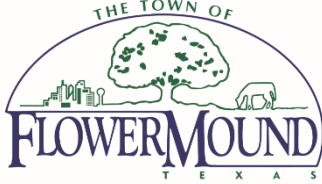


Planning & Zoning Commission



June 9, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. 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.

E. COORDINATION OF CALENDARS

1. June 23, 2025
2. July 14, 2025

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

G. STAFF/DIRECTOR REPORT

1. Legislative Updates

H. 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. Minutes of May 12, 2025 - Consider approval of the minutes from May 12, 2025.

I. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SUP25-0001 - ZRB Estates Accessory Dwelling Unit - Public Hearing to consider an ordinance granting a Specific Use Permit No. 496 (SUP25-0001 – ZRB Estates Accessory Dwelling Unit) to permit an accessory dwelling. The property is generally located west of Simmons Road and south of Park Bend Lane. (*On June 3, 2025, the applicant requested this item be put on hold for the time being.*)
2. ZPD25-0001 - Flower Mound High School - Public hearing to consider an ordinance amending the zoning (ZPD25-0001 – Flower Mound High School) to amend Planned Development No. 34 with Single Family Density Medium uses to request certain modifications to Section 94-63 (3) “Parking area trees,” of the Code of Ordinances requiring that each parking space be located within 100 feet of a tree. The property is generally located west of Old Settlers Road and south of Peters Colony Road.

J. ADJOURN

K. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
 - Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
 - Times may be adjusted by the Chair depending on the number of speakers.
 - Donated time will not be recognized.
 - Please state your name and address when speaking and direct comments to the Commission.
1. MPA24-0006 & ZPD24-0006 - Eden Ranch - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA24-0006 – Eden Ranch Thoroughfare Amendment) and rezoning (ZPD24-0006 – Eden Ranch). The property is located in the Cross Timbers Conservation Development District (CTCDD) on the north side of Cross Timbers Road, between Red Rock Lane and Shiloh Road, and south of Hawk Road.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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: June 5, 2025, at 6:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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.

Planning & Zoning Commission



May 12, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:31 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Scott Jostes, Place 7

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Chuck Russell, Principal Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

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- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

Speaker name and address	Subject (as written on the form)
None	

* Indicates person did not wish to speak

E. COORDINATION OF CALENDARS

1. June 9, 2025
2. June 23, 2025

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

G. STAFF/DIRECTOR REPORT

1. Legislative Updates

H. 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. Minutes of April 28, 2025 - Consider approval of the minutes from April 28, 2025.

ACTION: Commissioner Harris moved to approve H.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Harris

NAYS: None

RESULT: 6 : 0

I. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. MISC25-0002 – Peninsula at Twin Coves Entry Sign - Consider a request for an exception (MISC25-0002 – Peninsula at Twin Coves Entry Sign) as authorized by Section 82-340 “Residential subdivision entry and signage” to Section 86-4 “Prohibited signs,” and Section 86-67 “Ground Signs,” of the Code of Ordinances in order to allow an electronic message board sign. The subject sign is generally located south of Wichita Trail and east of Peninsula Drive.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Bob Lines, The Peninsula at Twin Coves HOA Vice-President

ACTION: Commissioner Langley moved to recommend approval of I.1. as presented in the agenda caption with the condition that the sign be permitted and inspected by the Town to ensure it is in compliance with any applicable building codes. Vice-Chair Hobbs seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Harris

NAYS: None

RESULT: 6 : 0

2. SP24-0009 – Golf Everywhere - Consider a request for a Site Plan (SP24-0009 – Golf Everywhere) to develop an amusement and recreation center (indoors), a restaurant and two health club or athletic club buildings subject to meritorious design exceptions in accordance with Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Peter Brown, idStudio

Myles Vlachos, Golf Everywhere

Jason Kilpatrick, Ridinger & Associates

ACTION: Commissioner Schultz moved to recommend approval of I.2. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley

NAYS: Harris

RESULT: 5 : 1

J. ADJOURN

Chair Gilmore adjourned the meeting at 8:07 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA I.1. REGULAR ITEM(S)

DATE: June 9, 2025
FROM: Codie Freeman, Planner
ITEM: **Public Hearing to consider an ordinance granting a Specific Use Permit No. 496 (SUP25-0001 – ZRB Estates Accessory Dwelling Unit) to permit an accessory dwelling. The property is generally located west of Simmons Road and south of Park Bend Lane. (*On June 3, 2025, the applicant requested this item be put on hold for the time being.*)**

BACKGROUND: N/A

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

None

DRAFT MOTION: N/A



PLANNING & ZONING COMMISSION AGENDA I.2. REGULAR ITEM(S)

DATE: June 9, 2025

FROM: Codie Freeman, Planner

ITEM: **Public hearing to consider an ordinance amending the zoning (ZPD25-0001 – Flower Mound High School) to amend Planned Development No. 34 with Single Family Density Medium uses to request certain modifications to Section 94-63 (3) “Parking area trees,” of the Code of Ordinances requiring that each parking space be located within 100 feet of a tree. The property is generally located west of Old Settlers Road and south of Peters Colony Road.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are modification requests to the Town’s regulations, which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request a modification to the parking area tree planting requirement that is specific to Lot 1AR2, Block A of the Flower Mound High School Addition. This property is located within Planned Development District No. 34 (PD-34) with Single Family Detached Medium Density (SFDM) uses. The subject site is 67.078 acres and is currently developed with a high school.

An overall site plan has been provided to illustrate the location of the proposed amendments in relation to the entire site. The detailed site plan identifies the proposed changes to the site plan, which include removal of five landscape islands and associated parking area trees located within the northwest quadrant of the site. In addition, the site plan depicts previously completed changes which include striping of parking spots and placement of a band tower in the same vicinity. The high school use requires 1,869 parking spaces. The site plan reflects 1,865 parking spaces, which is within the permitted 20 percent deviation in the town code.

The landscape plan depicts existing landscaping along with proposed modifications to the parking area landscaping to allow the removal of five parking islands with trees. The applicant is mitigating the removal of five trees by installing two trees within the compatibility buffer area and three trees along Peters Colony Road landscaped area.

There are no proposed changes to the previously approved building elevations and the existing building is in compliance with the Town’s Urban Design Plan standards.

III. REQUESTED MODIFICATION

Parking Area Trees Modification

Section 94-63 of the Town Code requires that each parking space for schools be located within 100 feet of a tree on the site, measured from the trunk of a tree. The applicant is requesting a modification to this requirement such that each parking space located within the northwest quadrant of the site is not located within 100 feet of a tree.

The proposed PD standards require the remaining parking area landscaping to remain in compliance with the town code. In addition, the site is required to meet all other landscaping requirements in the town code.

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200ft of the subject property for all zoning application requests. ZPD25-0001 had a total of 94 Property Owner Notifications mailed. At the time this report was written, staff had received had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW:

Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance and development standards as to form and legality.

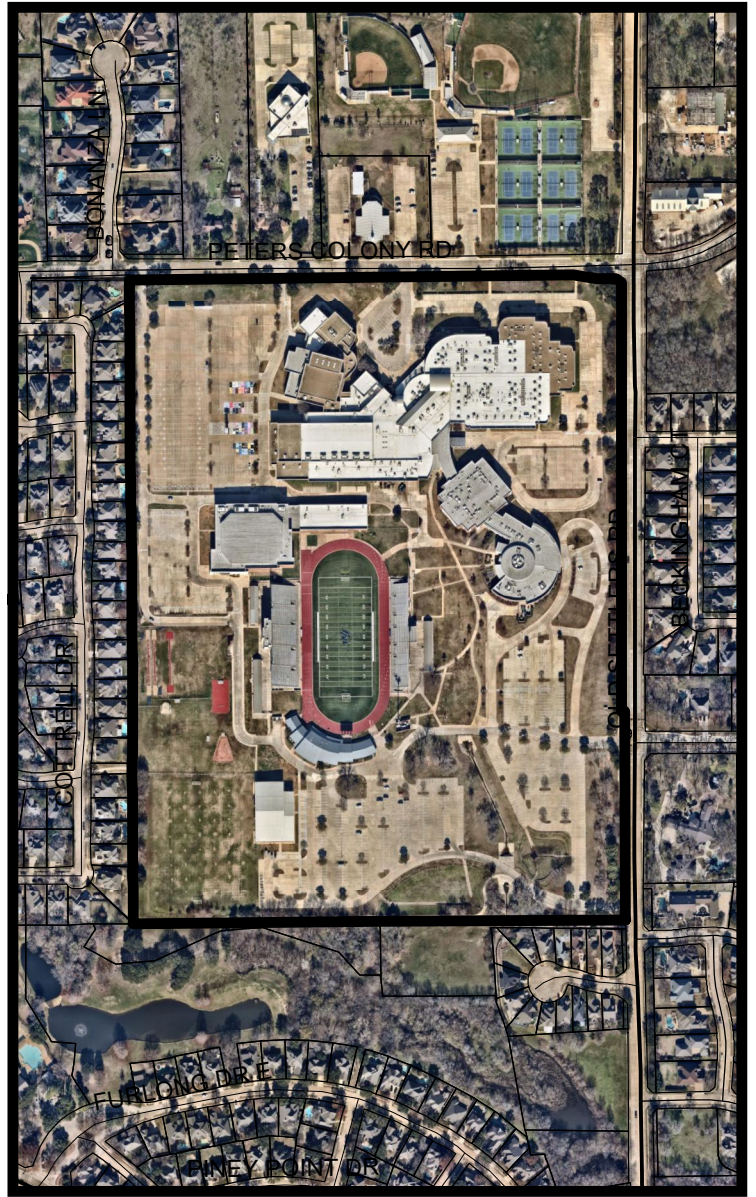
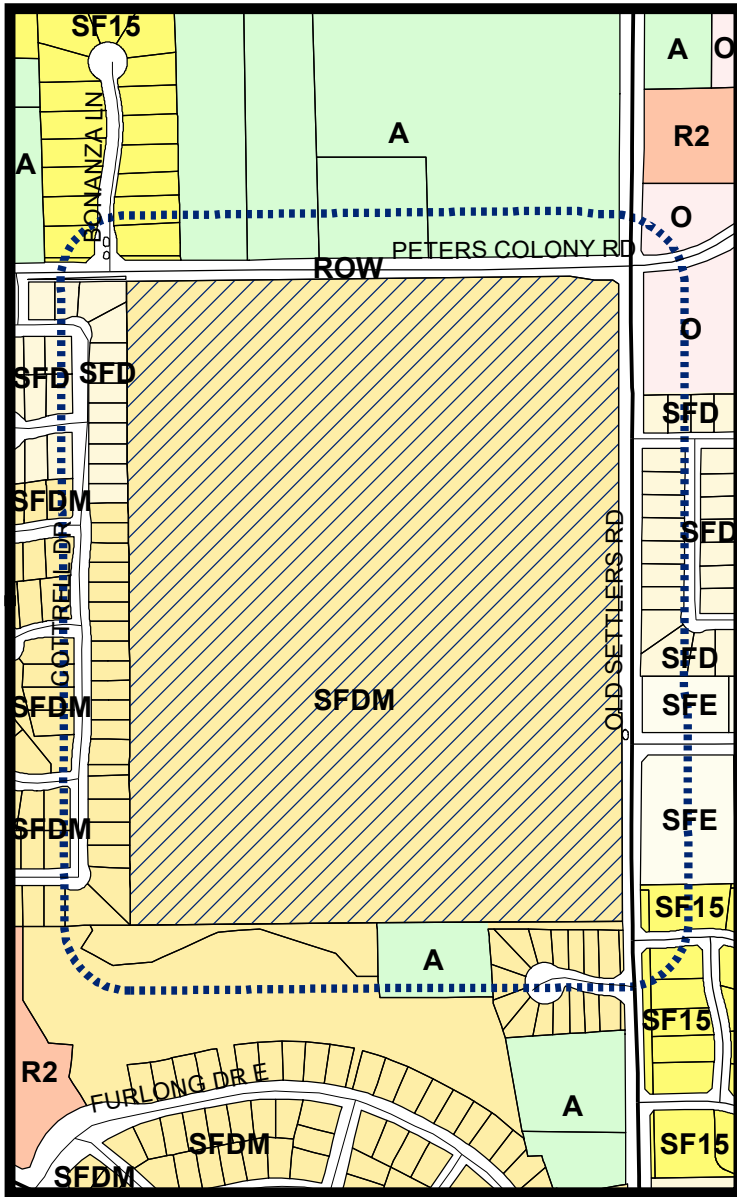
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Zoning Planned Development Package
4. Draft Planned Development (PD) Standards

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

Vicinity Map

ZPD25-0001: Flower Mound High School

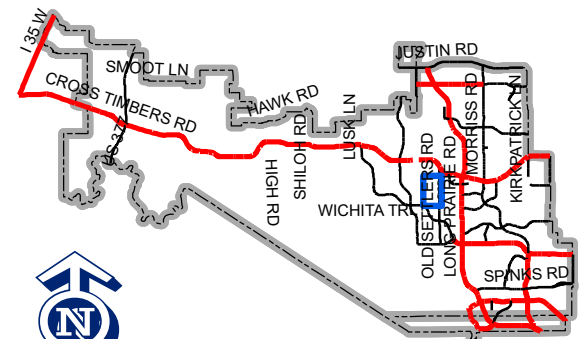


LEGEND

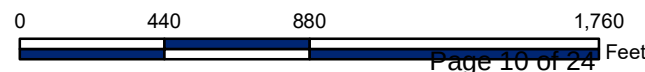


Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



May 27, 2025

Ms. Poornima Kashyap, AICP

Planning Manager

Town of Flower Mound

2121 Cross Timbers Road

Flower Mound, Texas 75028

Poornima.kashyap@flowermound.gov

972. 874. 6349

RE: Flower Mound High School – Planned Development Application

Dear Ms. Kashyap,

Please accept this letter, on behalf of Lewisville Independent School District, as an explanation of the proposed Planned Development Amendment Application for approximately 67.078 acres and is located in the Southwestern corner of Peters Colony Road and Old Settlers Road on Lot 1AR2, Block A of the Flower Mound High School Addition.

PROJECT DESCRIPTION

The project is for Flower Mound High School. We are submitting a planned development amendment application for review and approval to remove five required landscaped parking islands. These islands contain four trees, which will be relocated to the north and west sides of the property. An extra tree will be added to account for the parking island that was previously removed, bringing the total number of replacement trees to five. Three of the replacement trees are to be located at the northeast edge of the parking lot, between the back of curb of the parking lot and the 60' building line. These are called out with a "ULPA-M" label. Two of the replacement trees are to be located on the west edge of the parking lot, one being at the end of the drive aisle between rows one and two, the other being between drive aisles two and three, also labeled on the plans as "ULPA-M". The removal of these landscape islands is necessary to provide a safer and more efficient practice area for the Flower Mound High School marching band. Currently, the islands obstruct the practice area, posing potential safety risks and hindering the band's ability to train effectively.

PROPOSED ZONING

The Flower Mound High School property is currently zoned as PD 34-Single Family, and this proposed planned development amendment will not alter that zoning. Additionally, the property's existing land use is designated as institutional. Applicant is requesting modifications to Section 94-6 Parking area trees in the town regulations to permit the 5 landscape island areas depicted on the concept plans to be removed with the following conditions proposed:

Parking areas shall comply with Section 94-6 Parking Area Trees in the Town regulations except as depicted in Exhibit "C". The following conditions apply:

- 1. Parking spaces are required to be within 100 feet of a tree except within the area that's depicted in Exhibits B,C,D.*
- 2. Trees being removed must be mitigated in other landscape locations as shown on the landscape concept plan.*

CONCLUSION

We are pleased to bring you this application and respectfully request your support for this planned development amendment for Lewisville Independent School District. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

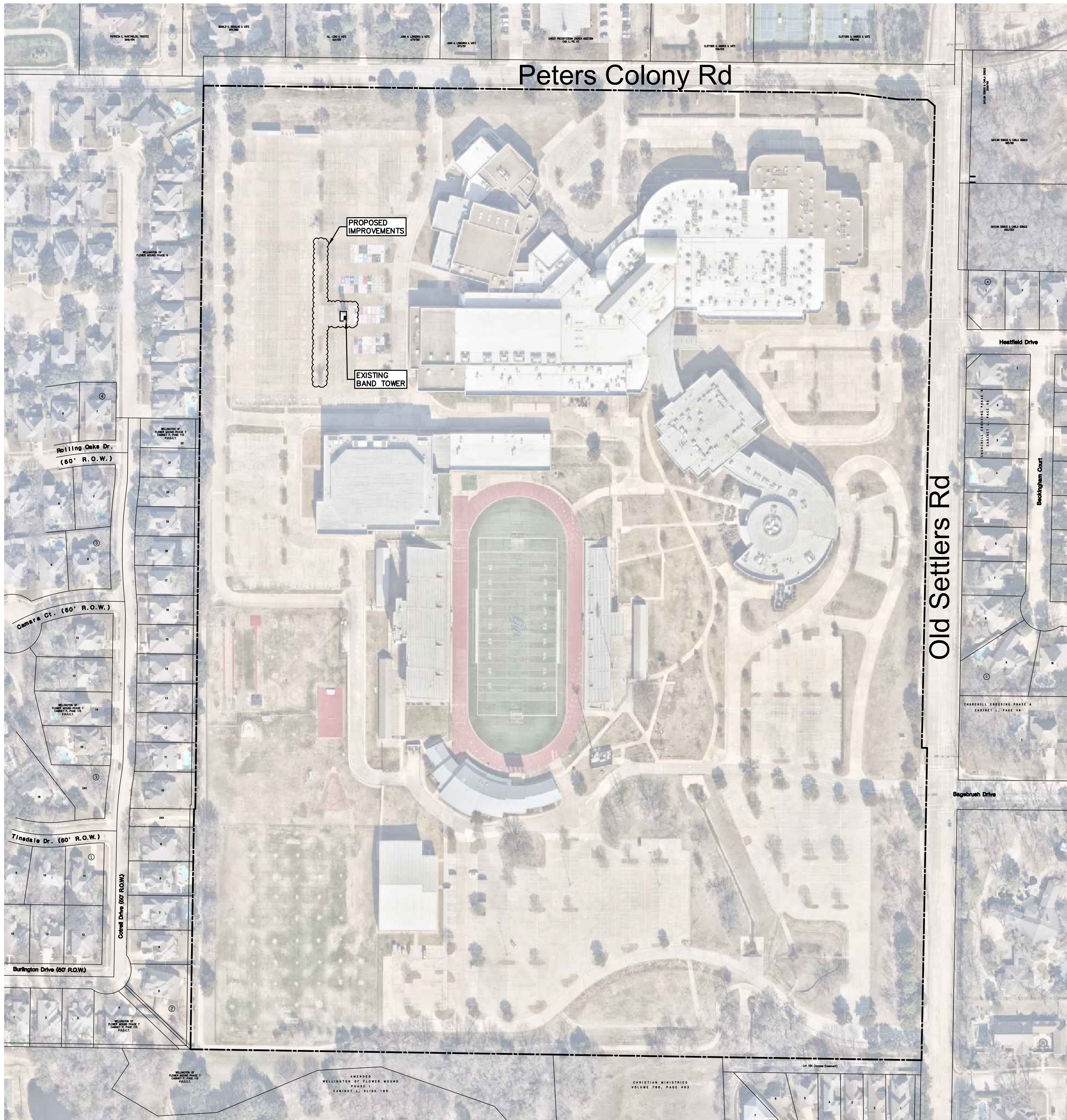
Sincerely,

McAdams

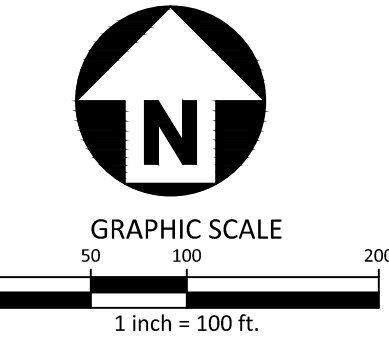
A handwritten signature in black ink, appearing to read "Hannah Haber". The signature is fluid and cursive, with the first name "Hannah" written in a larger, more prominent script than the last name "Haber".

Hannah Haber
Planning + Entitlement

cc: Lewisville independent School District

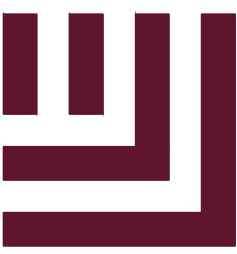


- GENERAL NOTES:**
- Vicinity Map 1" = 1000'**
1. ALL RETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 6. SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT WILL REQUIRE A SEPARATE PERMIT. (IF SIGNAGE IS SHOWN ON PLAN).



SITE DATA TABLE		
PHYSICAL ADDRESS	3411 PETER COLONY ROAD	
GROSS SITE AREA	67.078 AC; 2,921,918 SF	
NET SITE AREA	67.078 AC; 2,921,918 SF	
ZONING	PD-34 WITH SFDM	
CURRENT/PROPOSED USE	INSTITUTIONAL	
LOT COVERAGE DATA		
BUILDING COVERAGE	497,111 SF ; 17.01%	
IMPERVIOUS AREA	1,561,602 SF ; 53.3%	
PERVIOUS AREA	1,360,379 SF ; 46.5%	
PARKING SUMMARY	REQUIRED	PROVIDED
EXISTING SURFACE PARKING	1,869 SPACES	1,869 SPACES
PROPOSED SURFACE PARKING	N/A	8 SPACES
REMOVED SURFACE PARKING	N/A	12 SPACES
TOTAL SURFACE PARKING	N/A	1,865 SPACES
BUILDING DATA		
9TH GRADE CAMPUS – 2 STORY		
PEAK HEIGHT	45'-0"	
MEAN HEIGHT	39'-4"	
TOTAL SQUARE FOOTAGE	114,239 SF	
ARENA – 2 STORY		
PEAK HEIGHT	50' PEAK	
MEAN HEIGHT	49'-4"	
TOTAL SQUARE FOOTAGE	71,121 SF	
PERFORMING ARTS ADDITION – 1 STORY		
PEAK HEIGHT	26'-0"	
MEAN HEIGHT	23'-0"	
TOTAL SQUARE FOOTAGE	7,727 SF	
INDOOR PRACTICE FACILITY – 1 STORY		
PEAK HEIGHT	42'-0"	
MEAN HEIGHT	34'-9"	
TOTAL SQUARE FOOTAGE	19,202 SF	

MASTER PLAN FEATURES	
MASTER PLAN COMPONENT	APPLICABLE DETAILS
LAND USE PLAN	INSTITUTIONAL
AREA PLANS	N/A
URBAN DESIGN PLAN	REQUIRED FOR ANY REDEVELOPMENT
MEDIAN & ROW DESIGN GUIDELINES	PETERS COLONY RD: URBAN COLLECTOR, 60' ROW, 15' LANDSCAPE BUFFER OLD SETTLERS RD: URBAN MINOR ARTERIAL UNDIVIDED, 70' ROW, 15' LANDSCAPE BUFFER
PARKS AND TRAILS	TEXAS YELLOW STAR TRAIL – 8FT
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	PETERS COLONY RD: URBAN COLLECTOR, 60' ROW, 15' LANDSCAPE BUFFER OLD SETTLERS RD: URBAN MINOR ARTERIAL UNDIVIDED, 70' ROW, 15' LANDSCAPE BUFFER
WATER PLAN	LONG PRAIRIE SERVICE AREA: 12" WATERLINE WITHIN BOTH PETER COLONY RD. AND OLD SETTLERS RD.
WASTEWATER PLAN	LONG PRAIRIE SERVICE AREA: 12" SEWER LINE ON PETER COLONY RD. AND 8" SEWER LINE THROUGH DEVELOPMENT
ECONOMIC IMPACT	N/A



McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

PROJECT DIRECTORY

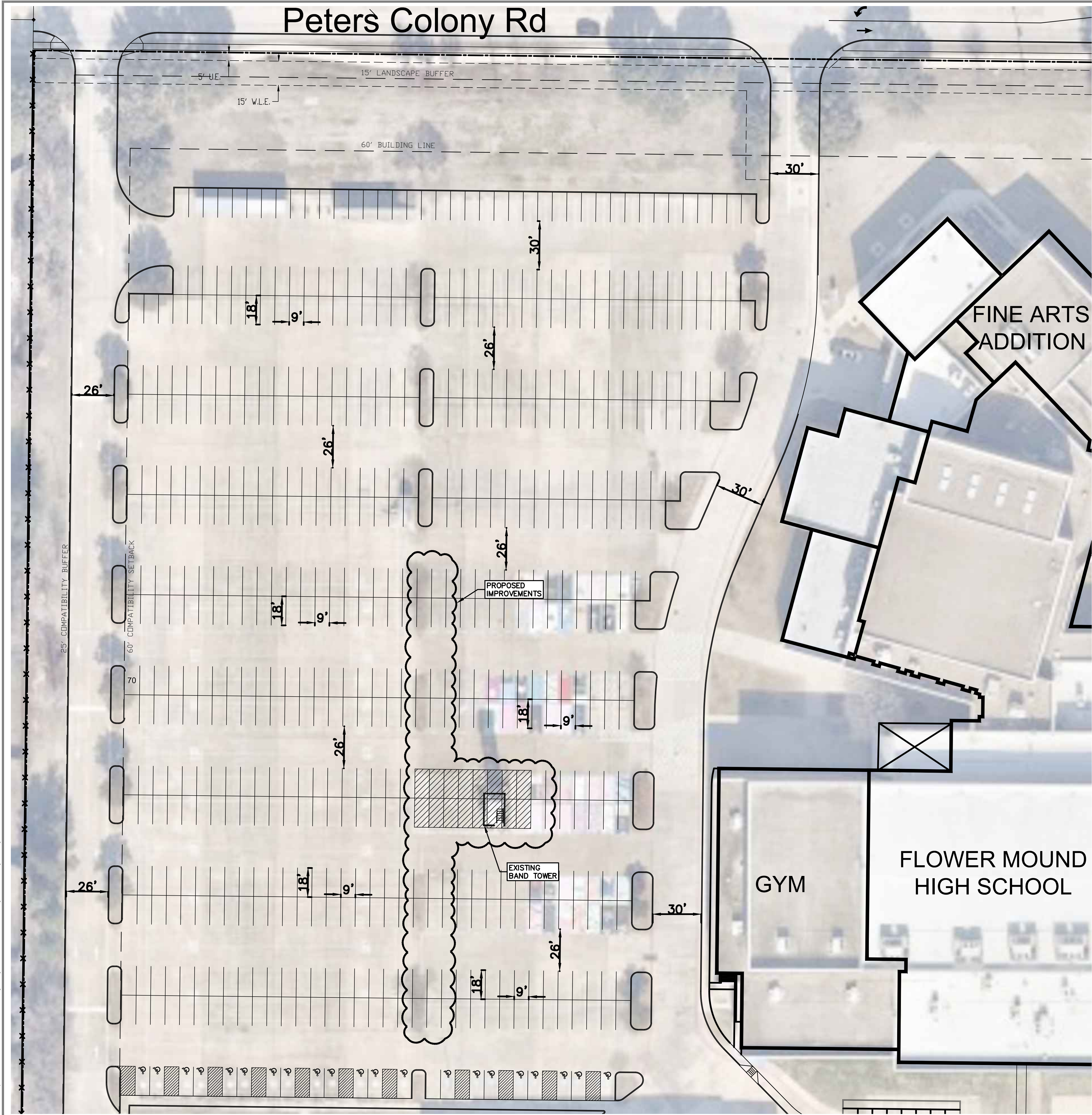
PROPERTY OWNER:
LEWISVILLE ISD
1597 EDMONDS LN
LEWISVILLE TX 75067
PHONE: 469-948-7832
CONTACT: RANDY FITE

PLANNER:
MCADAMS
4400 STATE HWY. 121, SUITE 800
LEWISVILLE, TX 75067
972-436-9712
CONTACT: HANNAH HABER

**Flower Mound High School
Parking Lot
Overall Site Plan
Lot 1AR2, Block A
Flower Mound High School Addition
67.078 Acres**

REVISIONS		
NO.	DATE	DESCRIPTION
1	01/27/2025	1ST SUBMITTAL
2	02/07/2025	2ND SUBMITTAL
3	05/05/2025	3RD SUBMITTAL
4	05/16/2025	4TH SUBMITTAL
5	05/28/2025	5TH SUBMITTAL

PLAN INFORMATION	
PROJECT NO.	STC24002
FILENAME	2024.01.22 FLOWER MOUND HIGH SCHOOL - ZONING BASE.DWG
CHECKED BY	
DRAWN BY	PF
SCALE	100 SCALE
DATE	05/28/2025
SHEET	



Vicinity Map 1" = 1000'

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GRAPHIC SCALE

0 15 30 60

1 inch = 30 ft.

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ECONOMIC IMPACT	N/A



McADAMS

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TBPE: 19762 TBPLS: 10194440

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PROJECT DIRECTORY

PROPERTY OWNER:
LEWISVILLE ISD
1597 EDMONDS LN
LEWISVILLE TX 75067
PHONE: 469-948-7832
CONTACT: RANDY FITZPATRICK

PLANNER:
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4400 STATE HWY. 121, SUITE 800
LEWISVILLE, TX 75067
972-436-9712
CONTACT: HANNAH HABER

Flower Mound High School Parking Lot

Parking Lot

Conceptual Site Plan

Lot 1AR2, Block A

67.078 Acres

REVISIONS

NO.	DATE	DESCRIPTION
1	01/27/2025	1ST SUBMITTAL
2	02/07/2025	2ND SUBMITTAL
3	05/05/2025	3RD SUBMITTAL
4	05/16/2025	4TH SUBMITTAL
5	05/28/2025	5TH SUBMITTAL

PLAN INFORMATION

PROJECT NO. STC24002

FILENAME 2024-01-22 FLOWER MOUND HIGH SCHOOL - ZONING BASE.DWG

CHECKED BY

DRAWN BY HH

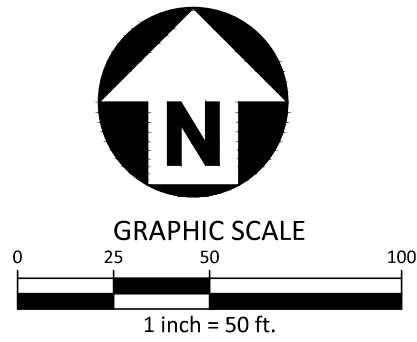
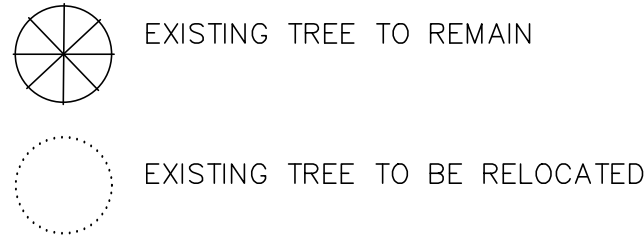
SCALE 30 SCALE

DATE 05/28/2025

SHEET

CSP

2:\2024\Projects\STC\STC4002\04_Production\Planning - Design\2025-05-27_STC4002-ASP-LS_DWG_5/27/2025 9:56:04 PM_Rita Schiller



LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Flower Mound High School			
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
PETER'S COLONY		15 FT.	15 FT.
OLD SETTLERS		15 FT.	15 FT.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 L.F. - PETERS COLONY	STREET FRONTAGE 1,488 L.F.	50 Trees (3" cal.)	TOTAL TREES = 50
1 per 30 L.F. - OLD SETTLERS	STREET FRONTAGE 1,970 L.F.	66 Trees (3" cal.)	TOTAL TREES = 66
PARKING AREA TREES			
NOTE: ALL PARKING SPACES TO BE LOCATED WITHIN 100 FEET OF SHADE TREE EXCEPT AS DEPICTED IN CONCEPTS PLANS.			
COMPATABILITY BUFFER			
STANDARD	REQUIRED	PROVIDED	
WEST - 1,970 L.F. X 25/800	62 TREES	62 TREES	
SOUTH - 1,494 L.F. X 25/800	47 TREES	TOTAL TREES = 47 TREES	*SOUTH COMPATIBILITY BUFFER IS NOT AFFECTED BY THIS SET'S CHANGES NOR IS IT SHOWN IN THESE PLANS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
TREES						
	FRTE	2	FRAXINUS TEXENSIS TEXAS ASH	3" MIN	10' MIN	SINGLE TRUNK
	JUVI	4	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	30 GAL	7' MIN	FULL
	PIEL	6	PINUS ELДАРICA ELДАРICA PINE	30 GAL	7' MIN	FULL
	QUSH	3	QUERCUS SHUMARDII RED OAK	3" MIN	10' MIN	SINGLE TRUNK
	QUVI	7	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3" MIN	10' MIN	SINGLE TRUNK
	ULPA	4	ULMUS PARVIFOLIA LACEBARK ELM	3" MIN	10' MIN	SINGLE TRUNK
	ULPA-M	5	ULMUS PARVIFOLIA LACEBARK ELM - MITIGATION TREE	6" MIN	16'-18'	EXISTING TREE TO BE RELOCATED. M = MITIGATION TREE
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
GROUND COVERS						
	CYDA	11,657 SF	CYNODON DACTYLON BERMUDAGRASS	SOD		

PARKING AREA LANDSCAPING TOWN OF FLOWER MOUND Flower Mound High School			
STANDARD	REQUIRED	PROVIDED	
LANDSCAPED AREAS SHALL BE PROVIDED WITHIN OFF-STREET PARKING AREAS AT A MINIMUM RATIO OF 45 SF PER 12 PARKING SPACES	1,865 SPACES/12 PARKING SPACES = 155 155 X 45 6,975 SF	6,975 SF	
ONE TREE SHALL BE PROVIDED FOR EACH 20 PARKING SPACES PROVIDED ON THE SITE	1865 SPACES / 20 = 94 TREES	94 Trees	
ALL PARKING SPACES SHALL BE LOCATED WITHIN 100' OF A TREE THAT IS LOCATED WITHIN THE SAME PARKING AREA, MEASURED FROM THE TRUNK OF THE TREE		Provided except where islands are removed	

NOTE: ALL PARKING SPACES TO BE LOCATED WITHIN 100 FEET OF SHADE TREE EXCEPT AS DEPICTED IN CONCEPTS PLANS.

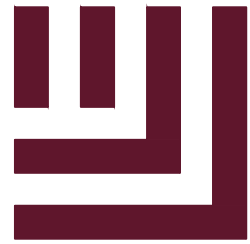
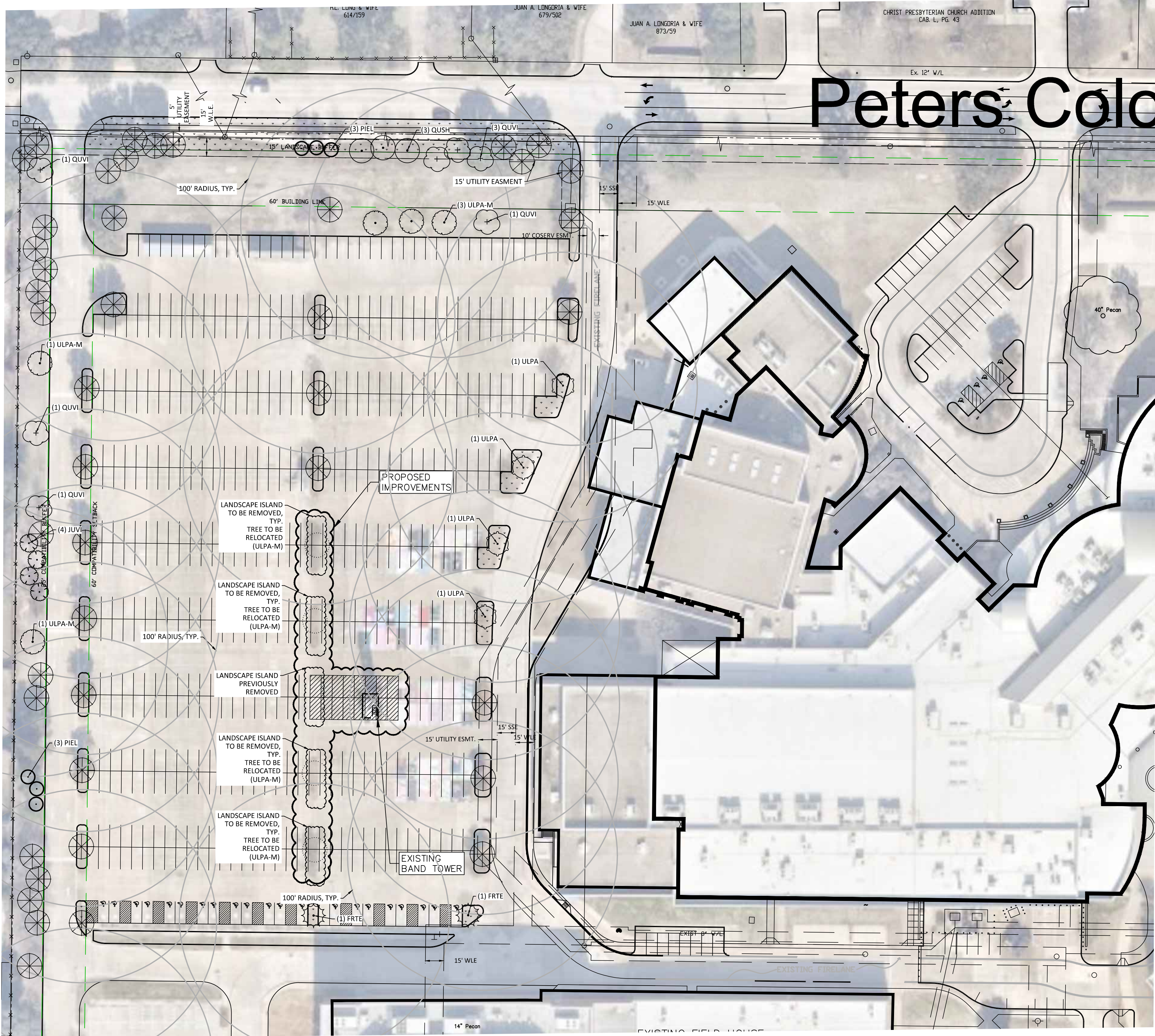
GENERAL NOTES

- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- THE PURPOSE OF THIS CONCEPT SITE PLAN IS FOR REMOVAL OF PARKING LOT CURB ISLANDS TO ALLOW FOR ADDITIONAL SPACE FOR THE SCHOOL'S MARCHING BAND.

LANDSCAPE NOTES:

Town of Flower Mound

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
- Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
- Please refer to all landscape and irrigation specifications.
- All landscape beds and turf areas to be separated with edging.
- All landscape beds to be 6" below finished floor.
- All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
- All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
- Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



McADAMS

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Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

PROJECT DIRECTORY

PROPERTY OWNER:

LEWISVILLE ISD
1597 EDMONDS LN
LEWISVILLE TX 75067
PHONE: 469-948-7832
CONTACT: RANDY FITE

LANDSCAPE ARCHITECT:

MCADAMS
4400 STATE HWY. 121, SUITE 800
LEWISVILLE, TX 75067
972-436-9712
CONTACT: JAMESON PINSON

Flower Mound High School
Parking Lot
Conceptual Landscape Plan
Lot 1AR2, Block A
Flower Mound High School Addition
67.078 Acres

PRELIMINARY PLANS

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

JAMESON E. PINSON, P.E. #2826
DATE: 05/16/2025

REVISIONS

NO.	DATE	DESCRIPTION
1	03/27/2025	1ST SUBMITTAL
2	02/07/2025	2ND SUBMITTAL

PLAN INFORMATION

PROJECT NO.	STC24002
FILENAME	2025-05-27_STC24002-ASP-LS_DWG
CHECKED BY	JP
DRAWN BY	RS
SCALE	50 SCALE
DATE	05/16/2025

SHEET

CONCEPTUAL
LANDSCAPE PLAN
CL5.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

Exhibit “A”

FLOWER MOUND HIGH SCHOOL DEVELOPMENT STANDARDS

The development on the property comprising approximately 67.078 acres of land, being all of Lot 1AR2, Block A of the Flower Mound High School Addition (the “Property”), within the corporate limits of the Town of Flower Mound, Texas, (the “Town”) shall be in accordance with the Town of Flower Mound Master Plan and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, including the regulations contained in Ordinance No. 43-95, as amended, for Planned Development District No. 34 (PD-34), and shall further be subject to the following conditions and requirements:

A. EXHIBITS. The following exhibits are incorporated into Planned Development District No. 34 (PD-34), applicable only to the Property.

1. Exhibit “A”: Flower Mound High School Development Standards
2. Exhibit “B”: Overall Site Plan
3. Exhibit “C”: Concept Site Plan
4. Exhibit “D”: Concept Landscape Plan

B. ACCESS, PARKING, & LOADING STANDARDS.

1. Except as otherwise indicated herein and in Exhibits “B,” “C,” and “D,” off-street parking shall be provided as outlined in the Land Development Regulations of the Town of Flower Mound, Texas.
2. Parking areas shall comply with Section 94-63, “Parking Area Trees,” of the Land Development Regulations except as otherwise depicted in Exhibits “B,” “C,” and “D.” The following conditions apply:
 - a. Parking spaces must be within one hundred (100) feet of a tree unless otherwise depicted in Exhibits “B,” “C,” and “D.”
 - b. Trees being removed must be mitigated in other landscape locations as shown on the concept landscape plan.



PLANNING & ZONING COMMISSION AGENDA K.1. WORK SESSION

DATE: June 9, 2025
FROM: Chuck Russell, Principal Planner
ITEM: **A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA24-0006 – Eden Ranch Thoroughfare Amendment) and rezoning (ZPD24-0006 – Eden Ranch). The property is located in the Cross Timbers Conservation Development District (CTCDD) on the north side of Cross Timbers Road, between Red Rock Lane and Shiloh Road, and south of Hawk Road.**

BACKGROUND:

I. ITEM SUMMARY

The Eden Ranch development encompasses approximately 335 acres that is located in the Cross Timbers Conservation Development District (CTCDD) on the north side of Cross Timbers Road, between Red Rock Lane and Shiloh Road. As currently proposed, the project would require amending the Town's Master Plan to remove a rural collector street. There is also a companion Zoning Planned Development application to rezone the properties to a cluster development accommodating 168 homes. Lastly, a Tree Removal Permit for specimen trees will be needed (currently under staff review).

This application will require a public hearing and recommendation from the Planning and Zoning Commission (P&Z), followed by final action by the Town Council.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following P&Z work session criteria:

- Master Plan Amendment
- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers.

III. APPLICATION ANALYSIS

The Eden Ranch project area consists of approximately 335 acres of Agricultural (Ag) zoning. The applicant is proposing to develop 168 single-family lots on 307.45 of those acres for a gross density of one dwelling unit per 1.83 acres of land, which is in keeping with the maximum density allowed in a cluster development of one dwelling unit per 1.6 acres of land. The residential lots range in size from greater than one acre to one-half acre. As a part of the cluster development option, the applicant is proposing approximately 44.6% of the land to be set aside as open space.

The applicant has also identified nine "Agricultural lots" that are stand-alone lots and not a part of the

cluster development. Each of these lots is over two acres in size and a variety of potential uses have been proposed for these lots.

Access to the development will come from a primary entrance on Cross Timbers Road, an entrance on Red Rock Lane, and two entrances on Shiloh Road. All entrances will be gated. The latest plans show a trailhead entrance for a potential Town park on Cross Timbers Road that is under review.

As currently proposed, an MPA would be required to amend the Town's Thoroughfare Plan within the Master Plan by removing the designated east/west collector street between Red Rock Lane and Shiloh Road. In order to pass SMARTGrowth traffic limitations, if the collector street is removed, Shiloh Road would have to be widened to four lanes for a length of approximately 1,600 feet, starting from Cross Timbers Road. The Transportation Commission recommended approval of this MPA on February 11, 2025. ([Transportation Commission Meeting Link](#))

The majority of the project acreage would be developed as a cluster development, which is an allowed use under Ag, provided the development follows the previous cluster guidelines contained within the Master Plan. This guidance included the following text:

"Scenic Corridor Perimeter Fencing Elements

- Views of scenic corridors and vistas should be retained by the limited use of foreground plantings.
- No earthen berm or solid masonry walls will be allowed within this district; however, multi-rail or pipe fencing with stone columns in either white, black, dark green, or an earth-tone color is allowable for new development.

Scenic corridors are present along the following roadways in addition to the roads identified in the Town's Urban Design Plan within the Cross Timbers Conservation Development District:

- a. Skillern Road
- b. Scenic Road
- c. Shiloh Road
- d. Rocky Point Road
- e. Red Rock Lane
- f. High Road
- g. FM 1171 at the Cross Timbers Escarpment

Properties adjacent to these roads provide extensive views into the District. Compliance with the SMARTGrowth Analysis could be achieved by conservation or cluster development, placing new houses outside of the view area, or by siting any new lots so the houses face the roadways across conserved open space, with access from a street internal to the development, rather than providing a view from the roadways into backyards or rear alleys."

Based on the most recently submitted concept plans, the Eden Ranch project would require an exception to allow a masonry wall at the main entrance. It is also difficult to verify, as currently documented, that the proposed buffers along Red Rock Lane and Shiloh Road include conserved open space between the future right-of-way dedication and the backyards of residential lots.

The Eden Ranch conceptual plans identify nine Agricultural lots. The intent is not clear on these properties, as a number of non-residential uses have been discussed by the applicant at various locations within the development in the past. The applicant has proposed allowing a number of uses that are allowed within the Ag base zoning district that may not be appropriate for the development.

On March 17, 2025, the Town Council held a work session regarding this project. ([Town Council Work Session Link](#))

The project will need to receive a recommendation from the Parks Board on parkland dedication, and the Environmental Conservation Commission on the tree removal permit and Open Space Management Plan associated with the cluster development. A work session with the Parks Board occurred on June 5, 2025.

If, after public hearing, the MPA, ZPD, and tree removal permit requests are approved, the project will still require review and approval of a subdivision site plan and record plat applications.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant's request for a Planned Development includes various modifications to the development standards:

1. Modification of permitted uses for Agricultural lots
2. Modifications of development standards for ½ acre lots.
3. Modification of Accessory Dwelling standards so they are allowed on lots as small as ¾ of an acre instead of 2 acres
4. Modification of Commercial boarding or rental stables so that they are allowed on lots as small as 1 acre instead of 2 acres
5. Modification of guidelines for keeping animals so that stables, barns, poultry coops or other livestock shelters can be closer than 50 feet from the property lines, utilizing typical setbacks for the associated zoning district
6. Topographical slope exception for slopes between 5% and 12%

V. ITEMS UNDER DISCUSSION

Currently, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

- Addressing view corridors into the property from Scenic and Country Roads
- The uses and associated development standards for proposed Agricultural lots
- The location of functional farmland and/or orchards within dedicated open space
- Use of land within roundabouts as open space and location of community center within open space
- Provision of less than 50% overall open space
- Proposal to not bench lots less than one acre in size

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Zoning & Aerial Map
2. Zoning Planned Development Package

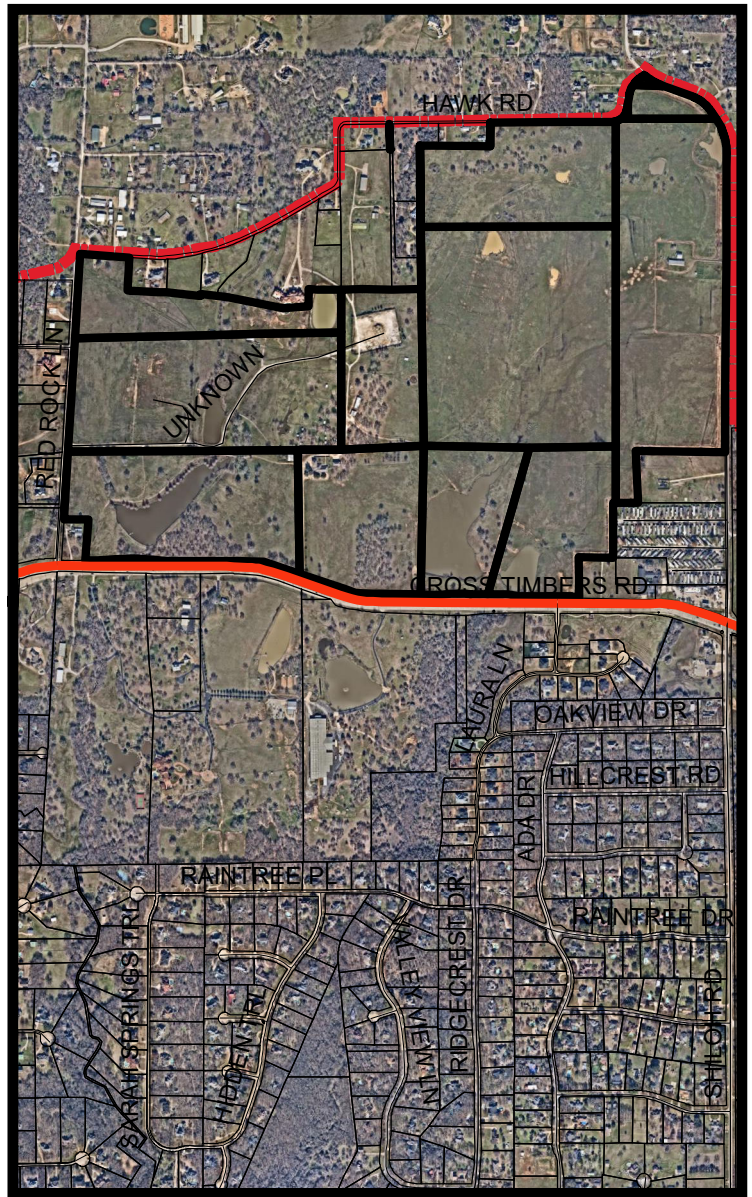
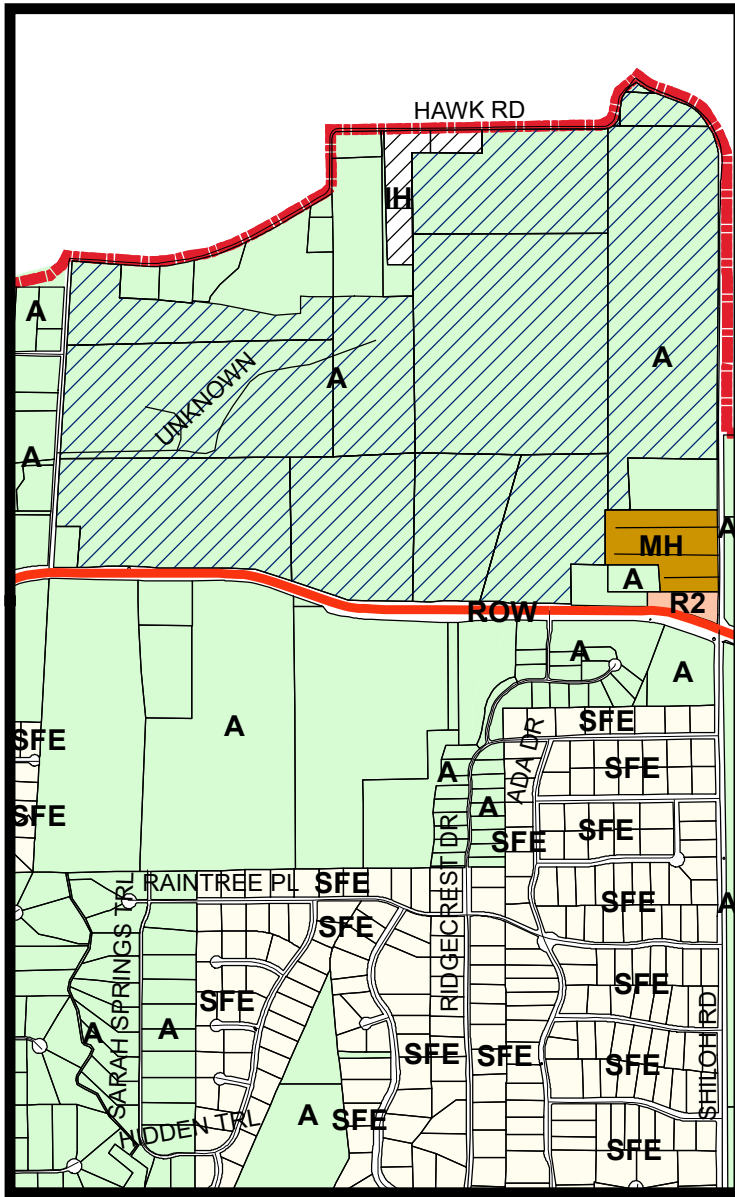
DRAFT MOTION:

No action is required by the Commission on this item.

Discuss and provide Staff with direction.

Vicinity Map

ZPD24-0006: Eden Ranch



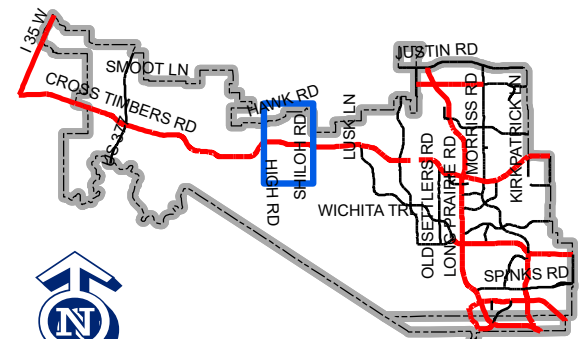
LEGEND

Agriculture
 Interim Holding
 Mobile Home
 Retail 2
 Single Family Estate

— Subject Property

Visit www.fmdevmap.com to learn more about this project.

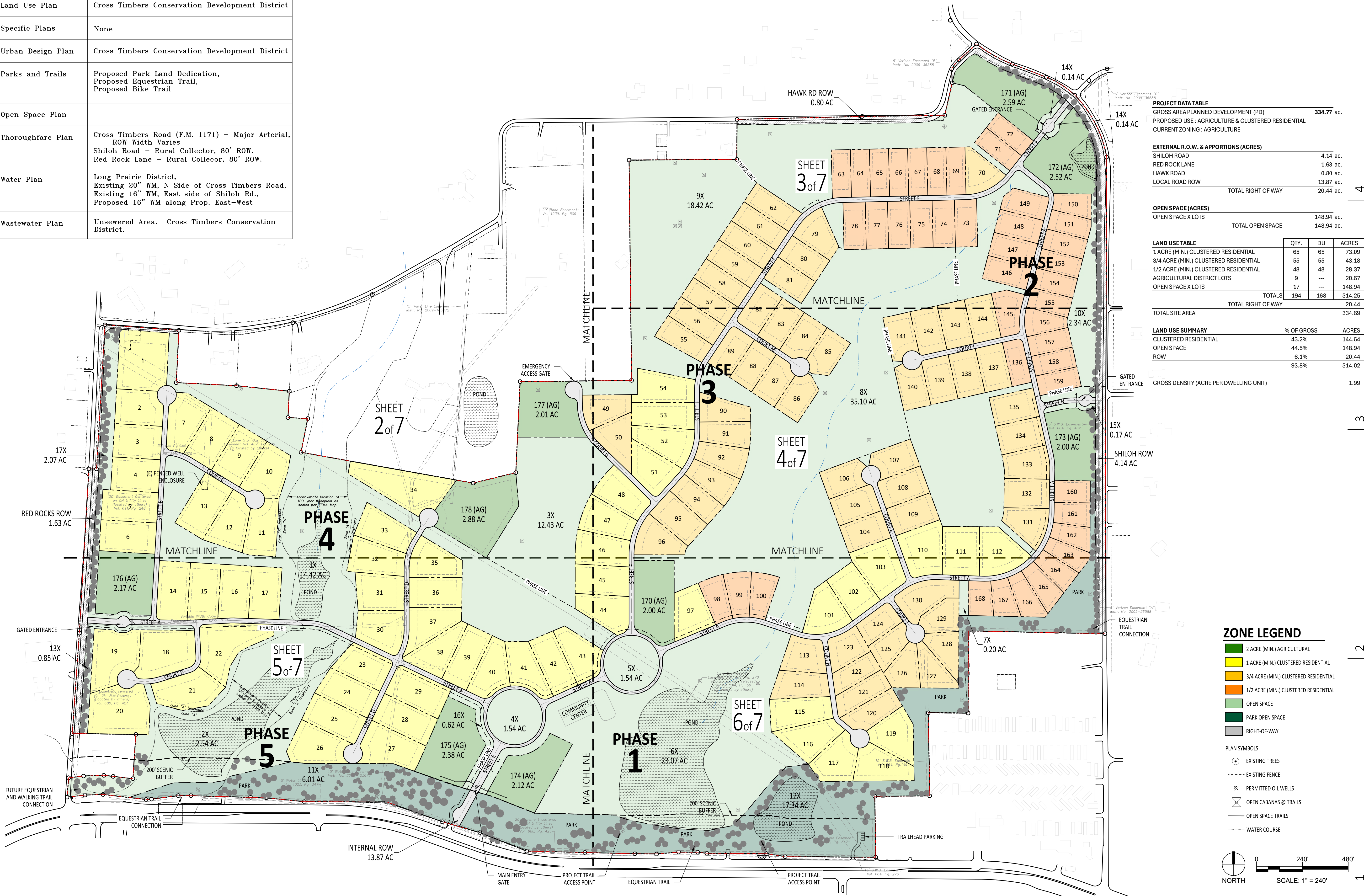
Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location

0 1,150 2,300 4,600 Feet

F	E
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 Colleccor, 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.



EDEN DEVELOPMENT

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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.B. & C.R.R. Survey-Abstract No. 152, in the Town of Flower Mound, Denton County, Texas

REVISIONS

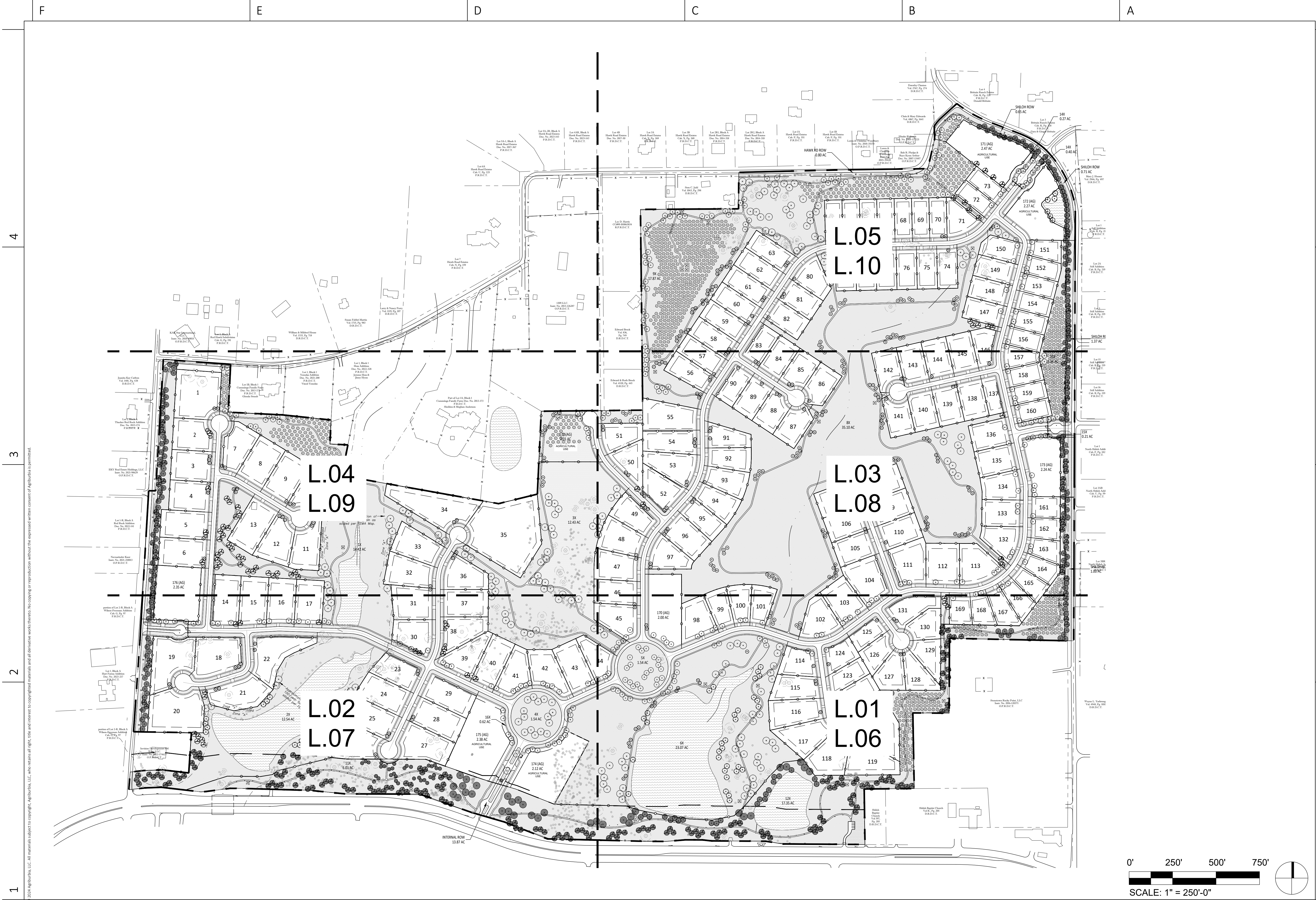
1 : ZPD SUBMITTAL	July 8, 2024
2 : ZPD 2nd SUBMITTAL	October 29, 2024
3 : ZPD 3rd SUBMITTAL	May 22, 2025

APPLICATION NO.:
ZPD 24 - 0006

SHEET INFO

LAST PRINTED:
ISSUE DATE : MAY 22, 2025
JOB NO. : 2022-Eden Ranch
DRAWN BY : JPN
CHECKED BY : MCR

**CONCEPT
PLAN
EXHIBIT 'A'**





EDEN DEVELOPMENT

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Abstract No. 1462, and the B.B.B. & C.R.R. Survey Abstract No. 152,
in the Town of Flower Mound, Denton County, Texas

REVISIONS	
1 - ZPD SUBMITTAL	July 8, 2024
2 - ZPD SUBMITTAL	May 14, 2025

SHEET INFO	
LAST PRINTED:	May 12, 2025
ISSUE DATE :	May 14, 2025
JOB NO. :	2022-Eden Ranch
DRAWN BY :	AB, AN
CHECKED BY :	KB

LANDSCAPE MASTER PLAN

EXHIBIT 'C'

PRIVATE OPEN SPACE LOTS (ACRES)

Lot No.	Manage / Maintained by:	
1X	AG Lot 176	14.42
2X	AG Lot 175	12.54
3X	AG lot 177	12.88
4X	AG Lot 175	1.54
5X	AG Lot 174	1.54
6X	AG Lot 174	23.07
7X	AG Lot 173	0.20
8X	AG Lot 170	35.10
9X	AG Lot 171	17.87
10X	AG Lot 172	2.34
13X	AG Lot 176	0.85
14X	AG Lot 172	0.67
15X	AG Lot 173	0.21
16X	AG Lot 175	0.62
17X	AG Lot 176	0.57
18X	AG Lot 176	1.62
SUB TOTAL (ACRES)		126.04

POTENTIAL PARK OPEN SPACE LOTS (ACRES)

11X	Park & Trail Managed by Non-Profit	6.01
12X	Park & Trail Managed by Non-Profit	17.35
SUB TOTAL (ACRES)		23.36

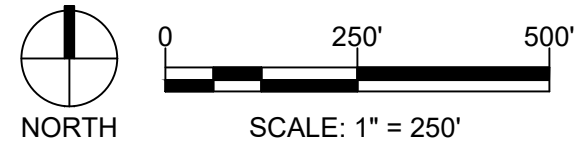
AGRICULTURAL ZONE LOTS (ACRES)

Lot No.	Open Space Management Assignment:	
170	8x	2.00
171	9x	2.47
172	10x, 14x	2.27
173	7x, 15x	2.24
174	5x, 6x	2.12
175	2x, 4x, 16x	2.38
176	1x, 13x, 17x, 18x	2.35
177	3x	2.01
SUB TOTAL (ACRES)		17.84

GROSS SITE AREA	334.77	
NET SITE AREA (LESS ROW)	315.04	
TOTAL PRIVATE & PARK OPEN SPACE	149.4	47.42% of NET
AGRICULTURAL OPEN SPACE	17.84	5.66% of NET
TOTAL COMBINED OPEN SPACE	167.24	53.09% of NET

AREA DATA TABLE

GROSS SITE AREA	334.77
SHILOH RD. R.O.W. DEDICATION	3.73
RED ROCK LANE R.O.W. DEDICATION	1.33
HAWK ROAD R.O.W. DEDICATION	0.80
LOCAL ROAD R.O.W. DEDICATION	13.87
TOTAL R.O.W. DEDICATION, APPORTIONS	19.73
NET SITE AREA	315.04



OPEN SPACE LEGEND

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

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in the Town of Flower Mound, Denton County, Texas

REVISIONS

1: 2PD SUBMITTAL July 8, 2024

SHEET INFO

LAST PRINTED: MAY 13, 2025
ISSUE DATE: 2022-Eden Ranch
JOB NO.: JPN
DRAWN BY: MCR
CHECKED BY:

OPEN SPACE PLAN
EXHIBIT 'B'