,782		77%	22	81	13.5-16.5	5	5
CD-7			0						
CD-8			0						

Table 3: Non-residential lot standards by character district

Abbreviated Designation	Lot Types Permitted	Min. Lot Area (sf.)	Minimum Lot Size Density (units/acre)	Gross Density (units/acre) ⁶	Overall Net Density (units/acre)	Max. Lot Coverage	Min. Width	Min. Depth	Front Setback	Side Setback (interior/ corner)	Rear Setback
CD-1	TT1	Flexible	Flexible	Flexible	Flexible	50%	Flexible	Flexible	20	0	0
CD-2	TC1	Flexible	Flexible	50	Flexible	Flexible	Flexible	Flexible	13.5-16.5	0	0
CD-3	TC1	Flexible	Flexible	20	Flexible	Flexible	Flexible	Flexible	13.5-16.5	0	0
CD-4	TT1	Flexible	Flexible	15	Flexible	50%	Flexible	Flexible	20	0	0
	TC1	Flexible	Flexible	40	Flexible	Flexible	Flexible	Flexible	13.5-16.5	0	0
CD-5	TT1	Flexible	N/A	N/A	N/A	50%	Flexible	Flexible	20	0	0
CD-6	TT1	Flexible	Flexible	15	Flexible	50%	Flexible	Flexible	20	0	0
CD-7	TT1	Flexible	N/A	N/A	N/A	50%	Flexible	Flexible	20	0	0
CD-8	TT1	Flexible	N/A	N/A	N/A	50%	Flexible	Flexible	20	0	0

Note: Total average density inclusive of open space (which is separated as its own character district) is 4.6 units per acre.

⁸ Density calculated based on number of units planned in each character district and gross acreage of the district.

Section 3: Building Types

Each lot within the character districts will have certain building types constructed within it. The building types further define the character of an area. Building types and their proposed locations are shown in the Building Use Exhibit, and are arranged to permit orderly transitions from one neighborhood to the next

Table 4: Building Types

Graphic	Description	Orientation
	Single-Family Detached A medium to large detached single-family structure. Typically located within a primarily single-family residential neighborhood in a more rural or suburban setting. If located within a walkable neighborhood, this building type is typically located at the edge of the neighborhood, providing a transition to the more rural areas.	Buildings shall be oriented to a Type A street or toward another focal point such as a park, plaza, square, other open space or environmental feature. This requirement may exclude coving designed neighborhoods. For Village and Courtyard lot types, the building may be oriented to a private street or shared drive.
	Single-Family Attached A medium- to small-sized detached structure that incorporates one unit. Typically located within a primarily residential neighborhood in a walkable urban setting, potentially near a neighborhood main street. In its smaller size, this type can enable appropriately-scaled, well-designed affordable housing at higher densities and is important for providing a broad choice of housing types and promoting walkability.	Buildings shall be oriented to a Type A street or toward another focal point such as a park, plaza, square, other open space or environmental feature
	Townhouse: A collection of narrow to medium sized attached buildings that consists of side-by-side units on individual lots with individual entries facing the street. This type is typically located within medium density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types that promote walkability. Syn: rowhouse	Buildings shall be oriented to a Type A street or toward another focal point such as a park, plaza, square, other open space or environmental feature
	Zero Lot Line: A building type that accommodates one detached or two attached dwelling units with each unit located on separate lots with separate entrances facing the street. If units are attached, they share a common wall along a lot line.	Buildings shall be oriented to a Type A street or toward another focal point such as a park, plaza, square, other open space or environmental feature
	Apartment: A multi-family residential only structure consisting of a number of dwelling units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).	Buildings shall be oriented to a Type A street or toward another focal point such as a park, plaza, square, other open space or environmental feature. In CD-4, buildings should be oriented to compliment the natural feature. For Village and Courtyard lot types, the building may be oriented to a private street or shared drive.

Graphic	Description	Orientation
	Neighborhood Shopfront A building type that typically accommodates ground floor retail, office or commercial uses with or without upper-story residential or office uses at a scale that complements the existing residential character of the area.	
	Mixed-Use: A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses. Larger in scale and intensity than a Neighborhood Shopfront.	
	General Commercial: A larger commercial building type that typically accommodates commercial or office uses serving the surrounding community or region. This can be a single-use building within one of the more suburban special districts.	
	Pad Site: A free-standing commercial building with a maximum square footage of 5,000 square feet. These buildings shall be grouped together to become screens or liner buildings for larger general commercial buildings which are set back from the public realm.	
	Office: Office buildings accommodate all offices including professional and medical services. This building type is primarily used in employment center areas of large campus developments. Research and development uses including research, trade, education, occupation, information and technology services are also appropriate for this building type.	
	Civic: A medium to large sized attached or detached building designed to stand apart from its surroundings due to the specialized nature of its public or quasi-public function for public assembly and activity. Examples include libraries, churches, courthouses, schools, centers of government, performing arts, and museums which are often the most prominently sited and architecturally significant structures in a community.	

Table 5: Building Types by Character District

Abbreviated Designation	Lot Types Allowed	Building Types Allowed	Maximum Height (stories)
CD-1	R-1, R2, R3, R4, R5.1, R5.2, R5.3, R6, Courtyard, Village	Single-Family Detached	2
	Village, Hillside Cluster	Single-Family Attached	3.5
	TH1, TH2, TH3, Village	Townhouse	3.5
	TT1	Zero Lot Line	3.5
	TT1	Apartment	5
	TT1	Civic	5
CD-2	TC1	Apartment (P/C)	5
	TC1	Neighborhood Shopfront	2
	TC1	Mixed-Use	5
	TC1	Civic	5
CD-3	R-1, R2, R3, R4, R5.1, R5.2, R5.3, R6, Courtyard, Village	Single-Family Detached (P/C)	2
	Village, Hillside Cluster	Single-Family Attached	3.5
	TH1, TH2, TH3, Village	Townhouse (P/C)	3.5
	TC1	Zero Lot Line	3.5
	TC1	Neighborhood Shopfront	2
	TC1	Civic	5
CD-4	R-1, R2, R3, R4, R5.1, R5.2, R5.3, R6, Courtyard, Village	Single-Family Detached (P/C)	2
	Village, Hillside Cluster	Single-Family Attached (P/C)	3.5
	TH1, TH2, TH3, Village	Townhouse (P/C)	3.5
	TT1, TC1	Zero Lot Line (P/C)	3.5
	TT1, TC1	Apartment (P/C)	5
	TT1, TC1	Neighborhood Shopfront	2
	TT1, TC1	Civic	5
CD-5	TT1	General Commercial	2
	TT1	Civic	5

Abbreviated Designation	Lot Types Allowed	Building Types Allowed	Maximum Height (stories)
CD-6	TT1	Zero Lot Line	3.5
	TT1	Apartment	5
	TT1	Mixed-Use	5
	TT1	Office	2 or 10 subject to Section 3.?
	TT1	General Commercial	2
	TT1	Civic	5
CD-7	TT1	Neighborhood Shopfront	2
	TT1	Mixed-Use	5
	TT1	Office	2 or 10 subject to Section 3.? ____
	TT1	General Commercial	2
	TT1	Civic	5
CD-8		Civic	2

Section 3.? Bonus height requirement for certain buildings

Figure 5: Building Use Exhibit



FURST RANCH BUILDING USE EXHIBIT
FLOWER MOUND, TEXAS



0'
500'
SCALE: 1" = 500'

02

12.01.2020

Section 4: Land Use

Table 6: Land Uses by Character District (changes required per staff review)
P = Permitted (All development standards in [section 98-902] apply)
P/C = Permitted only where identified in the MU concept plan approved by town council and based on specific criteria under [subsection 98-901(d)].
NP = Not Permitted
SUP = Permitted with a Specific Use Permit (Standards in section 90-186 shall apply)
A = Permitted as an accessory use (Standards in section 98-1032 shall apply unless the applicant proposes alternative standards for accessory uses and structures subject to town council approval.)
NA = Not Applicable

	Use Status						
Land Use Category/Character District	Village Core	Village Neighborhood	MU-T (Transition)				Open Space
			Neighborhood	Lakefront Transition	Market	Employment Center	
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/C	NP	P	P	P	NP
Retail sales or service including establishments geared towards the automobile (including gas stations)	NP	NP	NP	P/C	P	P/C	NP
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	P	P/C	NP	P	P	P	NP
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P/C	NP	P	P	P	NP
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P/C	NP	P	P	P	SUP
Arts, Entertainment, and Recreation Uses							
Fitness, recreational sports, gym, or athletic club	P	P/C	NP	P	P	P	SUP
Games arcade establishments	P	NP	NP	P	P	P	NP
Theater, cinema, dance, or music establishment	P	NP	NP	P	P	P	NP
Museums and other special purpose recreational institutions	P	NP	NP	P	P	P	NP
Parks, greens, plazas, squares, environmental preserves, and playgrounds	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)	P	P/C	NP	P	P	P	NP
Educational, Public Administration, Health Care and Other Institutional Uses							

	Use Status						
Land Use Category/Character District	Village Core	Village Neighborhood	MU-T (Transition)				Open Space
			Neighborhood	Lakefront Transition	Market	Employment Center	
Business associations and professional membership organizations	P	NP	NP	NP	P	P	NP
Child day care and preschools	P	P/C	NP	P/C	P	P	NP
Schools, libraries, and community halls	P	P/C	P	P/C	P	P	NP
Universities and colleges	P/C	NP	NP	P/C	P	P	NP
Hospitals	P	NP	NP	P	P	P	NP
Civic uses	P	P/C	P	P	P	P	P
Social and fraternal organizations	P	P/C	NP	P	P	P	NP
Public safety facilities	P	P/C	NP	P/C	P	P	NP
Religious institutions	P	P/C	NP	P/C	P	P	NP
Residential Uses							
Home occupations	NA	A	A	A	NA	A	NP
Live/work units	P/C	P ¹	P/C	P	NP	A	NP
Residential lofts	P	P/C	P	P	P	P	NP
Apartments/condos (stacked residential)	P	P	NP	P/C	NP	P/C	NP
Single-family residential attached dwelling unit (Townhomes)	P	P	P/C	P/C	NP	P/C	NP
Single-family residential detached dwelling unit	NP	P/C	P/C	NP	NP	NP	NP
Single-family residential village dwelling unit	NP	P/C	P	P/C	NP	P/C	NP
Other Uses							

	Use Status						
Land Use Category/Character District	Village Core	Village Neighborhood	MU-T (Transition)				Open Space
			Neighborhood	Lakefront Transition	Market	Employment Center	
Model homes, attached and detached, for sales and promotion**	P/C	P	P	P	P/C	P	NP
Full-service hotels	P	NP	NP	P	P	P	NP
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces	SUP	NP	NP	SUP	SUP	SUP	p
Outdoor vendor sales	P	NP	NP	P	NP	NP	NP
Parking, surface	A	A	A	A	A	A	A
Parking, structured	A	A	NP	P/C	P/C	P/C	NP
Sales from kiosks	P	NP	NP	P	P/C	P/C	NP
Any permitted use with a drive through facility	NP	NP	NP	P/C	P/C	P/C	NP
Veterinary clinic (no outdoor facilities for overnight storage of animals)	SUP	NP	NP	SUP	SUP	SUP	NP
Information centers	P	P	P	P	P	P	NP

Table 7: Special Conditions for Uses

USE CRITERIA		
Component Zone	Use	Location and Design Criteria
Nonresidential Uses		
CD-3	Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)	Shall be limited to ground floor uses on corner lots in CD-3.
	Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	Commercial uses shall be limited to a total of 6,000 square feet per corner lot.
	Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	
	Food service uses such as full-service restaurants, cafeterias, and snack bars	
	Fitness, recreational sports, gym, or athletic club	
CD-3	Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	Shall be permitted as the ground floor use in a live-work unit only (except for corner lots)
	Art, antique, furniture or electronic studio (retail, repair, or fabrication)	
CD-2 CD-4	Universities and colleges	Shall be required to provide structured parking as part of the build-out for the university/college campus
CD-3	Civic uses	Shall be limited to ground floor uses on corner lots in the neighborhood (CD-3).
	Social and fraternal organizations	Uses shall be limited to 10,000 square feet.
	Public safety facilities	
	Religious institutions	

USE CRITERIA		
Component Zone	Use	Location and Design Criteria
CD-5 CD-6 CD-7	Retail sales or service including establishments geared towards the automobile (including gas stations)	Shall have the auto-oriented sales and services oriented towards the major roadway
		In no case shall gas pumps, canopies, or services bays along the major roadway exceed 50 percent of that lot’s street frontage.
Residential Uses		
CD-3	Residential lofts	Shall be permitted only in conjunction with a ground floor nonresidential uses as permitted above.
CD-3	Single-family residential detached dwelling unit	Shall be permitted if located adjacent to the same use in CD-1.
CD-2	Apartments/condos (stacked residential)	Shall be limited to a one-block area immediately adjacent to CD-1.
		Ground floors shall be built to commercial standards including floor to floor heights and floors at-grade to the sidewalk.
CD-4	Apartments/condos (stacked residential)	Shall be permitted if located adjacent to the same use in CD-1.
CD-4	Single-family residential attached dwelling unit	Shall be permitted if located adjacent to the same use in CD-1.
Other Uses		
CD-1 through CD-8	Parking, surface	Section 7(f) shall apply.
CD-1 through CD-8	Parking, structured	All structured parking shall be lined by active uses along the entire ground floor frontage of all type A streets.
		All structured parking shall be lined by active uses along a minimum of 50 percent of all type B streets (with the exception of arterials, highways, and alleys).
		Driveways into the garages shall be from alleys or type B streets as established in the development plan.

USE CRITERIA		
Component Zone	Use	Location and Design Criteria
CD-5 CD-6 CD-7	Any permitted use with a drive through facility	All drive through access (driveways) shall be from arterial, type B, or alleys.
		Drive through lanes and/or canopies shall not front on or be located along any type A street.

Section 5: Building Design Standards

5.1 Building Façade Location. Along any given block, building façades shall align with each other at the primary exterior wall plane in order to create a consistent street edge. Within the Village Center district and the Village Neighborhood district, buildings shall be built up to the edge of the sidewalks, with exceptions made for the creation of entry courts contained within the width of a single façade or setbacks deemed appropriate for civic or institutional buildings. Greater emphasis on design and architectural detail shall be given to façades along Type A streets.

5.2 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.

5.3 Base or Watertable. It is recommended that buildings have a base of watertable element as part of the façade facing a public ROW. The base or watertable is the lowest element on the building facade, it establishes a visible base for the materials above.

5.4 Building Façade Height. The heights of buildings along the street shall vary along the length of a block. Adjoining buildings of the same story height shall, where practical and not in conflict with their overall architectural expression, have offsets in their adjoining parapet or cornice heights.

5.5 Building Projections. Architectural elements, such as bay projections, show windows, canopies, and awnings, shall be integrated into the design of street fronting façades as a means of providing variety, interest and a finer layer detail. Architectural elements, while a part of each individual building, need to be considered as a whole along the length of the entire block in terms of their scale, rhythm, and relationship to one another.

5.6 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.

5.6.1 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 facade.

5.6.2 Maximum Height: The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.

5.6.3 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.

5.7 Above-Grade Structured Parking. When structured garages are provided, sufficient access from the right-of-way, or fire lane and access easements shall be provided. Entrances and exits shall be clearly marked for vehicles as well as pedestrians. The exterior façade of the parking structure if visible from the street, shall incorporate similar design elements and finishes as the surrounding buildings in order to minimize the visual impact and shall be designed to minimize visibility from the street.

5.8 Buildings within Village Core and Village Neighborhood Districts. Principals applicable at the scale of the individual building include:

5.8.1 Massing. A building's massing shall be appropriate to its site. The principal exterior wall plane of a building's street façade shall be aligned with neighboring buildings, except in the case of buildings occupying special sites where a setback from, or a projection into, the street plane is appropriate. Projecting elements such as bays, turrets, towers, show windows, porches and balconies, and recessed elements, such as setbacks and loggias, shall be employed to break-down and articulate a building's overall massing, but only to the extent such elements are in keeping with the building's overall architectural expression. Applied elements such as canopies and awnings can be used not only for their shading benefits but to provide a further level of detail and color closer to the pedestrian.

5.8.2 Architectural Details. Building massing shall be further articulated through the use of various architectural elements to provide a sense of scale, texture and visual interest along the street. Elements, such as base courses and water tables, pilasters, sills, lintels, band courses, spandrel panels and cornices, shall be variously employed as appropriate to each building's overall style and expression. Not all buildings must have the same level of detail. Variations from simple to more complex will make for a richer environment.

5.8.3 Hierarchy of Detail. Buildings shall not be required to maintain a consistent level of material use and detail on all sides. Those portions facing primary streets and spaces should possess the highest level of detail and quality of materials. façades located along secondary streets, alleys and interior blocks areas may be designed with successively reduced levels of detail and less expensive materials, reflecting the relative importance of the areas they are fronting.

5.8.4 Materials. Subject to the requirements of this subsection, exterior building materials should be selected from the following:

5.8.4.1 All building façades shall be architecturally finished with 100% masonry with an allowance for up to 20% secondary materials. Masonry finishes include clay fired brick, natural and manufactured stone, cast stone, granite, marble, architectural concrete block, stucco, cementitious fiberboard, composite wood panels, textured and painted concrete tilt-wall that has design graphics, inlays or embedments. Windows, doors, and accent materials shall be excluded from the façade area for the purposes of calculating percentages.

5.8.4.2 Secondary building materials include EIFS as a cornice, band, medallion, etc., quality wood such as, cedar, redwood, tile or ornamental metal. Other secondary materials not specifically noted herein may be allowed only if approved by the Town.

- 5.8.4.3** Glass may be used as a primary material not to exceed 80% of any façade.
- 5.8.5 Building Entrances.** The design and location of building entrances shall be easily identifiable as primary points of access. Building entrances may be defined by massing and articulated with such architectural elements as lintels, pediments, pilasters, columns, porticos, porches and canopies. These elements shall be compatible with the overall architectural character of the building. Along retail streets, entrances to shops shall be distinguished from lobby entrances that provide access to upper floor uses.
- 5.8.6 Retail Storefronts.** Retail storefronts shall be characterized by higher percentages of window area and windows of a variety of styles and types, including, without limitation, a combination of single-paned and multi-paned windows. Variation in storefront design is encouraged and should include more traditionally based designs as well as more contemporary designs. Overall, storefronts shall be designed to be compatible with the building's architectural expression, though in selected instances, to promote variety, storefronts reflecting a high quality of design and use of materials may be applied to buildings of very differing character, provided that they do not detract from the building's overall design.
- 5.8.7 Window Displays.** 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. Window displays must meet the following standards:
- 5.8.7.1 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.
- 5.8.7.2 Window Display Floor:** A raised floor is recommended but not required.
- 5.8.7.3 Window Display Lighting:** Lighting should be warm in color and either incandescent or metal halide. Fluorescent lighting is prohibited.
- 5.8.7.4 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.
- 5.8.7.5 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.
- 5.8.7.6 Display Window, Sills:** Window sills must be sloped to drain over the window pediment.
- 5.8.7.7 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.
- 5.8.7.8 Display Window, Jambs:** The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.
- 5.8.7.9 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.

5.8.8 Entry Doors: Entry doors facing the public ROW must meet the following standards:

5.8.8.1 Entry Doors. Jambs: Trim, panning, or section of wall is required between the door jamb and the adjacent jamb of the display window.

5.8.8.2 Entry Doors. Transom: A transom or transom-type panel is recommended above the entry door(s) but is not required.

5.8.8.3 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.

5.8.9 First Floor Heights. Within the Village Core District, all buildings shall have first floors built to a minimum twelve feet in height. This will allow the use of these areas for commercial uses as the development matures and markets change.

5.8.10 Awnings, Canopies, Arcades and Overhangs. These elements shall be designed, and materials shall be used to complement the building design. They should be located to be as functional as possible, and with consideration to landscape areas that may be impacted by their placement.

5.8.11 Projections into Setbacks and / or Rights-of-Way. The following projections shall be permitted into a building setback or right-of-way.

5.8.11.1 Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to 12 inches beyond a building face or architectural projection into the setback, but not the right-of-way.

5.8.11.2 Business signs and roof eaves may project up to 36 inches beyond the building face or architectural projection into the setback, but not the right-of-way.

5.8.11.3 Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and area-ways; and elements of a nature similar to those listed; may project up to 48 inches beyond the building face into the setback, but not the right-of-way.

5.8.11.4 Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the right-of-way to be within eight inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning Sport is no closer than 24 inches from the back of curb.

5.8.11.5 Below-grade footings approved in conjunction with building permits. Projections as described above shall only be permitted into a building setback or right-of-way provided the following:

5.8.11.5.1 Such projections do not extend over the traveled portion of a roadway.

5.8.11.5.2 The property owner has assumed liability related to such projections

5.8.11.5.3 The property owner shall maintain such projection in a safe and non-injurious manner.

5.9 Buildings within Lakeside Transition, Employment Center and Market Districts. Principals applicable at the scale of the individual building include:

5.9.1 Façade Articulation. All buildings shall be required to provide a minimum façade articulation for each 100'. A minimum 12 inch change in the façade is required. For buildings of three stories or greater each building elevation should have a minimum of two offsets in vertical and horizontal planes, with each plane being offset by a minimum of two feet.

5.9.2 Materials. Subject to the requirements of this subsection, exterior building materials should be selected from the following:

5.9.2.1 All building façades shall be architecturally finished with 100% masonry with an allowance for up to 20% secondary materials. Masonry finishes include clay fired brick, natural and manufactured stone, cast stone, granite, marble, architectural concrete block, stucco, cementitious fiberboard, composite wood panels, textured and painted concrete tilt-wall that has design graphics, inlays or embedments. Windows, doors, and accent materials shall be excluded from the façade area for the purposes of calculating percentages.

5.9.2.2 Secondary building materials include EIFS as a cornice, band, medallion, etc., quality wood such as, cedar, redwood, tile or ornamental metal. Other secondary materials not specifically noted herein may be allowed only if approved by the Town.

5.9.2.3 Glass may be used as a primary material not to exceed 80% of any façade.

5.9.3 Pedestrian Scale. A pedestrian scale is desired near entry points of buildings to relate to the users. This scale can be achieved through the use of arcades, porte-cocheres, loggias and entry gardens which help buildings transition to a pedestrian scale environment.

5.9.4 Building Entry Points. Buildings should have a recognizable main entry, which should directly relate to the primary street address of that building. These entry points should have an identifiable design presence through a change of materials, variation of wall planes and roof features. Building entry points should have site design features such as special paving, landscaping, pedestrian lights, pedestrian benches, earth forms, water fountains / displays and other furnishings.

5.9.5 Unified Design Theme. A grouping of buildings (3 or more) should have a unified design theme for all buildings within the development. This design theme may be unique to the development but should maintain a standard of high-quality construction and should respect the contextual setting of the development within its district.

5.9.6 Building Orientation. Highly visible locations from major and minor arterials need to reflect an architectural prominence, with particular attention being paid to architectural quality on the facades, rooflines and elevations visible from these thoroughfares. Buildings near natural features and view sheds should respond to them in a manner that respects and preserves the feature, in such a way that the environment can be a marketable element of the development.

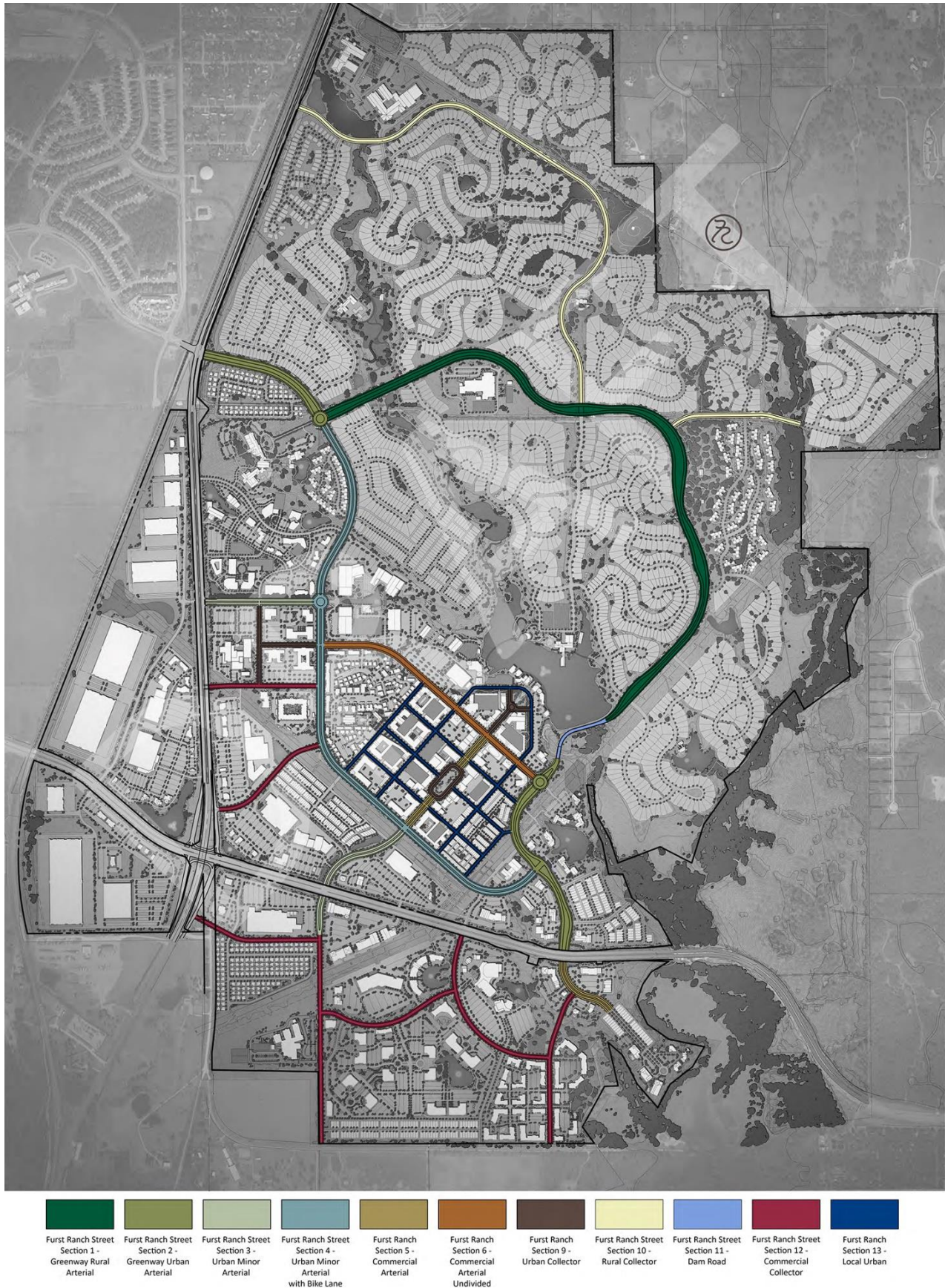
5.9.7 Massing and Form. Building massing (elevations & floor plate configurations) should vary to avoid monotony and linear forms. Building floor plans should be sited in order to create definable pedestrian spaces: courtyards, pocket areas, larger sidewalks, variations of outdoor space, etc., which are all desirable design attributes that should be taken into consideration in the overall site design plan. Building Form (articulation,

scale and proportion) should be contextual. Buildings should be in a harmonious relationship to each other to promote an atmosphere of consistency of form rather than style relationships only.

- 5.9.8 Awnings, Canopies, Arcades and Overhangs.** These elements shall be designed, and materials shall be used to complement the building design. They should be located to be as functional as possible, and with consideration to landscape areas that may be impacted by their placement.

Section 6: Streets and Streetscapes

Figure 6: Street Types and Layout



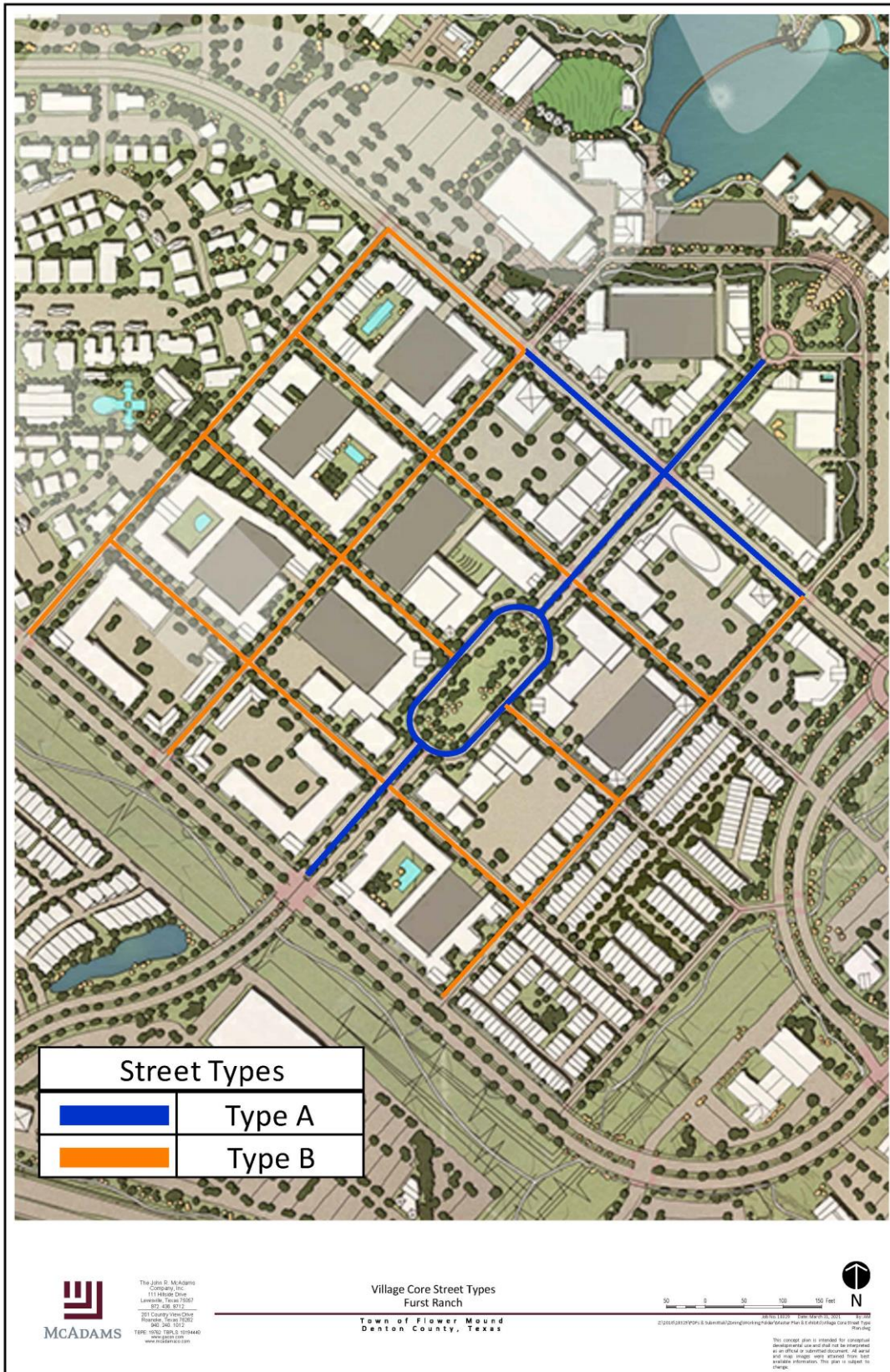
Section 6.1 Introduction

The Furst Ranch development will provide a wide variety of street types and streetscapes based on the character district it is within. The goal of each street within the development is to provide a safe, engaging, comfortable experience for the pedestrian and driver. The street types will change based on use for which it serves. Many of the roads will be similar in nature to others in suburban developments across the metroplex. However, other roads will feel different than typical suburban roads in higher density areas, like the core area central to the development. The same experience will be found between the different residential pods. Between the conventional gridded suburban neighborhood or the windy coving neighborhoods there will be a different look and feel of each street. Regardless of where you are in the development the goal of each street is to create an experience that is enjoyable to all that are driving and walking through the development. Within the Village Core and Village Neighborhood there will be the most walking and interactive space for those within the development. One key element of creating an enjoyable place for pedestrians is the carefully woven fabric of street networks that allow for direct and varied pedestrian routes. By the placement and designation of block lengths an experience can be created that is comfortable for the pedestrian. Designating ends of blocks also implies the stopping or slowing of a vehicle driving through the development. With the maximum length of a block being designated, the traffic speeds can be anticipated and manipulated to be slower and safer for those in the built environment. Block lengths in higher density areas also serve as a convenience for the pedestrian. The ability to cut through an alley and walk through an intersection while passing multiple retail store to get to your destination adds value to the development, simply due to the design of each individual block.

Another key element to providing an enjoyable street network is the type of amenities that are provided at the pedestrian level. Providing elements to the public realm like shaded benches, way finding signs, appropriate lighting, interesting and interactive ground floor storefronts all play into a factor of creating an enjoyable public realm. It is the intent of the Furst Ranch to provide all of the elements that will make the development comfortable to the pedestrian from a street scape standpoint.

The main goal of the Furst Ranch development is to provide an experience for all that are living, working, and visiting the development. Through unique neighborhoods and unique living options this can be provided. Through the coving method of creating a neighborhood a unique driving experience is created. Coving uses a winding pattern in its layout that greatly reduces the amount of intersection, as well as greatly reducing the speed of traffic due to the vast and gradual nature of curves within the street. Many times, the focus for conventional neighborhoods is to get the driver to the entrance/exit or to their home in the fastest way possible with the fewest amount of curves. The difference in this and coving is that the goal of a coving neighborhood is to push the houses further away from the streets, provide more green space, and use the natural topography of the land to the advantage of the development.

Figure 7: Village Core Street Types



Section 6.2 Blocks

The following principles shall apply to development at the level of individual blocks within each subdistrict:

- 6.2.1 Streetscape. Establishing a comfortable, interesting and safe walking environment is a key goal for the planning and development of The Furst Ranch. The design and detailing of the streetscape shall include the following elements:
- 6.2.2 On-street parking which will shift traffic away from the sidewalk - in addition to providing a convenience to residents and visitors, on-street parking creates a physical barrier between pedestrians and moving vehicles. Most retail and restaurant tenants require provisions for parking in front of their business establishments.
- 6.2.3 For urban-type streets, street trees planted in regular intervals along the street-side of the sidewalk - typical spacing to be provided on center depending upon the species and the desired character and constraints along a given block. Tree species shall be selected based on their tolerance of compacted urban soils, ability to provide shade, rate of growth, shape of crown and overall aesthetic quality. In commercial areas, species selection shall take into consideration the ability to, over time, prune the underside of the crown in order to ensure visibility of retail storefronts.
- 6.2.4 Sidewalk paving materials - the predominant element with which pedestrians are continuously in contact. These need not be elaborate or expensive. Well-detailed concrete installed with good workmanship will provide a practical and long-lasting surface. Special paving applications, if desired, should be reserved for seating areas, street corners or parks. Elaborate paving patterns shall be avoided except where they may be warranted by location, such as at intersections and in the areas surrounding a public fountain or water feature.
- 6.2.5 Accent planting at or near the ground plane in order to provide a finer level of landscape detail closer to pedestrians and to soften the hard surfaces of streets, sidewalk paving and building facades - accent planting shall be located in such areas as tree-wells (if not grated) or beds near intersections where additional sidewalk area is available. Decorative pots or more formal raised planters may be appropriate in specific locations. A consistent application of accent planting can be used to distinguish specific areas, such as important streets, the area surrounding a park or square or an entire neighborhood.
- 6.2.6 Street furniture, including street lamps, benches and trash receptacles – these elements shall be provided for safety and comfort, as well as to create an additional layer of detail within the overall environment of the neighborhood street.
- 6.2.7 Sidewalk uses - where appropriate, sidewalk widths shall allow for small groupings of tables and chairs outside of restaurants as well as larger sidewalk cafes. Smaller areas of congregated public seating shall occasionally be provided, particularly near major intersections or adjacent to open space common areas.