

Transportation Commission



February 11, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

D. ASSISTANT DIRECTOR REPORT

1. Update status report related to operational issues, capital improvement projects and TxDOT projects.
2. Future Transportation Meeting dates - March 11th & April 8th
3. Future Agenda Items

E. CONSENT ITEM(S)

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

1. Consider approval of the minutes from January 14, - Consider approval of the minutes from January 14, 2025.

F. REGULAR ITEM(S)

1. MPA Thoroughfare Plan - Eden Ranch - Public Hearing to consider a request and recommendation for a Master Plan Amendment (MPA24-0006) to amend Section 7.0, Thoroughfare Plan, to eliminate the East/West Rural Collector between Red Rock Lane and Shiloh Road and the reclassification of Shiloh Road for a distance of approximately 1,600 feet north of Cross Timbers Road (FM 1171) to Cross Timbers Road (FM 1171) from a Rural Collector to an Urban Minor Arterial Undivided to Planning and Zoning Commission and Town Council

G. ADJOURN

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: February 7, 2025, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

Tina Wells, Administrative Secretary

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Transportation Commission



January 14, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Called to order at 6:30 p.m.

The Transportation Commission met in a regular meeting with the following members present:

Chris Reed, Place 6, Chair
Ron Hogue, Place 3, Vice Chair
Bjorn Vandug, Place 1
Bob Morreira, Place 2
Jason Huse, Place 4
Erica Mulder, Place 5
Charlie Landry, Place 7

with the following member(s) absent:

Ricky Clark, Place 8, Alternate
Barbara Barrios, Place 9, Alternate

constituting a quorum with the following members of the Town Staff participating:

Matthew Hotelling, Assistant Director of Public Works/Transportation
Thomas Peppers, Graduate Traffic Engineer
Tina Wells, Administrative Secretary

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chair Chris Reed led the pledge.

C. PUBLIC COMMENT

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

None present

D. ASSISTANT DIRECTOR REPORT

1. Update status report related to operational issues, capital improvement projects, and TxDOT projects
2. Future Transportation Commission dates
3. Future Agenda Items
4. New Member Booklet

E. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Consider approval of the minutes from 12/10, - Consider approval of the minutes from December 10, 2024.

ACTION:	Bjorn Vandug moved to approve E.1. as presented in the agenda caption. Ron Hogue seconded the motion.
AYES:	Ron Hogue, Bjorn Vandug, Jason Huse, Erica Mulder, Charles Landry, Robert Morreira
NAYS:	None
ABSTAIN:	None
RESULT:	6 : 0

F. WORK SESSION

1. Presentation and Discussion related to Potential Transportation Commission Work Topics for 2025

G. ADJOURN

Motion to adjourn was made by Vice Chair Hogue, seconded by Commissioner Landry.
All in favor.

Meeting adjourned at 7:33 p.m.



TRANSPORTATION COMMISSION AGENDA F.1. REGULAR ITEM(S)

DATE: February 11, 2025
FROM: Matthew Hotelling, Assistant Director of Public Works/Transportation
ITEM: **Public Hearing to consider a request and recommendation for a Master Plan Amendment (MPA24-0006) to amend Section 7.0, Thoroughfare Plan, to eliminate the East/West Rural Collector between Red Rock Lane and Shiloh Road and the reclassification of Shiloh Road for a distance of approximately 1,600 feet north of Cross Timbers Road (FM 1171) to Cross Timbers Road (FM 1171) from a Rural Collector to an Urban Minor Arterial Undivided to Planning and Zoning Commission and Town Council**

BACKGROUND: A proposed gated development called Eden Ranch is looking at property that is generally bounded by Shiloh Road on the east, Cross Timbers Road (FM 1171) on the south, Red Rock Lane to the west and Hawk Road to the north. The proposed gated development is primarily residential with non-residential components that serve the residential development. The current Thoroughfare Plan has an east/west Rural Collector that bisects the property from Red Rock Lane to Shiloh Road. This Rural Collector continues east of Shiloh Road and terminates at Lusk Lane. Eden Ranch has requested a Thoroughfare Plan change to remove the east/west Rural Collector. The letter of intent is attached. As part of this request, a Travel Demand Model (TDM) Analysis and Traffic Impact Analysis (TIA) was conducted to determine the effects of this request.

The TDM was run with two different scenarios. The first scenario analyzed the thoroughfare streets with the current Thoroughfare Plan in place to determine the amount of traffic on the surrounding roadways. Using the data from the TDM, the consultant used this data along with the trip generation data from the proposed development to test the different scenarios and whether the scenarios passed SMARTGrowth. The proposed development originally had two different layouts. One layout had 30 residential units fewer than the other. This concept plan is attached. The TIA was therefore based on the higher number of residential units to be the most conservative. Based on the more conservative TIA and using the current Thoroughfare Plan, all the thoroughfare streets passed SMARTGrowth except Shiloh Road. Shiloh Road was beyond the threshold of SMARTGrowth, level of service (LOS) C by 8 vehicles. Using the proposed development with the lower number of residential units, it lessens the trips along Shiloh Road by the 8 vehicles to bring Shiloh Road within the limits of LOS C and SMARTGrowth. It is important to note that the TIA did not take into account any trips generated by the non-residential components that serve the community. It has been noted that these non-residential components would not be served by anyone outside the development. Under this scenario, the current Thoroughfare Plan meets SMARTGrowth.

The second scenario analyzed the thoroughfare streets with the east/west Rural Collector removed to again determine the amount of traffic on the surrounding roadways. Again, the more conservative development proposal was used for this analysis. With the east/west rural collector removed, traffic was rerouted to the adjacent thoroughfare streets that would have normally been expected to use the east/west Rural Collector. With the rerouting of this traffic, all the thoroughfare streets met SMARTGrowth, except Shiloh Road. In this scenario, using the lower number of residential units does not bring Shiloh Road within the SMARTGrowth LOS C requirement. Therefore, under this

scenario, the only way to bring the development into compliance with SMARTGrowth was to increase the number of lanes on Shiloh Road from 2 lanes to 4 lanes. The next Thoroughfare cross-section with 4 lanes is the Urban Minor Arterial Undivided (UMAU) classification. The TIA looked at how far the UMAU cross-section was needed along Shiloh Road. The determination of how far the UMAU was needed was approximately 1,600 feet north of Cross Timbers Road (FM 1171). This distance brings the 4 lane cross-section to the entry to the Eden Ranch development and would be the ideal location to align with the continuation of the east/west Rural Collector headed east towards Lusk Lane. The traffic operations at this point would work well with the various roadways coming together. With this configuration, the Eden Ranch development could use either proposal and be compliant with SMARTGrowth. This configuration would also accommodate any traffic that may be coming in to service the non-residential components of this development. Assuming that the land on the northeast corner of Cross Timbers Road (FM 1171) and Shiloh Road, this configuration would be used to serve any additional traffic from this potential land development. Under this scenario, the east/west collector would be removed and Shiloh Road would be required to be widened to 4 lanes for a distance of 1,600 feet north of Cross Timbers Road (FM 1171) in order to meet SMARTGrowth.

BOARD REVIEW/CITIZEN FEEDBACK: To date, the Town has not received any feedback regarding this Thoroughfare change.

ALTERNATIVES: Leave the Master Thoroughfare Plan as is.

FISCAL IMPACT: N/A
N/A

LEGAL REVIEW: Legal will need to review an ordinance in order to change the Thoroughfare Plan.

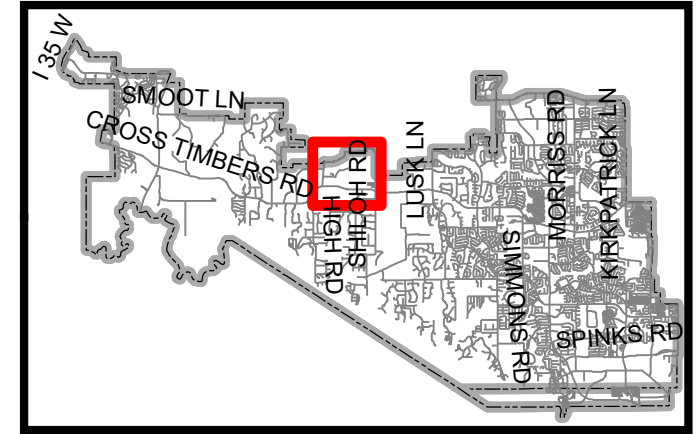
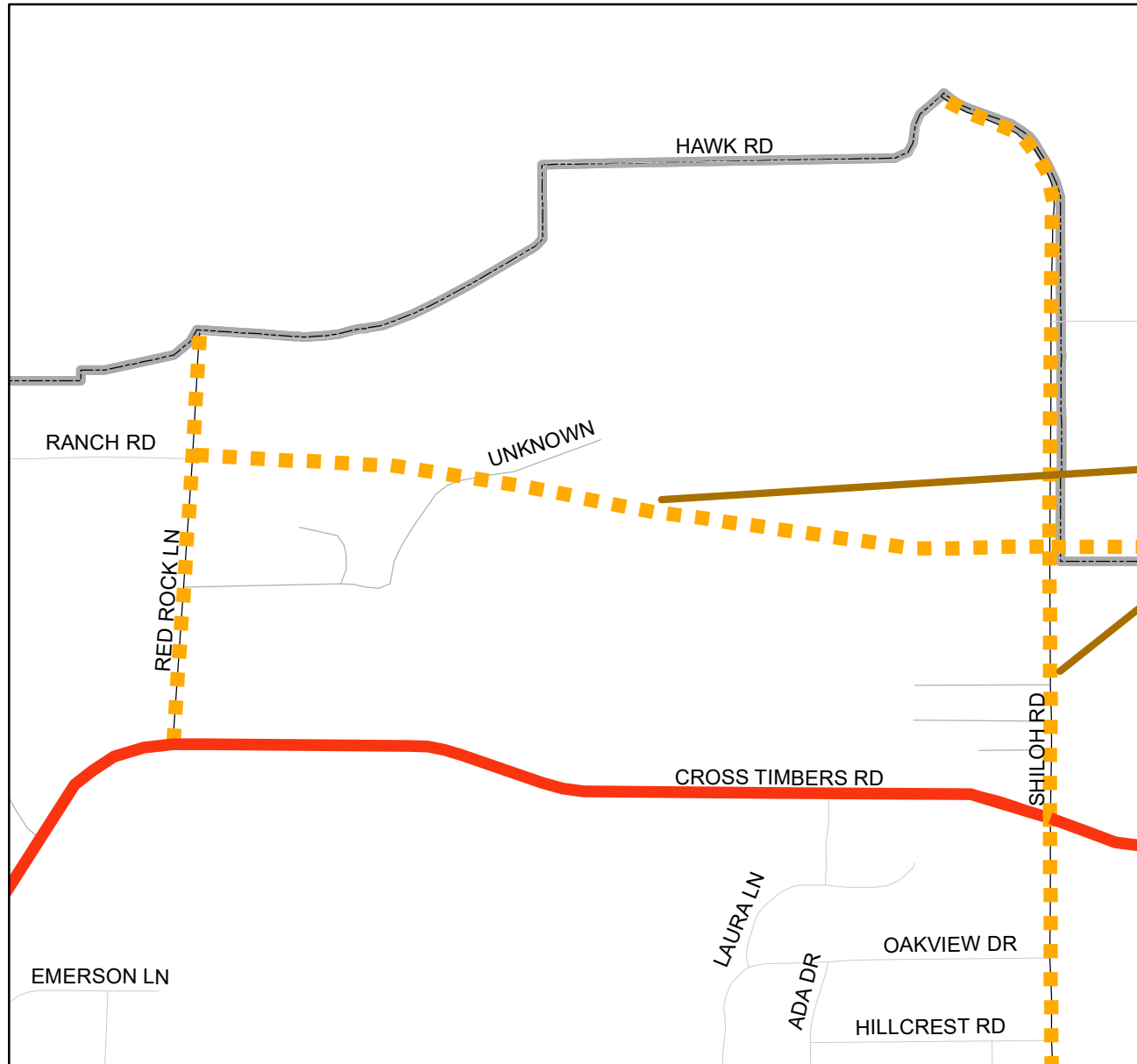
ATTACHMENTS:

1. Vicinity Map
2. Eden Ranch Concept Plan
3. Eden Ranch Letter of Intent
4. Current Thoroughfare Plan 04/01/2024

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map - Location of E/W Rural Collector and Shiloh

N



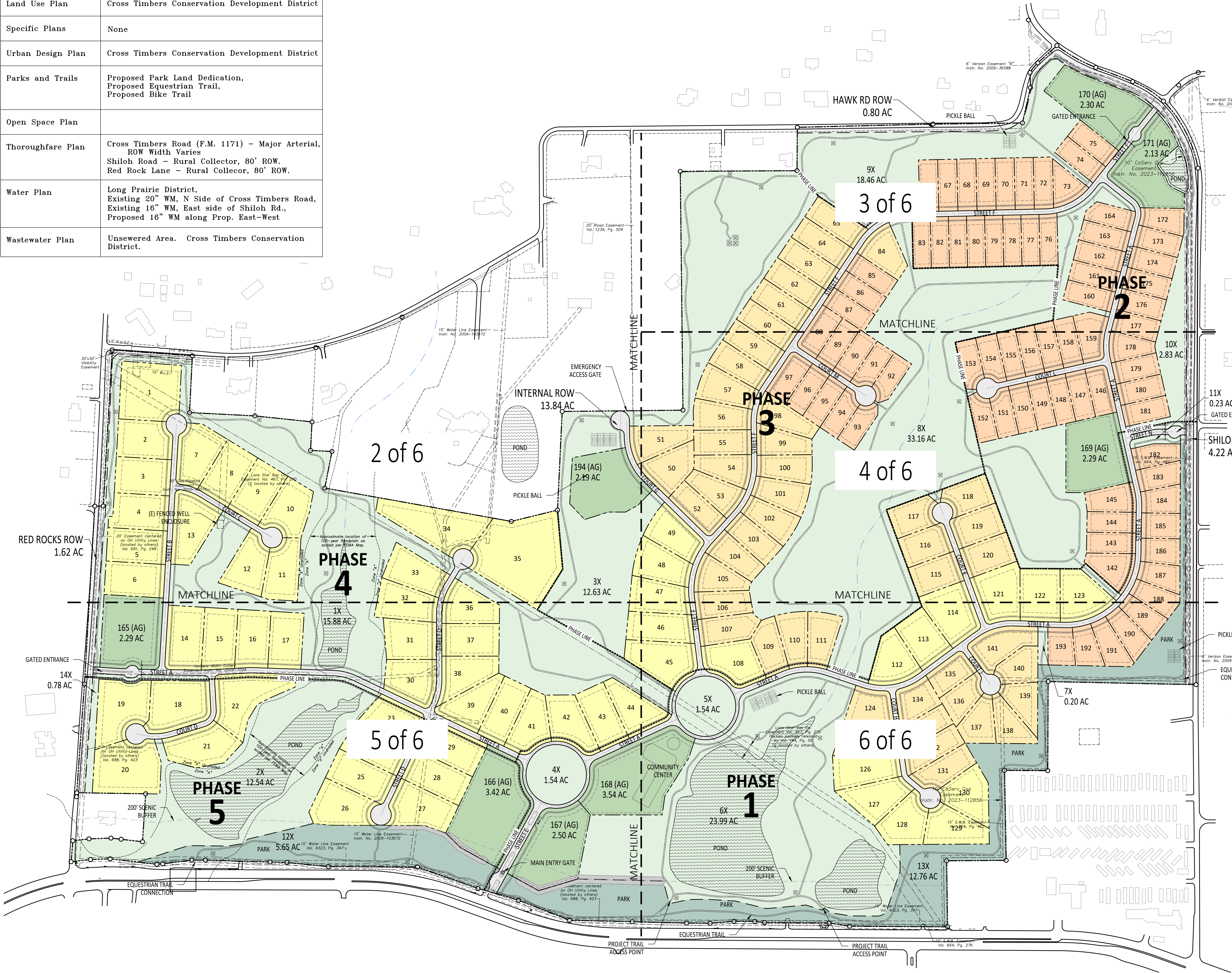
Project Location

Legend

Classification

- Major Arterial
- Greenway Urban Arterial
- Urban Minor Arterial
- Rural Collector
- Local Residential Collector

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Specific Plans	None
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trails	Proposed Park Land Dedication, Proposed Equestrian Trail, Proposed Bike Trail
Open Space Plan	
Thoroughfare Plan	Cross Timbers Road (F.M. 1171) – Major Arterial, ROW Width Varies Shiloh Road – Rural Collector, 80’ ROW. Red Rock Lane – Rural Collecor, 80’ ROW.
Water Plan	Long Prairie District, Existing 20” WM, N Side of Cross Timbers Road, Existing 16” WM, East side of Shiloh Rd., Proposed 16” WM along Prop. East–West
Wastewater Plan	Unsewered Area. Cross Timbers Conservation District.



PROJECT DATA TABLE	
GROSS AREA IN CORP CITY LIMITS	334.78 ac.
PROPOSED USE : AGRICULTURE & CLUSTERED RESIDENTIAL	
CURRENT ZONING : AGRICULTURE	

EXTERNAL R.O.W. & APPORTIONS (ACRES)	
SHILOH ROAD	4.22 ac.
RED ROCK LANE	1.62 ac.
HAWK ROAD	0.80 ac.
LOCAL ROAD ROW	13.84 ac.
TOTAL RIGHT OF WAY	20.48 ac.

OPEN SPACE (ACRES)	
POTENTIAL TOWN PARK	18.41 ac.
PRIVATE OPEN SPACE LOTS	123.78 ac.
TOTAL OPEN SPACE	142.19 ac.

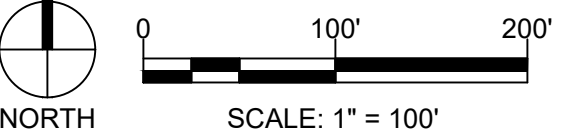
LAND USE TABLE	QTY.	DU	ACRES
1 ACRE (MIN.) CLUSTERED RESIDENTIAL	62	62	73.25
3/4 ACRE (MIN.) CLUSTERED RESIDENTIAL	40	40	31.82
1/2 ACRE (MIN.) CLUSTERED RESIDENTIAL	84	84	46.34
2 ACRE (MIN.) AGRICULTURAL	8	7	20.66
POTENTIAL TOWN PARK LOTS	2	---	18.41
PRIVATE OPEN SPACE LOTS	12	---	123.78
TOTALS	208	193	314.26
TOTAL RIGHT OF WAY			20.48
TOTAL SITE AREA			334.74

LAND USE SUMMARY	% OF GROSS	ACRES
CLUSTERED RESIDENTIAL	45.2%	151.41
AGRICULTURAL	6.2%	20.66
OPEN SPACE	42.5%	142.19
ROW	6.1%	20.48
	100.0%	334.74

GROSS DENSITY (ACRE PER DWELLING UNIT)	1.73
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ZONE LEGEND	
	2 ACRE (MIN.) AGRICULTURAL
	1 ACRE (MIN.) CLUSTERED RESIDENTIAL
	3/4 ACRE (MIN.) CLUSTERED RESIDENTIAL
	1/2 ACRE (MIN.) CLUSTERED RESIDENTIAL
	OPEN SPACE
	PARK OPEN SPACE
	RIGHT-OF-WAY

PLAN SYMBOLS	
	EXISTING TREES
	EXISTING FENCE
	PERMITTED OIL WELLS
	OPEN CABANAS @ TRAILS
	OPEN SPACE TRAILS
	WATER COURSE



EDEN DEVELOPMENT

6050 Long Prairie Rd., Suite 100-32
Flower Mound TX 75028
www.developeden.com

STUDIO 2nd Street

Landscape Architecture & Design
STUDIO 2ND STREET
1124 2nd street, Los Osos, CA 93402
www.studio2ndstreet.com

Ridinger
Associates, Inc.
Civil Engineers - Planners

Civil Engineers & Planners
RIDINGER ASSOCIATES
550 S. Edmonds Lane, Suite 101
Lewisville TX 75067 - 972.353.8000

AGRIBURBIA

Master Planning, Program & Design
AGRIBURBIA DESIGN, LLC
PO Box 630, Keenesburg CO 80643
888.458.8554 - www.agriburbia.com

EDEN RANCH

Planned Development

336.04 acres

In the T.J. Payne Survey, Abstract No. 1056, T&P Railroad Co. Survey, Abstract No. 1618,
John West Survey, Abstract No. 1414, John West Survey, Abstract No. 1415, H. Campbell,
Abstract No. 1462, and the B.B. & C.R. Survey, Abstract No. 152,
in the Town of Flower Mound, Denton County, Texas

REVISIONS	
1 : ZPD SUBMITTAL	July 8, 2024
2 : ZPD 2nd SUBMITTAL	October 29, 2024

SHEET INFO	
LAST PRINTED:	
ISSUE DATE :	October 29, 2024
JOB NO. :	2022-Eden Ranch
DRAWN BY :	JPN
CHECKED BY :	MCR

CONCEPT
PLAN
EXHIBIT 'A'



MEMORANDUM/ LOI

To: Matt Hotelling P.E. and Chuck Russell, Town of Flower Mound

Cc: Mr. ThTyler Radbourne Eden Development

Prepared By: Quint Redmond, Jason Kilpatrick – Eden Ranch Design Team

Date: February 3rd 2025

RE: Letter of Intent, Request for Amendment to Town of Flower Mound Thoroughfare Master Plan to Remove Rural Collector between Shiloh Road and Red Rock Lane

Mr. Matt Hotelling P.E. PTOE:

Please accept this Memorandum as a Letter of Intent and Specific request for the Amendment of the Town of Flower Mound Thoroughfare Master Plan.

After reviewing the recently submitted “Draft Traffic Impact Study for Eden Ranch Residential Development, Flower Mound Texas” Dated January 31st 2025, by Lee Engineering, we would like to respectfully and **formally request that the Town of Flower Mound amend the current Thoroughfare Plan to permanently remove the rural collector roadway between Shiloh Road and Red Rack Lane** that is described in the Master Plan.

This request relates specifically to the following scenario analyzed in the TIS and described as:

- Scenario A1: Gated community without east-west collector and with an eastbound hooded left turn on Cross Timbers Road (FM1171) at the Main Entrance





We believe that removing this collector provides for the following improved outcomes:

- Increased safety for both adults and children living within Eden Ranch development
- Reduced impervious surface from the entirety of the project
- Improved habitat for wildlife by removing major roadway crossings within two drainages

Please consider this request at the earliest possible convenience for the Transportation Commission

Thank you for your attention in this matter.

**TOWN OF FLOWER MOUND
THOROUGHFARE PLAN**



0 1,500 3,000 6,000
Scale in Feet

Kimley»Horn

April 1, 2024

Functional Street Classifications

- Roundabout
- Diamond Interchange
- Grade Separation
- Major Arterial
- Greenway Urban Arterial
- Greenway Rural Arterial
- Urban Minor Arterial w/Bike Lane
- Urban Minor Arterial w/On-Street Parking
- Urban Minor Arterial
- Urban Minor Arterial Undivided
- Urban Collector
- Rural Collector
- Local Residential Collector
- Service Road
- MU - Arterial
- MU - Collector
- MU - Couplet
- MU - Dam Road

