



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

AUGUST 22, 2016

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

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. CALL TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. REGULAR ITEMS

1. *Minutes of August 8, 2016*

Consider approval of the minutes of the August 8, 2016, Planning and Zoning Commission Regular Session.

2. *MPA16-0004 – Bradford Park*

Public Hearing

Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, and Section 3.0, Specific Plans, to change the land use designation from Low Density Residential and Village Retail to Medium Density Residential, High Density Residential, and Village Retail within Specific Plan Area 5 (SPA 5), and to amend certain development controls outlined within SPA 5 that apply to the subject property. The property is generally located south and west of the intersection of Waketon Road and Rippy Road.

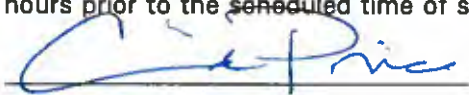
3. *ZPD16-0006 – Bradford Park*

Public Hearing

Public Hearing to consider a request for rezoning from Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses with certain modifications to the Code of Ordinances. The property is generally located south and west of the intersection of Waketon Road and Rippy Road.

E. ADJOURNMENT

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, on the following date and time: Aug. 18, 2016, at 1:35pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
--

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF AUGUST, 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Claudio Forest	Chair
Sandeep Sharma	Commissioner, Place 2
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Vice Chair
Vacant	Commissioner, Place 1
Mike McCall	Commissioner, Place 3

Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:37 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.

- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the July 25, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Sharma moved to approve the July 25, 2016, minutes as presented.
Commissioner Smiley seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Smiley, Sharma

NAYS: None

ABSTAIN: Linley, Strittmatter

ABSENT: Solis, McCall

The motion passed with a vote of 3-0-2.

2. Public Hearing to consider a request for rezoning (Z16-0004 – Franklin Hills, Lots 13, 14 and a portion of Lot 12, Block C) from Single-Family District-10 (SF-10) uses to Single-Family Estate (SF-E) uses. The property is generally located west of Indian Trail and south of Rolling Hills.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Roberta and Charles Langran, 3205 Indian Trail, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Sharma moved to recommend approval of Z16-0004 – Franklin Hills, Lots 13, 14 and a portion of Lot 12, Block C. Commissioner Smiley seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Linley, Smiley, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Solis, McCall

The motion passed with a vote of 5-0.

3. Public Hearing to consider a request for rezoning (ZPD16-0010 – Parker Square Farmer’s Market) to amend Planned Development District-24 (PD-24) to allow for a farmer’s market. The property is located at 1500 Cross Timbers Road.

Staff Presentation

Doug Powell, Executive Director

Applicant Presentation

Curtis Shore, Parker Assets I, LLC

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Sharma moved to recommend approval of ZPD16-0010 – Parker Square Farmer’s Market. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Smiley, Linley, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Solis, McCall

The motion passed with a vote of 5-0.

[Items 4 and 5 on the agenda were not opened. As posted, both public hearings were re-noticed for the August 22, 2016, Planning and Zoning Commission meeting.]

E. ADJOURNMENT: 7:04 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: August 22, 2016

FROM: Richard Brown, Senior Planner

ITEM: Public Hearing to consider a request for a Master Plan Amendment (MPA16-0004 – Bradford Park) to amend Section 1.0, Land Use Plan, and Section 3.0, Specific Plans, to change the land use designation from Low Density Residential and Village Retail to Medium Density Residential, High Density Residential, and Village Retail within Specific Plan Area 5 (SPA 5), and to amend certain development controls outlined within SPA 5 that apply to the subject property. The property is generally located south and west of the intersection of Waketon Road and Rippey Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

The project has a companion Zoning Planned Development application (ZPD16-0006) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to amend Specific Plan Area 5 (SPA 5) of the Town's Master Plan to permit the applicant to proceed with the companion zoning application to develop a medium density and high density, single-family residential subdivision on the site. The current SPA 5 land use designation for the site is Low Density Residential. The subject property contains approximately 49.6 acres and is partially developed with single family dwellings and various accessory structures.

The Town's Master Plan establishes and defines the land use categories for the site as follows:

Low Density Residential-Residential development, typically being single family detached residential development with minimum 15,000 square foot lots or greater.

Medium Density Residential-Residential development, typically being single family detached residential development with minimum 10,000 square foot lots or greater.

High Density Residential-Residential development with five dwelling units per net acre or greater. Single family detached residential development with 5,000 to 8,000 square foot lots falls with this category, as do zero lot line houses, duplexes, townhouses, and

garden apartments.

Village Retail-Village Retail is a commercial development similar in design intent as neighborhood retail but with a more active and larger scale emphasis. The retail level of service is designed to attract a broader demographic and larger amount of population than just the local neighborhood customers. Land uses include retail, office, and professional office and will be organized around an open space amenity. The architecture will be uniform in style and should have double-sided access if appropriate. Building height may be more than one story.

The property is located along the frontages of Waketon Road (northernmost west-to-east and north-to-south alignments to Rippy Road, respectively) and the west line of Rippy Road. Surrounding land use designations (in a clockwise direction) include Village Retail uses to the north [PD-95 for Commercial District-2 (C-2) uses] and to the east [PD-89 for Retail-2 (R-2) uses] above Waketon Road's existing west-to-east alignment to its intersection with Long Prairie Road/FM 2499. Transitioning south of this section of Waketon Road and continuing east of the site is undeveloped property designated for Low Density Residential uses. A recent Master Plan Amendment (from Low Density Residential uses, Professional Office uses, and Neighborhood Retail uses to Medium Density and High Density Residential uses) provides for a mixture of medium density and high density residential uses being developed on property to the southeast (PD-137, Highland Court). Low Density Residential uses developed with single family detached dwellings (SF-15) abut the site's southern property line and wrap the site's western boundary to within approximately 1,100 feet of the south line of Waketon Road. The remaining adjacency is developed with Estate Residential uses and single family detached dwellings (SF-E).

The applicant has proposed the medium density component of the request to facilitate a transition from the adjacent residential to the high density component on the balance of the site. For illustrative purposes, the medium density land area within the development [see attachment B(1)] encompasses approximately 14.5 acres, which includes various open space areas. Within these areas, care has been given to establish physical boundaries that provide for the greatest opportunity to retain existing specimen trees while providing for a design that will lessen the impact of the proposed density at the site's western and southern perimeter. In summary, while the medium density allows for four dwelling units per acre, the actual density equates to approximately 1.93 dwelling units per acre. Furthermore, much of the site's open space is situated so as to provide for view corridors through the property as viewed from the site's perimeter, thereby creating a more relaxed built environment.

The development controls and associated exhibit for SPA 5 can be found in Attachment A(3). The specific elements of SPA 5 that are relevant to this site are listed below:

- Realignment of Waketon Road with large radius curves for vehicular safety in two locations as Waketon Road transitions from a north-south alignment to an east-west alignment to FM 2499. The intersection of Waketon Road and FM 2499 should be signalized at the time that it meets Manual on Uniform Traffic Control Devices (MUTCD) warrants, as should other major intersections of public streets.
- Low density residential is recommended along the west side of Rippy Road to

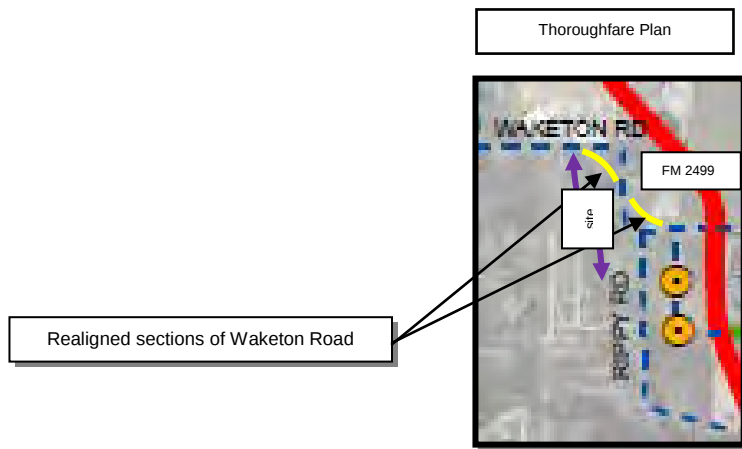
the limits of Specific Plan Area 5.

- Within the SPA 5 exhibit, notation is made in the northeast quadrant for the, 'Preservation of existing trees'.

It should be noted that the SPA 5 exhibit (as are the other respective SPA Exhibits) is conceptual in nature and provides general direction and addresses sensitivities. Specifically,

1. The images of buildings, parking, circulation, and open space are a conceptual diagram only. They are intended to provide an understanding of building relationships to each other and to the street, parking relationships, circulation points of entry and exit, and the role of public open space.
2. These drawings are not intended to be taken as a literal design, just a diagram to illustrate the design intent.

As noted in the companion application, ZPD16-0006, the Waketon Road and Rippy Road realignment is being accounted for in the applicant's design for the proposed residential subdivision (realignment shown for illustrative purposes only). The realignment will require the removal of existing trees to provide for adequate sight lines. Waketon Road and Rippy Road are designated as Urban Collectors, requiring a 60-foot right-of-way. The applicant will be dedicating (during future consideration of a record plat application) required additional right-of-way along each respective frontage.



It should be noted that the respective parcels required for the realignment will require a land use designation that mirrors where each 'lands' after the realignment is completed; see table, below.

LAND PARCEL LOCATION	LAND AREA (APPROXIMATE)	EXISTING LAND USE	REQUESTED LAND USE
WAKETON AT WAKETON, NEC OF SITE	1.53 ACRES	LOW DENSITY	VILLAGE RETAIL
WAKETON AT RIPPY	1.38 ACRES	VILLAGE RETAIL	HIGH DENSITY

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had received two phone calls regarding the project and five letters in support and seven letters in opposition of the project. Additionally, a property owner spoke in opposition of the request at the August 15, 2016, Town Council meeting.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. SPA 5

B. Application Details

1. Master Plan Exhibit

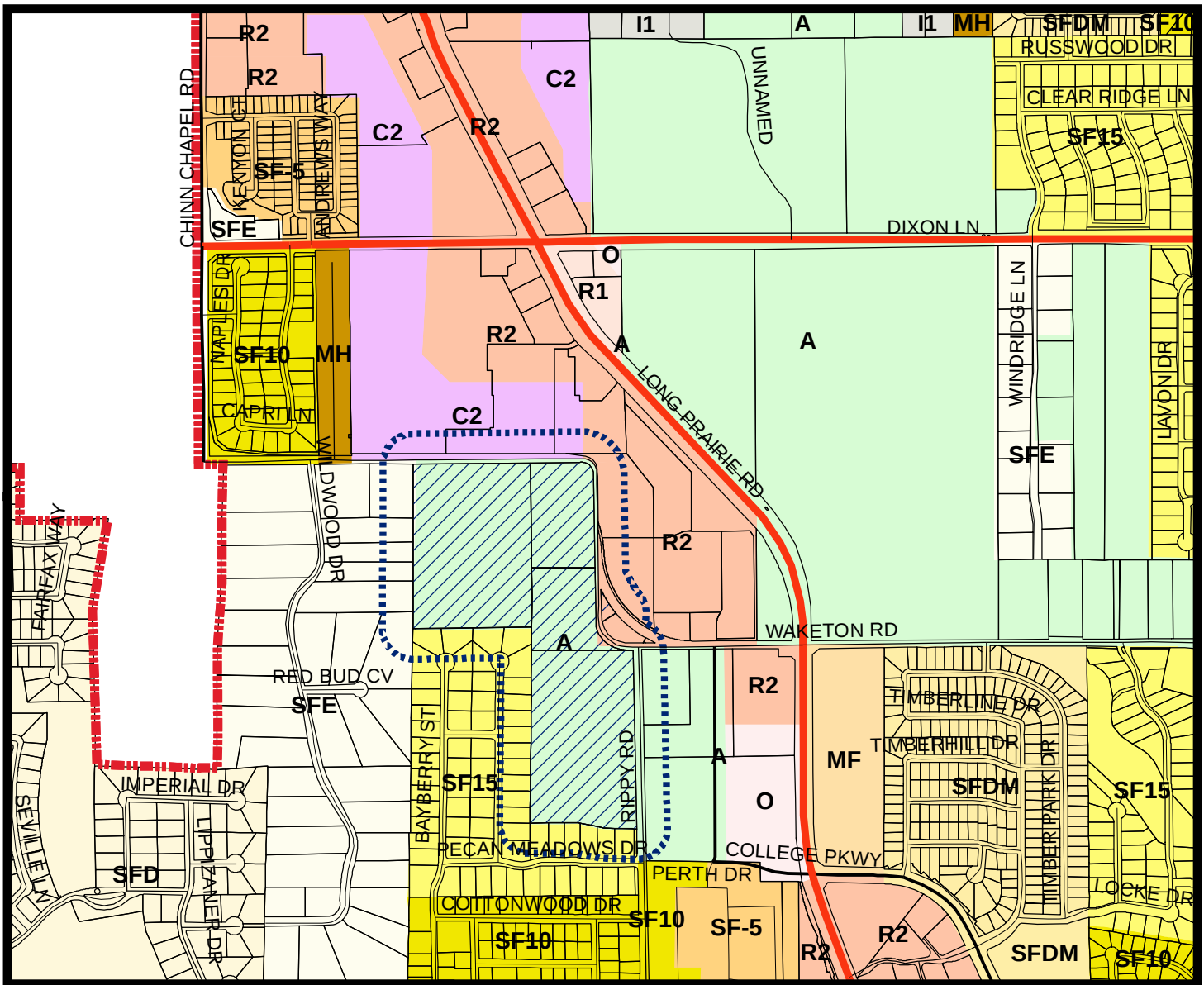
C. Correspondence

1. Correspondence in Support
2. Correspondence in Opposition

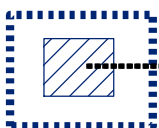
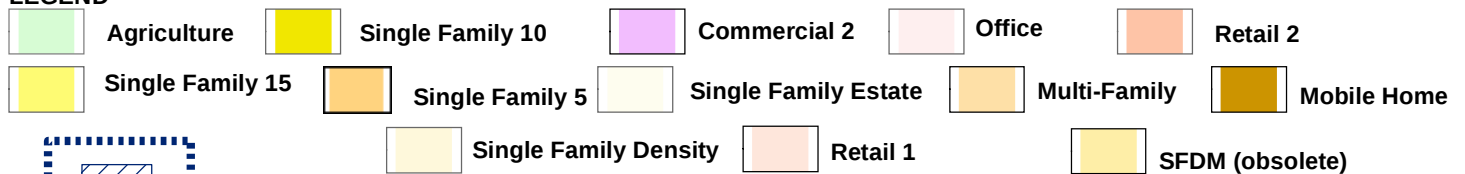


Vicinity Map

Reference Project: MPA16-0004 & ZPD16-0006

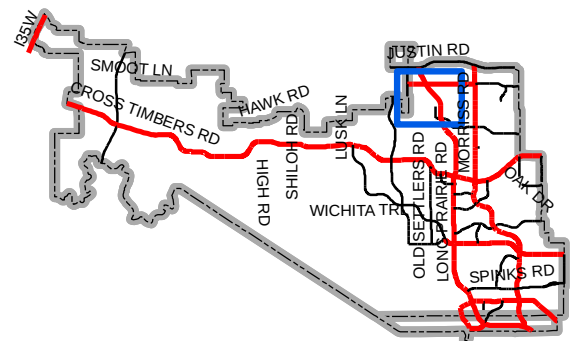


LEGEND

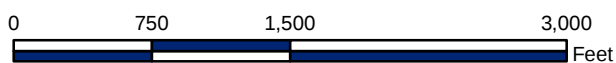


Subject Property

200 ft Notification Buffer around Property



Map Location



Attachment A(2): Letter of Intent



July 18, 2016

Mr. Doug Powell
Executive Director of Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75022

Dear Mr. Powell,

Applications have been submitted on behalf of my client, CalAtlantic Homes, for the proposed residential subdivision, Bradford Park. The applications include MPA 16-0004 and ZPD 16-0006. The subject property is approximately 50.5 acres and is generally located west of Rippy Road and south of Waketon Road.

The proposed Bradford Park residential development is bordered on the south and west by existing low density and estate density residential subdivisions. The proposed development is bordered on the north by a two lane urban collector, Waketon Road, and a major retail shopping center. The property is heavily treed, including 85 specimen trees and this creates unique value to both the community and the proposed development.

Flower Mound has consistently planned for single family residential development on the property. Gross density planned for the property has varied from 3.3 to 2 units per acre.

Request and Development Design Details

The request is to amend the Town's Master Plan from low density residential to medium density residential for the portion of the property that directly adjoins the existing subdivisions of Pecan Meadows and Wildwood Estates. The request for the majority of the remaining property is to amend the master plan to allow for high density, single family, detached residential. There is approximately 1 acre of property that after the future realignment of Waketon Road will be north of Waketon Road. The request for this 1 acre is to amend the master plan so that it is reclassified as SPA 5 (Commercial).

Bradford Park's design utilizes a clustering technique to provide orderly transitions from the existing residential and major retail developments and provide superior tree preservation. The

design includes over 12 acres of open space, specifically located to maximize tree preservation of the most significant specimen trees and is less impactful to the existing subdivisions than a design that would meet the requirements of low density residential.

To transition from the existing residences and preserve existing trees, open space buffers of 5.5 acres and lots that comply with Flower Mound's current medium density residential designation are proposed. To transition from the major retail and the urban collector and preserve protected and specimen trees, smaller lots and 6.7 acres of open space is proposed (total open space is 12.2 acres or almost 25% of the site). Gross density for the proposed subdivision is approximately 3.2 units per acre and equivalent to the average yield from Flower Mound's medium density residential designation.

Tree Preservation

As previously mentioned, portions of the property are heavily treed. There are approximately 85 specimen trees and hundreds more protected trees on the property. The proposed design of Bradford Park was developed to maximize the number of existing trees, especially specimen trees, preserved. This plan enables the preservation of 56 of those specimen trees. A previously prepared low density plan only preserved approximately 20.

Master Plan History

Significant changes to the Flower Mound's Master Plan have occurred on adjacent properties. In the 2001 Master Plan, the adjacent property to the north (current site of the major retail shopping center, Robertson Creek) was designated as neighborhood retail and low density residential. This was intended to provide a transition zone from the major retail located at FM2499 and FM407. The transition zone was eliminated in 2005 when the Master Plan was changed to allow Robertson Creek to be developed.

The 2006 Master Plan Update Committee recognized the land use for the remaining property in the area had been impacted and a Master Plan amendment would be required. Various proposals for increased density and retail were reviewed at the time. After lengthy discussion, the Committee, the Planning and Zoning Commission and the Town Council decided that the master plan amendments for the subject property were best made by evaluating specific applications made on behalf of the land owners.

The concerns raised in 2006 are still relevant today. CalAtlantic carefully planned Bradford Park to address those concerns to the greatest extent possible. The resulting design provides superior land use transitions and tree preservation.

Please let me know if there are additional questions I can answer.

Sincerely,

Kendra Stephenson

Kendra Stephenson,
Principal, Portmanteau Consulting

3.0 SPECIFIC PLANS

Specific Plan Area #5

Specific Plan Area #5 is bounded on its southern limit by Timber Creek and extends north to the intersection of FM 2499 and Dixon Road. Rippy Road, Waketon Road and Chinn Chapel Road form the western boundary of the plan area. The eastern element of the plan is a strip approximately five-hundred feet in depth that extends from Timber Creek to the south connecting to Dixon Road to the north.

The general land use concept for Specific Plan Area #5 is one that mixes low-density residential with neighborhood retail, village retail, and professional office. The locations for commercial were established from an analysis of the proposed transportation system and existing development patterns.

Within Specific Plan Area #5, College Parkway, Waketon Road and Dixon Road intersect with FM 2499. Possible development around these key intersections should serve to accommodate the Town's need for an expanded retail base.

In each of the neighborhood retail development areas emphasis is placed on orientation of buildings, creating public open space, landscape buffers and limited access to aid transportation and traffic flows.

On the west side of FM 2499 beyond the neighborhood retail and village retail land uses are segments of residential low density land use that extend to the limit of the plan area. Points of pedestrian access interconnect the neighborhood retail and residential developments.

A unique design element is the use of landscape screens that vary from 30' to 50' in width along both sides of FM 2499. Along the western and northern boundary abutting the roadways is the Town's pedestrian trail system extending through the plan area and linking with the trail system beyond.

Elements included in Specific Plan #5 are as follows:

- a. Neighborhood and village retail and/or professional office land uses are identified along the corridor with major retail at and about the southwest corner of Dixon Road and Long Prairie Road (FM 2499) (the "Robertson's Creek development"). The key concerns for planning these developments are as follows:
 - Development organized around public open space amenity.
 - Amenity can be a public square or other form.
 - Surface parking to be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations, except for the Robertson's Creek development.
 - Only single double-sided bay of parking along FM 2499 frontage.
 - Limit curb cuts from major roads by coordinating curb cuts between adjoining properties.
 - Double-sided access to retail that faces public open space amenity element.
 - Uniform architectural design within contiguous areas.
- b. Realignment of Waketon Road with large radius curves for vehicular safety in two locations was Waketon Road transitions from a north-south alignment to an east-west alignment west of FM 2499. The intersection of Waketon and FM 2499 should be signalized at the time that it meets UMTCD warrants, as should other major intersections of public streets.
- c. Except as described below, low density residential is recommended along the east side of Rippy Road south of Waketon Road. The depth of this land use is recommended to be 550' from Rippy

3.0 SPECIFIC PLANS

Road, measured from the ROW line at Rippy Road and parallel to the Rippy Road ROW line. High density residential and medium density residential uses are recommended for the area north and east of Rippy Road and south of the future extension of College parkway as shown on the SPA 5 map. High density residential and medium density residential uses in this area shall only include single family detached residential uses.

- d. Low density residential also is recommended along the west side of Rippy Road to the limits of Specific Plan Area #5.
- e. Village retail is recommended along FM 2499, as indicated on the plan, to increase economic development opportunities and commercial land uses along FM 2499.
- f. Neighborhood retail is recommended along Dixon Road in the northern limits of this Specific Plan. The vehicular access to this retail should be coordinated with the access for the Major Retail north of Dixon Road in Specific Plan Area #6.
- g. FM 2499 should have a landscape treatment of long sweeping curves of plantings that vary between 20' and 35' from the maximum ROW line.
- h. Pedestrian linkages should be provided between neighborhood retail/professional office land uses and the adjacent residential uses. These pedestrian linkages are to be integrated into all site planning for development proposals in the identified areas.
- i. Dixon Road and Waketon Road, west of FM 2499 as indicated on the plan, are proposed to transition from a divided road section to an undivided section with a more rural character. This character should include no median and consideration of a swale drainage system instead of concrete curb and gutter. College Road will be designated and aligned west of Long Prairie Road as shown on the attached SPA 5 development controls exhibit.
- j. The existing trees along Dixon Road are to be integrated and preserved as Dixon Road is improved and/or widened, as much as is fiscally possible. If preservation of the trees is to occur, additional ROW will need to be acquired for roadway improvements.
- k. A Town-wide pedestrian trail system has been adopted as part of the Town's Parks and Trails Master Plan. Its location in this Specific Plan is indicated by the dots linking neighborhoods together. The system should follow creek alignments and existing tree stands as much as possible.
- l. A 30' wide living screen landscape buffer is recommended between commercial developments adjacent to all residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations.
- m. Limited curb cuts will be allowed along FM 2499. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property.
- n. Buildings should incorporate human-scale proportions at entries and front facades through the use of arcades, porte-cocheres, and other shade producing elements.
- o. Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within this SPA 5 provided that: (1) any such building(s) being considered for a waiver shall be part of a large-scale multi-building development of 25 acres or larger; and, (2) possessing a meritorious Unified Design Theme; or

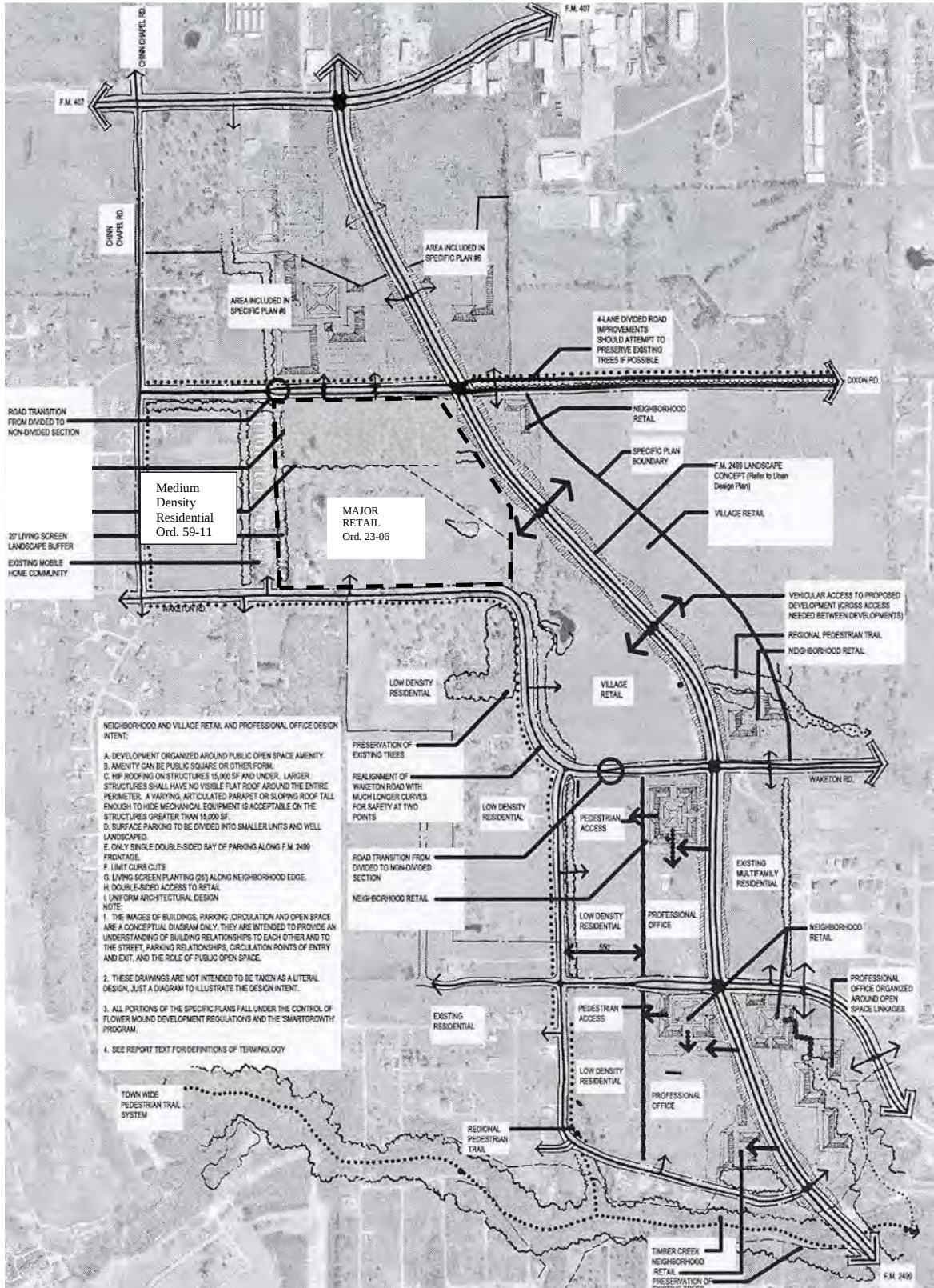
3.0 SPECIFIC PLANS

provided that: such building is located at the southwest corner of the intersection of Waketon Road and Long Prairie Road on certain property described as 1.495 acres of land in the Jesse Watkins Survey, Abstract Number 1324, Denton County, Texas. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.

- p. The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The location of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.
- q. No development shall occur in the Timber Creek 100-year floodplain.

3.0 SPECIFIC PLANS

Specific Plan Area #5



3.0 SPECIFIC PLANS

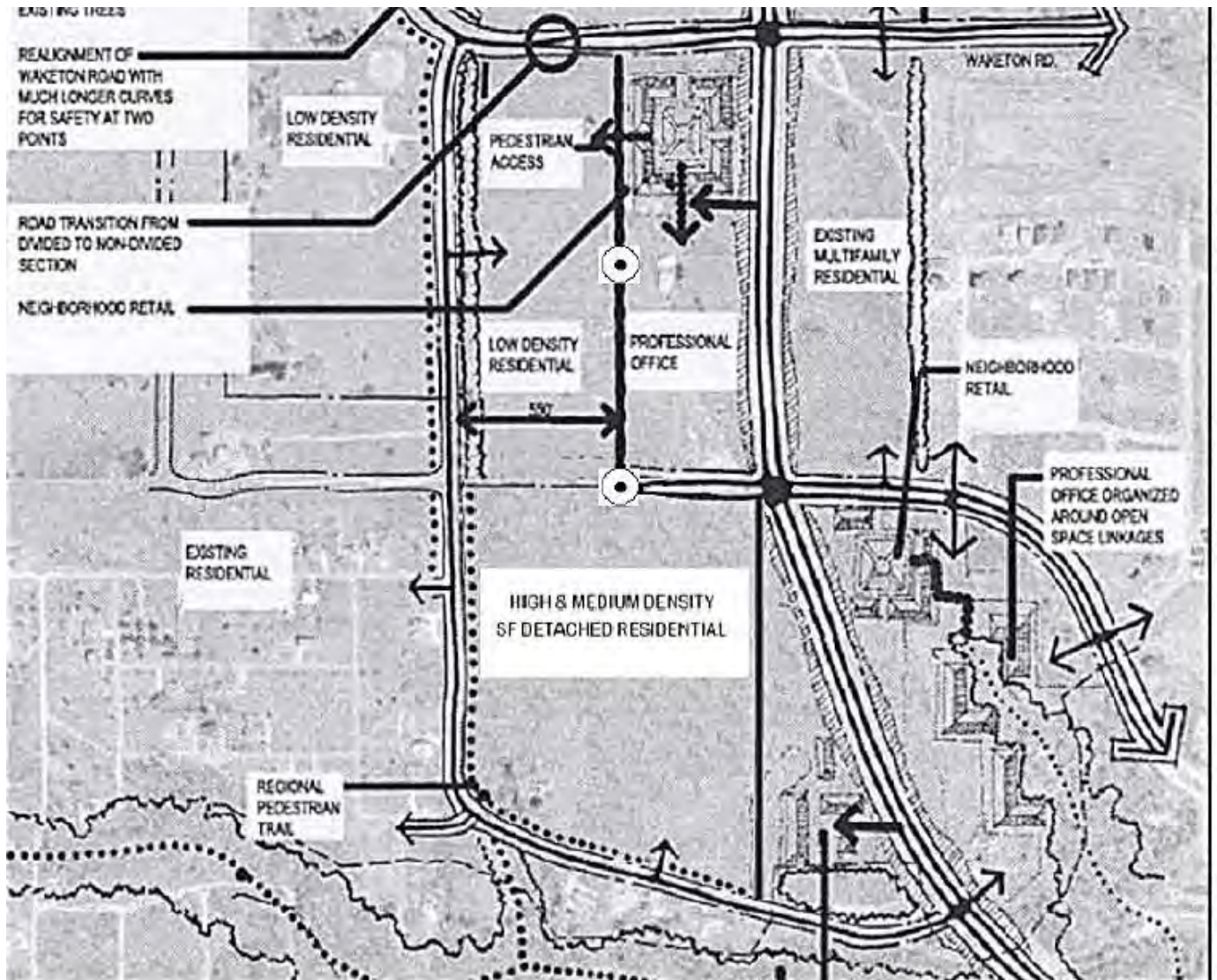
Amendments to Specific Plan Area #5 Development Controls Exhibit:

Ordinance No. 22-15

Adopted: April 20, 2015

Ordinance No. 27-15

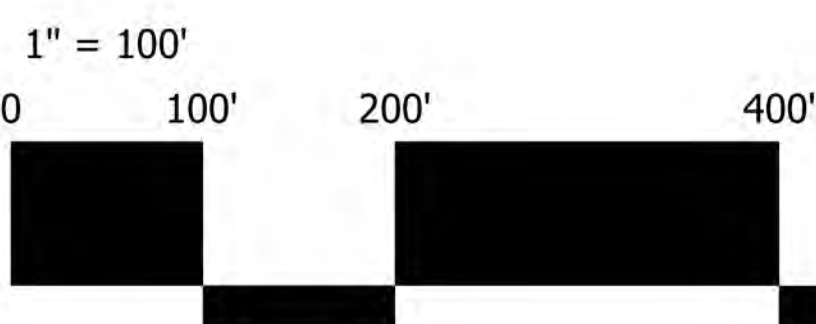
Adopted: May 4, 2015



Master Plan Exhibit

Bradford Park

Flower Mound, Denton County, Texas



From: Brice Perkins
Sent: Monday, August 01, 2016 3:07 PM
To: Town Council
Cc: Richard Brown
Subject: Braford Park Development

Mayor, Council and Planning and Zoning Members,

I'm am in support of the proposed Bradford Park development. This development has been designed to preserve the existing beauty of the property including the topography, protected and specimen trees and the privacy enjoyed by the existing neighbors to the greatest extent possible.

Saving existing trees is important to Flower Mound residents and this proposal does a superior job of that over 65% of the 85 specimen trees will be preserved. This is not common in a development of this size.

Lastly, this development address the issues related to the changes that allowed Robertson Creek to be built instead of single family residential. These issues have been recognized by council and other boards and committees since 2006. Essentially making Bradford Park a transitional area.

I urge you to vote in favor of the proposed Bradford Park development.

Thank you in advance!

Brice Perkins

1414 Stapleton Ln
Flower Mound TX 75028

From: Russell Webb
Sent: Monday, August 01, 2016 5:28 PM
To: Richard Brown
Subject: I am FOR Bradford Park Residential Waketon
Importance: High

Please vote FOR the Bradford Park residential subdivision off Waketon. I feel like we need single families in that area to go along with the retail growth.

Thank you,

Russell B. Webb
4112 Marbella Drive
Flower Mound, TX 75022

From: George Beach
Sent: Wednesday, August 03, 2016 12:20 PM
To: Richard Brown; Town Council
Cc: Linda Beach
Subject: Zoning for Bradford Parks Subdivision

My wife and I live at 4717 Youpon in the Pecan Meadows subdivision and we support the creation of the Bradford Parks Subdivision. Please approve the zoning request.
George & Linda Beach

From: Marc Tuckey
Sent: Tuesday, August 09, 2016 3:19 PM
To: Richard Brown
Subject: Bradford Park Development

Planning and Zoning Members,

I'm am in support of the proposed Bradford Park development. This development has been designed to preserve the existing beauty of the property including the topography, protected and specimen trees and the privacy enjoyed by the existing neighbors to the greatest extent possible.

Saving existing trees is important to Flower Mound residents and this proposal does a superior job of that. Over 65% of the 85 specimen trees will be preserved and that is not common in a development of this size.

Lastly, this development address the issues related to the changes that allowed Robertson Creek to be built instead of single family residential. These issues have been recognized by council and other boards and committees since 2006. Essentially making Bradford Park a transitional area.

I urge you to vote in favor of the proposed Bradford Park development.

Thank you in advance!

Marc Tuckey
Resident
3940 Saturn St

From: Brenda Windham
Sent: Thursday, August 11, 2016 1:13 PM
To: Town Council; Richard Brown
Subject: Bradford Park Development

Mayor, Council and Planning and Zoning Members,

I'm am in support of the proposed Bradford Park development. This development has been designed to preserve the existing beauty of the property including the topography, protected and specimen trees and the privacy enjoyed by the existing neighbors to the greatest extent possible.

Saving existing trees is important to Flower Mound residents and this proposal does a superior job of that over 65% of the 85 specimen trees will be preserved. This is not common in a development of this size.

Lastly, this development address the issues related to the changes that allowed Robertson Creek to be built instead of single family residential. These issues have been recognized by council and other boards and committees since 2006. Essentially making Bradford Park a transitional area.

I urge you to vote in favor of the proposed Bradford Park development.

Thank you,

Robert and Brenda Windham

-----Original Message-----

From: Norma Kline]

Sent: Thursday, July 28, 2016 3:14 PM

To: Richard Brown

Subject: CalAtlantic Site Plan Waketon and Rippy Road

Richard,

I wanted to express my opinion regarding the site plan that comes before the P & Z committee slated near or around August 8th and the Town Council on or around August 15th.

I do think that CalAtlantic did a very nice job respecting the concerns for the low density homes home sites along the neighboring Pecan Meadows homes both on Pecan Meadows Drive, Singing Brook Drive and Bayberry. They also did a very agreeable green scape entering the property. The transition to medium density and keeping the older oaks and solid wood trees and root systems is appreciated.

While we can all learn to live with the traffic, I must express my greatest concerns:

Those are:

High density plan along Rippy Road and drainage. If the builder would place at least half of the high density homes to medium density homes along Rippy Road we have more of a continuation of medium to low density homes along this corridor. I could live with that. This allows any development on the east side of Rippy Road to better conform to a transition of property size for future builds. It also transitions well aesthetically.

I live at 5104 Singing Brook and have had the city out twice in 18 years to review the dog leg corner of my property where we are not allowed to build anything because of right of way and drainage. This is something that was in place when we purchased the home. The city engineers brought out satellite photos to show me there wasn't an issue, but they came when we had had very little rain. There is an issue because of the build up of dirt from flowing waters and because the flow is not correct, the water sits in my yard for weeks following the final rains. A previous neighbor north of me blocked his drainage right of way with bricks and soil which has made an issue for those people down hill from him. The water doesn't dissipate correctly as designed. I don't know what is built east of me or what blocks any of the fencing. I was told that I would have to pay to have this corrected, as would all of the neighbors north of me.

Next, it looks like the overflow movement of the changed pond on the site will now flow into Pecan Meadows. Please let me know if I am wrong.

Our drainage on the streets has handled the excess drainage okay now in high rains, but am very concerned that they will now flood our streets from any drainage flowing south from the north on Singing Brook. Will all water flow be directed toward Waketon Road north of Pecan Meadows. Moving on how will the drainage pipe size being proposed help make sure that rain water flows openly and freely so that my back yard and those along Pecan Meadows drive aren't dealing with flooded back yards worse than they already are because it drains so slowly.

I do plan to be at the P & Z Meeting. Please make sure that all committee members are aware of both the likes and dislikes of the plan prior to the August 8th meeting. Please let the builder know of my concerns as well so that they can be shared with all involved.

Norma Kline
5104 Singing Brook Road
Flower Mound, Texas 75028

Patricia O'Toole
5560 Wildwood dr.
Flower Mound, TX 75028

June 20, 2016

RE: Rezoning Waketon and Rippy Road

Dear Zoning Board Commissioners,

I would like to comment on the Zoning of the property on Waketon Road and Rippy. My family moved to Flower Mound in 1994. We picked Flower Mound for the unique country atmosphere. We could have moved to an area in Flower Mound where the houses were close together, but we wanted to spread out and have land to breath, grow plants and enjoy. We like the fact that Flower Mound protects trees and has a master plan in place to keep from over building. Now our neighbors who borders us wants to rezone to high and medium density lots. They will move and we will live with the results.

- One of my concerns is drainage. I am afraid all the water which will not be able to drain in the ground, due to all the cement will end up in my back yard.
- Another concern is the traffic that 156 houses would bring to the neighborhood. Even if the S curve on Waketon was fixed there would be too many cars for the 2 lane country road which runs into Double Oak.
- There are old beautiful trees on the property that must be kept alive. Trees help keep our air fresh and helps alleviate the traffic noise.

Please help us keep the integrity of our country living, save our trees, wildlife and peace and keep the agricultural or very low density zoning. We want to keep Flower Mound an unique living area, not like overly populated areas like Frisco and Plano.

- ◆ Please vote no on the high and medium density lots on Waketon and Rippy Road.

Thank you for your time and keeping our town unique.

Patrica O'Toole



From: Judy Cortinas
Sent: Wednesday, August 03, 2016 8:40 PM
To: Richard Brown; planning; Town Council
Subject: Bradford

Richard,

We are writing to request that the requested Master Plan amendment on the Bradford Park development be denied.

We feel there should not be any high density residential lots/homes in the project that backs up to existing Low Density and Estate residential neighborhoods.

We are looking for the protection of the Master Plan that recommends the Land be used for Low Density single family housing. When we moved into Pecan Meadows 17 years ago, we counted on the surrounding properties to reflect the continuity of our neighborhood. Pecan Meadows are all approximately 1/2 acre lots.

This is the same battle we fought with Highland Court. However, Highland Court did convert retail/commercial land into residential on FM2499. There was a little more reasoning to the need to build high density. The Bradford project is off of Waketon and behind Robertson Creek Shopping Center. There is no benefit to creating high density there. The small entry to the shopping center is very quiet, and poses nothing detrimental to homes being built. Once Waketon is improved that would pose nothing harmful for a neighborhood either.

We have no problem with the land use being Medium Density Residential single family homes. We were presented with a wonderful plan by David Weekly but evidently, due to the sales price of the land, that became obsolete. We do welcome a neighborhood there, just not a congested high density one as is proposed.

While I understand a landowner wanting to get the best price for his land, one must also consider the reasoning of it. The high density homes that will be built under this plan will start around \$550,000. That serves none of the needs of Flower Mound for reasonable affordable housing for young families or seniors.

You must also consider the effect it will have on the value of our homes. The homeowners surrounding the project, just like the land owners of Bradford Park, would like to get a fair value for our home, too. I know that a Pecan Meadows homeowner was able to get their Tax Value adjusted down \$50,000 this year, using the upcoming high density housing near us as the reason. So, for the benefit of a few land owners, it will not benefit the existing homeowners in Pecan Meadows adjacent/back up to the project.

Please deny the requested Master Plan change.

Thank you.

Rudy and Judy Cortinas
3301 Pecan Meadows Dr
Flower Mound

From: sjms4877 .
Sent: Thursday, August 04, 2016 1:37 PM
To: Richard Brown
Subject: Cal Atlantic Homes - Rippy Road Constrution

Dear Mr. Brown:

My name is John Irish, and I live at 3405 Pecan Meadows, Flower Mound TX 75028. I have lived in Flower Mound for over three years and plan to live in Flower Mound for many years to come.

I chose to live in Flower Mound, and specifically **Pecan Acres Addition/Pecan Meadows** because:

1. **Serenity:** The area is quiet with low density housing.
2. **Low Traffic:** Since the area consists of low density housing, the traffic is manageable.
3. **Lots of old trees:** There are a lot of trees that are decades old.
4. **Country feel:** There is a country side feel to this neighborhood.

I recently learned of a potential rezoning effort proposed by Cal Atlantic Homes, for the property located between Rippy Road and Waketon Rd. The rezoning would include a Master Plan amendment transitioning the land use from Neighborhood Low Density Residential, to High Density Residential.

I am **strongly opposed** to rezoning that would allow for High Density Residential land use. My main reasons for the opposition are:

1. **Increased Traffic:** A high density residential will increase the traffic on the existing roads by a large factor.
2. **Current Zoning:** One of the top reasons I moved to this area.
3. **Decreased Property value:** Our property value may decrease by rezoning the low density zone as a high density zone as no one would prefer to have a high density zone, right beside their neighborhood.
4. **Decreased Safety:** Our neighborhood may be less safer due to the rezoning, because, occupants of high density residential have very little stake and responsibility for their dwelling when compared to single family home dwellers, thereby, they might not care for the neighborhood they live in, as much as single family home owners do.
5. **Loss of trees:** Trees that have been growing for decades would be lost. We (the town) have already lost a huge number of trees due to the Riverwalk project and the Lakeside project. We need to preserve as many trees as we can.
6. **Other High Density areas:** There are already high density residential projects (in the form of Riverwalk and Lakeside) going on. The town doesn't need more high density residential projects.
7. **Additional Traffic Lights:** One or more traffic lights at Rippy Rd and College Parkway may need to be added onto FM 2499 in the future, creating even more stop-and-go traffic between 407 and 3040.
8. **Schools will be impacted.**

9. **There already is a shortage of single family homes.**

I am very concerned with how a High Density Residential development would affect not just my neighborhood, but the Town of Flower Mound. I kindly ask for your support in opposition to rezoning & any Master Plan amendments that would include High Density Residential development. Please uphold the current zoning which is low density residential. Thank you for your time.

Best regards,
John Irish

From: Cynthia Spilberg
Sent: Thursday, August 04, 2016 3:57 PM
To: Richard Brown
Subject: MPA16-0004 BRADFORD PARKS

Dear Planning & Zoning and Town Council,

Outside of our children, our home is our biggest investment. It is our sons' futures. It is our golden years. Yet the home we have invested so much in has stopped performing.

According to Denton Central Appraisal, this year our home did not increase in value. Why? Per the appraisal agent, "People that live on large lots do so for privacy. They pay a premium for that privacy." The agent further stated that "having a high density neighborhood built in your proximity makes your neighborhood and hence your home, less private. Therefore, buyers are less likely to pay the higher price tag."

Last year our neighborhood was promised by the developer and the Town of Flower Mound that having a high density development near us would improve our home values. That has not been the case.

Since Highland Court, our homes have been perceived as less private therefore, becoming less desirable and less sellable. Not a single residence sold this year. If this is the effect of a high density development southeast of us, one can only imagine the devastating property value loss that will occur to our homes if a high density development is approved next to us.

Please save our homes, our quality of life and our families' futures. Deny recommendation of another High Density development in SPA5. Deny MPA16-0004.

Regards,
 Cynthia Spilberg

Per Denton Central Appraisal website:

Year	Improvement(s)	Land	Market	Appraised	Assessed
2016	\$399,355	\$100,645	\$500,000	\$500,000	\$500,000
2015	\$413,054	\$86,946	\$500,000	\$500,000	\$500,000
2014	\$376,054	\$86,946	\$463,000	\$463,000	\$463,000

Highland Court was approved April 20, 2015 (after the 2015 assessments were mailed).

From: Paul Porter
Sent: Monday, August 08, 2016 12:09 PM
To: planning
Subject: Bradford Park Zoning Change: Waketon Rd at Rippy Rd

Planning and Zoning Committee,

I have been a Flower Mound resident since 1994, and have lived in the Pecan Meadows subdivision since 1998. I live at 5208 Singing Brook Road, which backs up to the Bradford's property. We have enjoy the pasture view and periodic birth of new calves that roam their property. I have participated in previous planning and zoning, as well as, town council meetings in the past. Unfortunately, I won't be able to attend the August 8th meeting.

I did want to let the committee know that I am against the recent proposal to by CalAtlantic Homes to dramatically increase the housing density of the the land generally to the west of Waketon Rd at Rippy Rd. I did see the previous plan submitted by David Weekley Homes, that I supported and believe was a reasonable compromise in changing from the current "all" Low Density zoning. I understand that the property owners declined the David Weekley plan because that wanted a higher price for the land. While I can appreciate their desire to maximize the sale price of their properties, I don't believe it is the responsibility of the town to accommodate their potentially inflated price at the expense of existing and future residents.

My specific concerns are similar to those of my neighbors:

1. High/medium density is not consistent with Pecan Meadows or the homes on Wildwood Dr.
2. Smaller lots and homes will bring down the value of our homes and property.
3. Traffic onto Rippy Rd will already rise due on the increased density from the Highland Court development. Adding higher density to Bradford Park will make this even worse.
4. Cutting down a large number of specimen trees due to the density of home on small lots.
5. Condition of Rippy Rd is deteriorating due to more traffic and construction already. Direct Development's plan "for Rippy Road to maintain its rural charm" was just a way for them to avoid sharing in the cost to improve the road. The portion of Rippy Rd frequented by the Highland Court construction has significantly impacted a portion of the road already. The same type of road issues can be seen on Waketon Road as well, just west of 2499.

I do believe this property can be developed in a way to preserve the stated values of Flower Mound, and without the need to clear cut trees, and increase roof tops to include high density. Highland Court used a nice model of having high density backed up to the retail along 2499 and transitioned to medium density closer to Pecan Acres and Pecan Meadows. It makes perfect sense for this development to continue that same transition from medium density along Rippy Rd to low density adjacent to Pecan Meadows homes.

Thank you for investing your time and your commitment to making Flower Mound a great place for all of us to live.

Best regards,
Paul

Paul Porter
5208 Singing Brook Road

-----Original Message-----

From: Lisa Malone

Sent: Thursday, August 18, 2016 11:02 AM

To: planning

Subject: Bradford Park Proposed Subdivision

Dear Planning and Zoning,

We are writing with our concerns for the Bradford Park Zoning request change from low density to 82% high density. Please keep the original zoning as the Master Plan called for "Low Density"; or at least compromise with "medium density".

Below are our concerns if this zoning request is approved.

- Proposed lot sizes are incompatible to our homes in Pecan Meadows. This change would mean that there is no transition from the Low density which is currently built.
- This would create significantly more traffic along Waketon and Rippy Roads. The traffic study was done during the summer hours. These are both very heavily traveled roads when school is in session (which is 10 months out of the year). The study needs to be taken during that time. The traffic is getting increasingly more difficult to get out on to 2499, and this does not even include the traffic from the developments already approved and in process i.e.: Riverwalk, Highland Court, and Hawks Hill development.
- This plan calls for the removal of the majority of the specimen trees on these properties. The prior plan that was rejected by the land owners from David Weekly was going to save 80% of those trees and had a much more comparable plan to our adjoining neighborhood with low to medium density housing.

We are not against development; however, we too made our biggest investment 15 years ago when we selected this neighborhood. We did our research and carefully studied the Master Plan for the undeveloped land around us which had a big impact on our decision to purchase our home here. We already compromised a lot when it came to the Highland Court development which was not left at low density; however the developer did work along with the neighbors to have the compromise. Again, we were supportive with the David Weekly plan which was going to be low to medium density.

Please consider the many residents that will be directly affected if this zoning request and tree removal is approved. We are the ones that will have to live with the aftermath while the developers and land owners move on. Please keep Flower Mound from becoming another Frisco or Plano.

The reason Flower Mound is voted the best place to raise a family is because while it continues to grow, we have plans in place like the Smart Growth plan and the Master Plan.

Please consider our concerns when making your decisions on the master plan zoning amendment and the tree removal for this property.

Thank you for spending your time and energy looking out for the best interest for the residents of Flower Mound while our town continues to grow.

Thank you,

Lisa and Mark Malone
5025 Bayberry St.
Flower Mound, Texas 75028



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: August 22, 2016

FROM: Richard Brown, Senior Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD16-0006 – Bradford Park) from Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses with certain exceptions and modifications to the Code of Ordinances. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

The project has a companion application, Master Plan Amendment MPA16-0004, for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 49.6 acres of land in order to develop residential lots in conformance with the proposed Master Plan designations of Medium Density (western and southern property boundary) and High Density (balance of the property to the Rippy Road and Waketon Road frontages, respectively).

The existing Agricultural zoning requires residential lots containing a minimum two acres in size, while the property zoned as Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses is undeveloped. It should be noted this small parcel (approximately 1.38 acres) currently within PD-89 is part of the land area assembled with this request so as to facilitate a section of the proposed realignment of Waketon Road as recommended in SPA 5 (see Waketon Road/Rippy Road Realignment, below). The entire 49.6 acres is largely undeveloped with the exception of scattered single family and accessory structures, all of which will be removed to provide for the applicant's development vision.

The property is located along the frontages of Waketon Road (northernmost west-to-east and north-to-south alignments to Rippy Road, respectively) and the west line of Rippy Road. The development will provide for three points of ingress/egress (two along

Waketon Road and one along Rippy Road).

The accompanying conceptual site plan [Attachment B(1)] provides for a two-phase residential development consisting of single-family, detached dwellings and approximately 12.19 acres of open space and common areas (24.6% of the site). The applicant is proposing a maximum of 156 single-family dwellings; 128 single-family dwellings each constructed on a minimum 6,000-square-foot lot and 28 single-family dwellings each constructed on a minimum 10,125-square-foot lot. A table showing the details for each type of lot is provided further in this material.

On December 16, 2013, the Town Council approved a Land Development Regulations amendment (LDR13-0004) to modify the development standards related to Planned Development (PD) Districts. This amendment allows flexibility and creativity to encourage a more creative, efficient, and aesthetically desirable design of developments within the Town. Provided in the table below are the requested modifications to the SF-10 and SF-5 zoning districts that will be incorporated into the proposed PD standards [see Attachment B(2)].

III. Requested Modifications

As a part of the proposed PD standards, the applicant is requesting the following modifications to the minimum and maximum dimensional regulations of the SF-10 and SF-5 zoning districts, respectively:

Single-Family District-10 (28 lots)

1. Increase the minimum lot area from 10,000 square feet to 10,125 square feet;
2. Increase the lot width at the front building line from 70 feet to 75 feet;
3. Increase the minimum floor area per dwelling unit from 1,800 square feet to 2,400 square feet;
4. Reduce the front yard setback from 25 feet to 20 feet;
5. Reduce the side yard setback from 10 feet to 7.5 feet;
6. Increase lot coverage from 40 percent to 55 percent; and,
7. Reduce number of stories and structure height from 3/35 feet to 2/35 feet.

Single-Family District-5 (128 lots)

1. Increase the minimum lot area from 5,000 square feet to 6,000 square feet;
2. Increase the minimum floor area per dwelling unit from 1,500 square feet to 2,000 square feet; and,
3. Reduce number of stories and structure height from 3/35 feet to 2/35 feet.

TOWN STANDARD	REQUIRED SF-5	PROPOSED SF-5 (PD-148)	REQUIRED SF-10	PROPOSED SF-10 (PD-148)
MINIMUM LOT AREA	5,000 SF	6,000 SF	10,000 SF	10,125 SF
MINIMUM LOT WIDTH	50 FEET	50 FEET	70 FEET	75 FEET
MINIMUM FLOOR AREA/DWELLING UNIT	1,500 SF	2,000 SF	1,800 SF	2,400 SF
MINIMUM FRONT YARD	20 FEET	20 FEET	25 FEET	20 FEET
MINIMUM SIDE YARD	5 FEET	5 FEET	10 FEET	7.5 FEET
MINIMUM REAR YARD	20 FEET	20 FEET	25 FEET	25 FEET
MAXIMUM LOT COVERAGE	55 PERCENT	55 PERCENT	40 PERCENT	55 PERCENT
MAXIMUM STORIES/ STRUCTURE HEIGHT	3 STORIES/35 FEET	2 STORIES/35 FEET	3 STORIES/35 FEET	2 STORIES/35 FEET
MISCELLANEOUS • PORCHES MAY ENCROACH INTO THE REQUIRED FRONT YARD A MAXIMUM OF EIGHT FEET • CORNER LOTS-SETBACKS MATCH FRONT YARD SETBACK FOR KEY LOTS; 15 FEET FOR NON-KEY LOTS • FENCES MAY NOT EXTEND INTO THE FRONT YARD BEYOND THE FRONT FAÇADE • ALTERNATE FENCING DESIGN FOR CERTAIN LOCATIONS OF OPEN SPACE (SEE NARRATIVE, BELOW)				

Lastly, the applicant is requesting a modification to screening requirements for open space for some of the lots that abut a particular open space area within the subdivision [see Attachment B(1), Conceptual Landscape Plan]. Town regulations require fences constructed adjacent and parallel to dedicated park, trail, or open space areas consist of wrought-iron or tubular steel. Such fences shall be a minimum of four feet in height and shall be of consistent color throughout a development. Vertical or horizontal spacing of members of wrought-iron or tubular steel fencing shall not allow passage of a four-inch sphere.

Generally, open space areas tend to be irregularly shaped parcels with varying depth so as to allow separation of improvements, provide for the retention of certain environmental assets, and create unimproved buffers when located at a site's perimeter.

The applicant has requested this modification be considered for two different applications within the subdivision:

1. With respect to the two strips of open space each located along the two ingress/egress points on Waketon Road, six-foot-tall solid screening is being proposed. Due to the narrowness of each respective section (approximately ten feet and 14 feet along the northern and eastern ingress/egress drives, respectively) as well as these respective areas abutting main access ways within the subdivision, staff is supportive of this modification.
2. Four areas are being proposed to utilize a design incorporating a two-foot-tall masonry base with a four-foot-tall wrought iron or decorative fence section affixed to the masonry base. This design will serve a dual purpose in that it provides for a sense of security for the respective homeowner while maintaining the openness to open space areas as required by Town regulations.

A. Exception to Access Management Policy and Criteria

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances require a minimum centerline radius of 275 feet for the Local Residential Urban designation (that which is required by this development). The applicant is requesting this exception in two locations so as to save 12 specimen trees, totaling 346 caliper inches. The Town's Engineering staff has worked with the applicant to address this exception and has no objections for the specific street sections as provided on the conceptual site plan [See attachment B(1)].

On August 2, 2016, the Environmental Conservation Commission (ECC) reviewed a tree removal permit request for 26 specimen trees. The ECC recommended approval for the removal of the requested specimen trees, which will be forwarded to the Town Council for consideration at the same time as the subject Zoning Planned Development amendment and companion Master Plan Amendment (MPA16-0004). The following link will provide additional detail related to the ECC public meeting:

<http://flowermoundtx.swagit.com/play/08022016-1127>

On August 3, 2016, the Parks, Arts and Library Services (PALS) Board voted to recommend acceptance of cash in lieu of land of \$660,441.60 in the place of otherwise required Park Land dedication and Park Development Fees in the amount of \$216,528, with the stipulation that they will include benches and meet with Town staff to discuss gazebos or any other amenities that may contribute to more of a park setting. After the Board action, the applicant provided the framework for these recommended improvements, which are found in Attachment B(2).

This recommendation will be forwarded to the Town Council for consideration at the same time as the subject Zoning Planned Development amendment and companion Master Plan Amendment (MPA16-0004). The following link will provide additional detail related to the PALS Board public meeting:

<http://flowermoundtx.swagit.com/play/08032016-838/#7>

Specific Plan Area 5 (SPA 5) identifies one of its elements as being the 'realignment of Waketon Road with large radius curves for vehicular safety in two locations as Waketon Road transitions from a north-south alignment to an east-west alignment west of FM 2499. The intersection of Waketon and FM 2499 should be signalized at the time that it meets UMTCD warrants, as should other major intersections of public streets.'

The two above referenced locations are situated at the northeast corner of the site and approximately midpoint where the existing north/south alignment of Waketon Road turns eastward towards Long Prairie Road, at a point where Rippy Road terminates into this roadway. In order to provide for the required land area to facilitate the above referenced realignment, both the applicant and adjacent property owner have agreed to enter into a 'land swap'. On a parallel track and as part of this process, the existing ingress/egress point into Robertson's Creek will be maintained (by recorded access easement) at the time these parties provide for the referenced land transaction.

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had received two phone calls regarding the project and five letters in support and seven letters in opposition of the project. Additionally, a property owner spoke in opposition of the request at the August 15, 2016, Town Council meeting.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. TIA Executive Summary
4. Water and Wastewater Analysis

B. Application Details

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

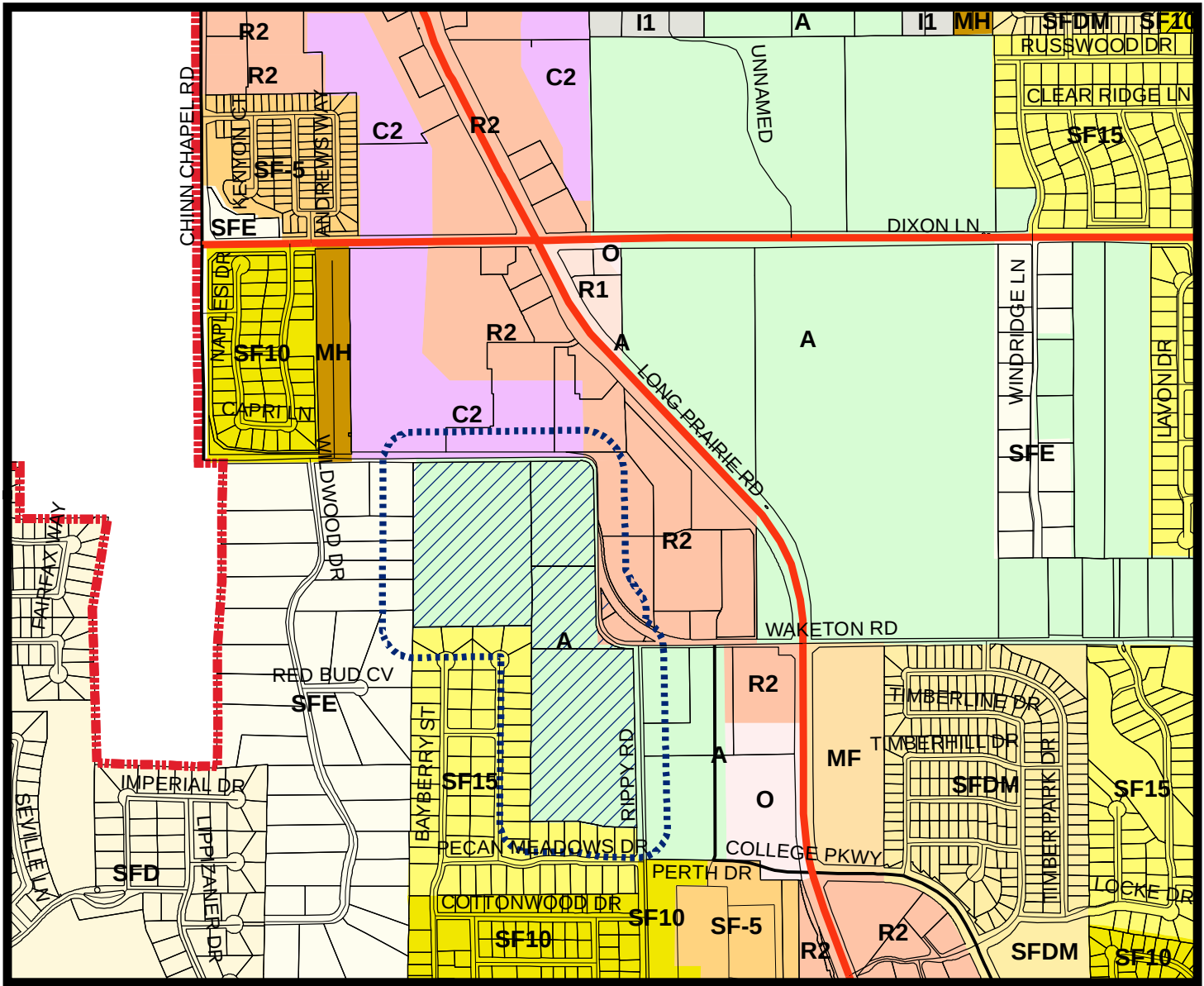
C. Correspondence

1. Correspondence in Support
2. Correspondence in Opposition

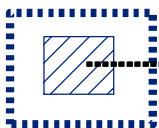
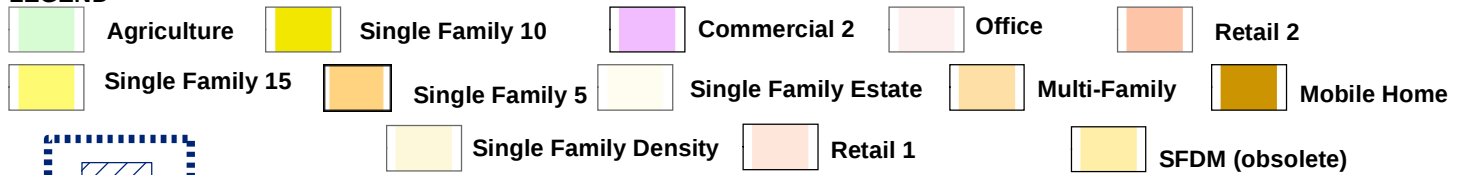


Vicinity Map

Reference Project: MPA16-0004 & ZPD16-0006

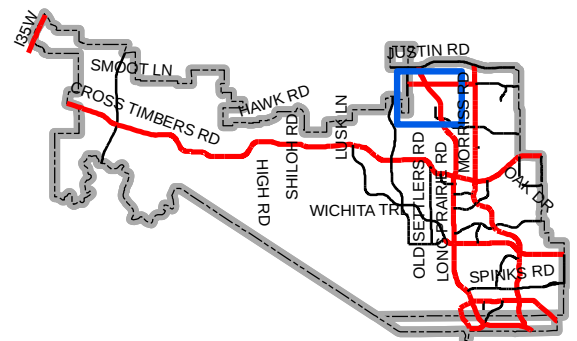
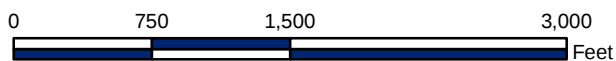


LEGEND



Subject Property

200 ft Notification Buffer around Property



Map Location

Attachment A(2): Letter of Intent



July 18, 2016

Mr. Doug Powell
Executive Director of Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75022

Dear Mr. Powell,

Applications have been submitted on behalf of my client, CalAtlantic Homes, for the proposed residential subdivision, Bradford Park. The applications include MPA 16-0004 and ZPD 16-0006. The subject property is approximately 50.5 acres and is generally located west of Rippey Road and south of Waketon Road.

The proposed Bradford Park residential development is bordered on the south and west by existing low density and estate density residential subdivisions. The proposed development is bordered on the north by a two lane urban collector, Waketon Road, and a major retail shopping center. The property is heavily treed, including 85 specimen trees and this creates unique value to both the community and the proposed development.

Flower Mound has consistently planned for single family residential development on the property. Gross density planned for the property has varied from 3.3 to 2 units per acre.

Request and Development Design Details

The request is to amend the Town's Master Plan from low density residential to medium density residential for the portion of the property that directly adjoins the existing subdivisions of Pecan Meadows and Wildwood Estates. The request for the majority of the remaining property is to amend the master plan to allow for high density, single family, detached residential. There is approximately 1 acre of property that after the future realignment of Waketon Road will be north of Waketon Road. The request for this 1 acre is to amend the master plan so that it is reclassified as SPA 5 (Commercial).

Bradford Park's design utilizes a clustering technique to provide orderly transitions from the existing residential and major retail developments and provide superior tree preservation. The

design includes over 12 acres of open space, specifically located to maximize tree preservation of the most significant specimen trees and is less impactful to the existing subdivisions than a design that would meet the requirements of low density residential.

To transition from the existing residences and preserve existing trees, open space buffers of 5.5 acres and lots that comply with Flower Mound's current medium density residential designation are proposed. To transition from the major retail and the urban collector and preserve protected and specimen trees, smaller lots and 6.7 acres of open space is proposed (total open space is 12.2 acres or almost 25% of the site). Gross density for the proposed subdivision is approximately 3.2 units per acre and equivalent to the average yield from Flower Mound's medium density residential designation.

Tree Preservation

As previously mentioned, portions of the property are heavily treed. There are approximately 85 specimen trees and hundreds more protected trees on the property. The proposed design of Bradford Park was developed to maximize the number of existing trees, especially specimen trees, preserved. This plan enables the preservation of 56 of those specimen trees. A previously prepared low density plan only preserved approximately 20.

Master Plan History

Significant changes to the Flower Mound's Master Plan have occurred on adjacent properties. In the 2001 Master Plan, the adjacent property to the north (current site of the major retail shopping center, Robertson Creek) was designated as neighborhood retail and low density residential. This was intended to provide a transition zone from the major retail located at FM2499 and FM407. The transition zone was eliminated in 2005 when the Master Plan was changed to allow Robertson Creek to be developed.

The 2006 Master Plan Update Committee recognized the land use for the remaining property in the area had been impacted and a Master Plan amendment would be required. Various proposals for increased density and retail were reviewed at the time. After lengthy discussion, the Committee, the Planning and Zoning Commission and the Town Council decided that the master plan amendments for the subject property were best made by evaluating specific applications made on behalf of the land owners.

The concerns raised in 2006 are still relevant today. CalAtlantic carefully planned Bradford Park to address those concerns to the greatest extent possible. The resulting design provides superior land use transitions and tree preservation.

Please let me know if there are additional questions I can answer.

Sincerely,

Kendra Stephenson

Kendra Stephenson,
Principal, Portmanteau Consulting

EXECUTIVE SUMMARY

The services of **DeShazo Group, Inc.** (DeShazo) were retained by **Town of Flower Mound** to conduct a traffic impact analysis (TIA) for a proposed residential development known as the "Bradford Parks Development". The 49.49-acre, 156-lot single family site is located on the southwest side of Waketon Road and west side of Rippy Road in the northern part of the Town of Flower Mound, Texas. Completion of the project is expected to occur in 2018. There are two planned developments to the east of the subject project: "Hawks Hill Addition Development", an 18.578-acre, mixed-use development, and "Highland Court Development", a 32.2-acre, 97-lot single family residential development.

The purpose of this report is to summarize the projected site-related traffic impact of the proposed development on the public roadway network as determined by standardized engineering analyses. Parameters of this study are in accordance with directions obtained from the Town staff. For the purpose of this study, the projected traffic generated by the "Hawks Hill Addition Development" and the "Highland Court Development" were added to the 2018 background traffic to reflect the foreseeable future traffic condition. The TIA was prepared for submittal to the Town of Flower Mound for consideration as a requisite part of the zoning change request process.

This TIA compares the traffic operational conditions of the background traffic conditions without site-related traffic and that with the addition of site-related traffic at specified buildout conditions. Based upon the results of this analysis, the following findings and recommendations were derived.

- ❖ West of FM 2499/Long Prairie Road intersection, Waketon Road is currently constructed to the ultimate cross-section designated by the Town's Master Transportation Plan of 36 feet, within 60 feet of right-of-way, up to the WinKids driveway (future Jacob Lugo intersection). West of Jacob Lugo Drive and east of FM 2499, the roadway is currently a two-lane roadway that will ultimately be improved. Based upon the results of the analysis conducted herein, it is recommended that a dedicated right-turn lane be constructed on the eastbound approach of the FM 2499 intersection (adjacent to the subject site). It is also assumed that the east leg (westbound approach) of the intersection will also be improved (by others) to include dedicated left- and right-turn lanes. The remainder of the roadway should be widened to the ultimate cross-section as development occurs on adjacent properties or when public funds are available, whichever is sooner.
- ❖ No right-turn lanes are required on Rippy Road and Waketon Road at site street intersections pursuant to the Town's requirement for right-turn lanes.
- ❖ The projected 59 site-generated left-turn traffic on Waketon Road at Street 2 exceeds the threshold of 50 vph for requiring a northbound left-turn/deceleration lane. A northbound left-turn/deceleration lane will benefit the traffic operations on Waketon Road at the proposed street intersection.
- ❖ The proposed streets on Waketon Road and Rippy Road meet the Town's driveway spacing criteria.
- ❖ The proposed Bradford Parks single family development meets the Town's SMARTGrowth requirements.

A summary list of recommended intersection improvements is as follows.

- Construct a dedicated right-turn lane on the southbound approach of Waketon Road at the FM 2499 intersection. [The projected 2018 southbound, PM peak hour background right-turn volumes is 47 vph which is very close to the threshold of 50 vph requiring a right-turn lane. The need for a right-turn lane will be mostly due to the background traffic]
- Construct a dedicated right-turn lane on the eastbound approach of Waketon Road at the Rippy Road intersection.
- Construct a dedicated right-turn lane on the northbound approach of Rippy Road at the Waketon Road intersection.
- Improve the east leg (westbound approach) of Waketon Road to include dedicated left- and right-turn lanes at the FM 2499 intersection. [This will be done by someone else other than the Bradford Parks development]
- Construct a northbound, left-turn/deceleration lane at site Street 2 to improve the traffic operations on Waketon Road.

END



July 15, 2016

Mr. Brent Anderson, P.E.
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Bradford Parks – Water and Wastewater Master Plan Amendment Analysis (KHA No. 061000098)

Dear Brent,

Kimley-Horn & Associates, Inc. (Kimley-Horn) has performed the hydraulic analysis associated with the proposed water and wastewater demands for the Bradford Parks development. A private developer is planning on developing a site located northwest of Waketon Road and Rippey Road. This property is planned to be developed as Medium Density Residential per the Town's adopted Land Use plan. The developer is requesting to increase the density for the entire development to a mix of Medium and High Density Residential. Per the Town's adopted master plan, this property is planned to tie into the Town's wastewater system at Manhole 1502.

The preliminary utility plan shows a portion of the property draining to Manhole 1507. The remainder of the property is planned to drain to an 8-inch line in the Pecan Meadows neighborhood south of the proposed development, eventually draining to Manhole 864. The proposed development of approximately 50 acres will contain 128 high density single family residential lots, 28 medium density single family residential lots, and 12 acres of open space. The Town has asked Kimley-Horn to evaluate both the water and wastewater systems to determine if the existing and build out infrastructure has sufficient capacity for the increased density and revised wastewater tie-in locations. The analysis was limited to evaluating the Town's water and wastewater transmission mains and interceptors and did not evaluate distribution lines and collectors within the proposed development.

DEMAND PROJECTION

SMARTGrowth specifies that the developer is responsible for providing projected peak hour wastewater flows for their proposed development, and the Town is responsible for verifying the proposed flows are adequate. Projected wastewater flows were not provided by the developer; therefore, Kimley-Horn developed flows utilizing an average wastewater flow of 75 gallons per capita per day with an estimated 3.2 persons/ living unit for the proposed single family homes. A peaking factor of 1.9 and an inflow and infiltration value of 970 gallons per acre per day were also applied in accordance with SMARTGrowth. Utilizing these flow assumptions resulted in a projected peak wastewater flow of approximately 83 gallons per minute (gpm).

Water demand projections were not provided by the developer so Kimley-Horn developed flow projections. A water demand factor of 500 gallons per capita per day was used for the proposed single family development in accordance with SMARTGrowth and the Town's Water Master Plan. A maximum day demand (MDD) peaking factor of 1.91 ($MDD = 1.91 * ADD$) and a peak hour demand (PHD) peaking factor of 1.75 ($PHD = 1.75 * MDD$) were also applied in accordance with

SMARTGrowth. Based on these factors, a peak hour water demand of approximately 181 gpm was developed and utilized. Furthermore, a fire flow demand of 1,500 gpm was used in this analysis. The developer will be responsible for confirming the required fire flow during design.

WASTEWATER ANALYSIS

A proposed utility plan was provided by the developer. The preliminary utility plan shows a portion of the property draining to Manhole 1507 and a portion of the property draining to an 8-inch line in the Pecan Meadows neighborhood, eventually draining to Manhole 864. Per the Town's adopted Master Plan, this property is planned to tie into the Town's wastewater system at Manhole 1502. Kimley-Horn analyzed the Town's wastewater system from Manholes 864 and 1507 to the Oak Street Lift Station in existing and build-out conditions, as well as the Town's wastewater line between the development and Manhole 864 which is not included in the hydraulic model (See **Exhibit A**). Oak Street Lift Station was not included as part of this analysis. Analysis of the gravity system indicates that the changes in density from the Bradford Parks development will not adversely affect the existing or build-out wastewater system.

WATER ANALYSIS

As part of the water analysis, Kimley-Horn evaluated two (2) hydraulic conditions in the Town's existing and built-out water system:

- Peak Hour Demand
- Maximum Day Demand plus Fire Flow

The Texas Commission on Environmental Quality (TCEQ) has set minimum pressure requirements for public water systems. For Peak Hour Demand, the minimum required pressure is thirty-five (35) pounds per square inch (psi). For Maximum Day Demand plus Fire Flow, the minimum required pressure is twenty (20) psi.

Analysis of the Peak Hour Demand scenario indicates that the proposed increase in density will not adversely affect the water transmission system in existing or build-out conditions. Similarly, the minimum pressure requirement is maintained for the Maximum Daily Demand plus Fire Flow scenario in existing and build-out conditions.

As stated previously, Kimley-Horn did not evaluate the water distribution or wastewater collection lines within the development, only the transmission mains and wastewater interceptor lines. The developer is responsible for sizing the internal water and wastewater lines to serve the development.

We appreciate the opportunity to work with the Town; if you have any questions, please give me a call.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

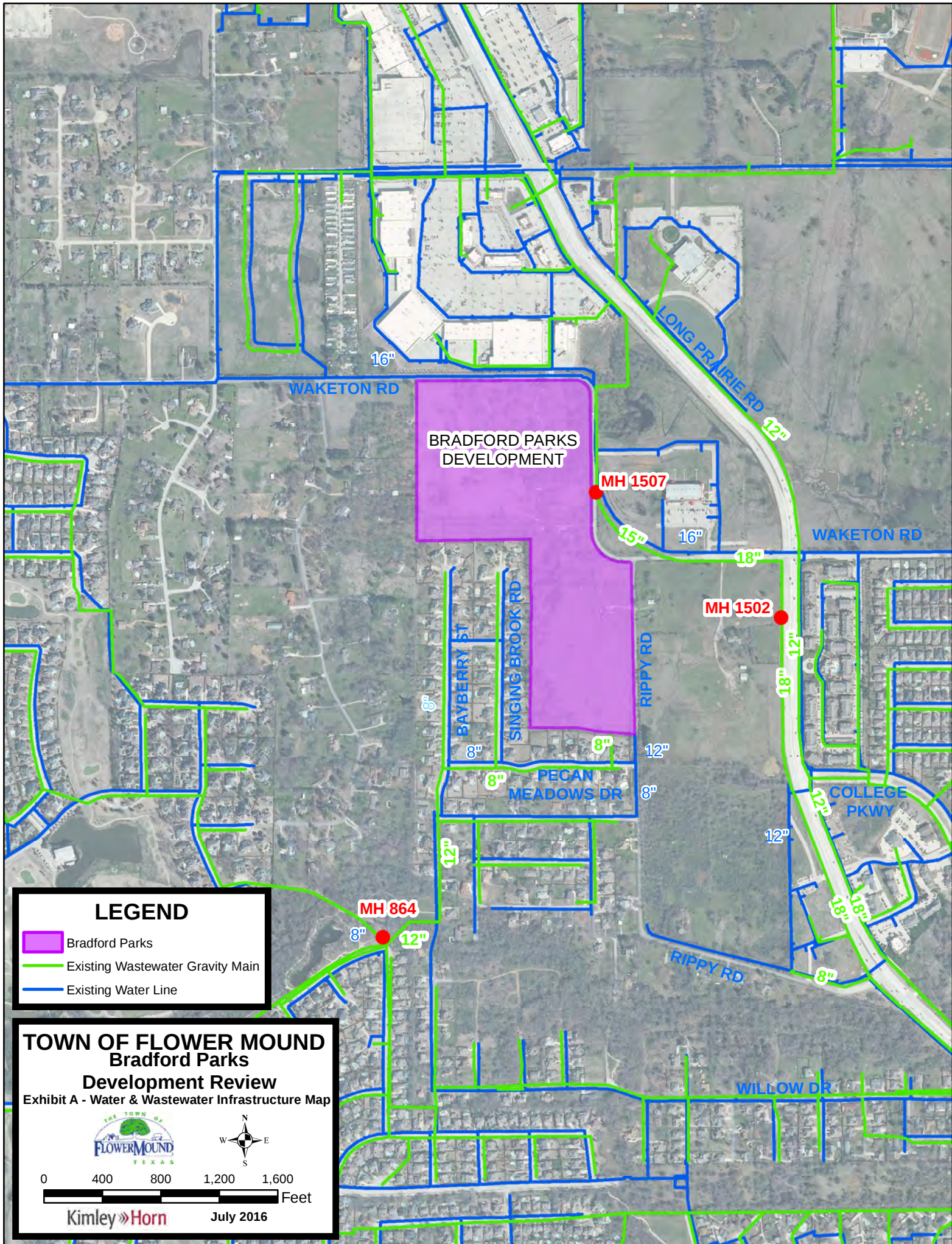


Ashlyn Kelbly, P.E.

AMK:LMB

Attachment: Exhibit A

K:\DAL_Municipal\061000098\Corr\Tr\BradfordRevised_Water_Wastewater.doc



LEGEND

- Bradford Parks
- Existing Wastewater Gravity Main
- Existing Water Line

TOWN OF FLOWER MOUND Bradford Parks

Development Review

Exhibit A - Water & Wastewater Infrastructure Map

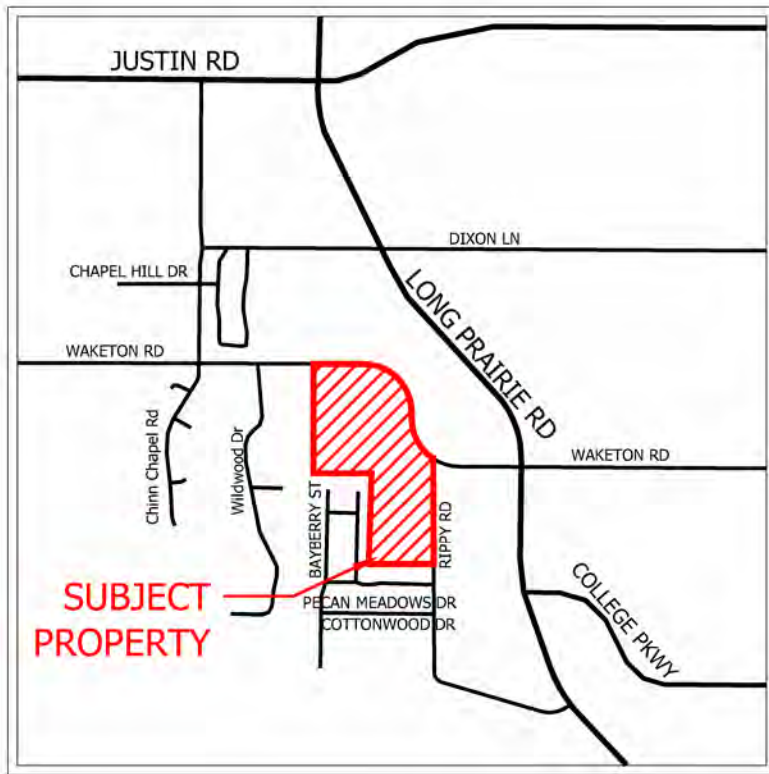


0 400 800 1,200 1,600

Feet

Kimley  Horn

July 2016



Proposed Use
Land Use Plan
Specific Plans
Urban Design Plan
Parks & Trails
Thoroughfare Plan

Water Plan
Wastewater Plan
Economic Impact

Master Plan Features
PD for Medium & High Density Single Family Residential
Long Prairie District
SPA 5
Long Prairie District
There is a trail along the north line of Waketon & east line of Rippy.
Waketon Rd. - Urban Collector 60' R.O.W.
Rippy Rd. - Urban Collector 60' R.O.W.
16" line on east side of Waketon Rd.
12" line along Waketon R.O.W.
N/A

Detention:
Two detention ponds are located on Block A, Lot 32. The southernmost pond will be expanded/retained & the other pond will be new. The existing pond that is located on Block A, Lots 34 & 35 will be removed. See Drainage Plan.

Existing Use:
Residential and open space.

Phasing:
The project will be built in two phases. See division line below.

Notes:
-Median X Lots will be maintained by the H.O.A.
-Some internal centerline street radii (as noted on plan) are less than the normal minimum dimension of 275', to enable the preservation of additional Specimen & Protected Trees.

Lot Type	SF-5 50'x120' (min size)	SF-10 75'x135' (min size)
Garage	Front loaded; 20' min. setback	Front loaded; 20' min. setback
Front Setback	20' min.	20' min.
Side Setback	5' min.	7.5' min.
Rear Setback	20' min.	25' min.
Porches	May encroach on front setback line 8'	May encroach on front setback line 8'
Corner Lots	Setbacks match front yard setback for key lots. 15' min. for non-key lots.	Setbacks match front yard setback for key lots. 15' min. for non-key lots.
Fences (front yard)	No privacy fence closer to setback line than the front wall of the home. 2,000 s.f	No privacy fence closer to setback line than the front wall of the home. 2,400 s.f
Min. Dwelling Unit Size	55%	55%
Max. Lot Coverage	2 stories or 35'	2 stories or 35'
Max. Building Height		

Owner: William E. Bradford 5301 Rippy Rd. Flower Mound, TX 75028 972-539-8685 Contact: Bill Bradford	Owner: Rick & Lisa Cain 5410 Waketon Rd Flower Mound, TX 75028 214-212-4187 Contact: Rick Cain	Owner: Donald Parks 3433 Waketon Rd. Flower Mound, TX 75028 214-763-0903 Contact: Don Parks	Owner: Hawks Ramsey, LLC 2648 F.M. 407 East, Suite 200 Argyle, TX 76226-7010 214-674-4013 Contact: Todd Weaver
--	--	---	--

Engineer / Surveyor:
J. Volk Consulting
830 Central Parkway East, Suite 300
Plano, TX 75074
972-201-3100
Contact: Jay Volk

Applicant:



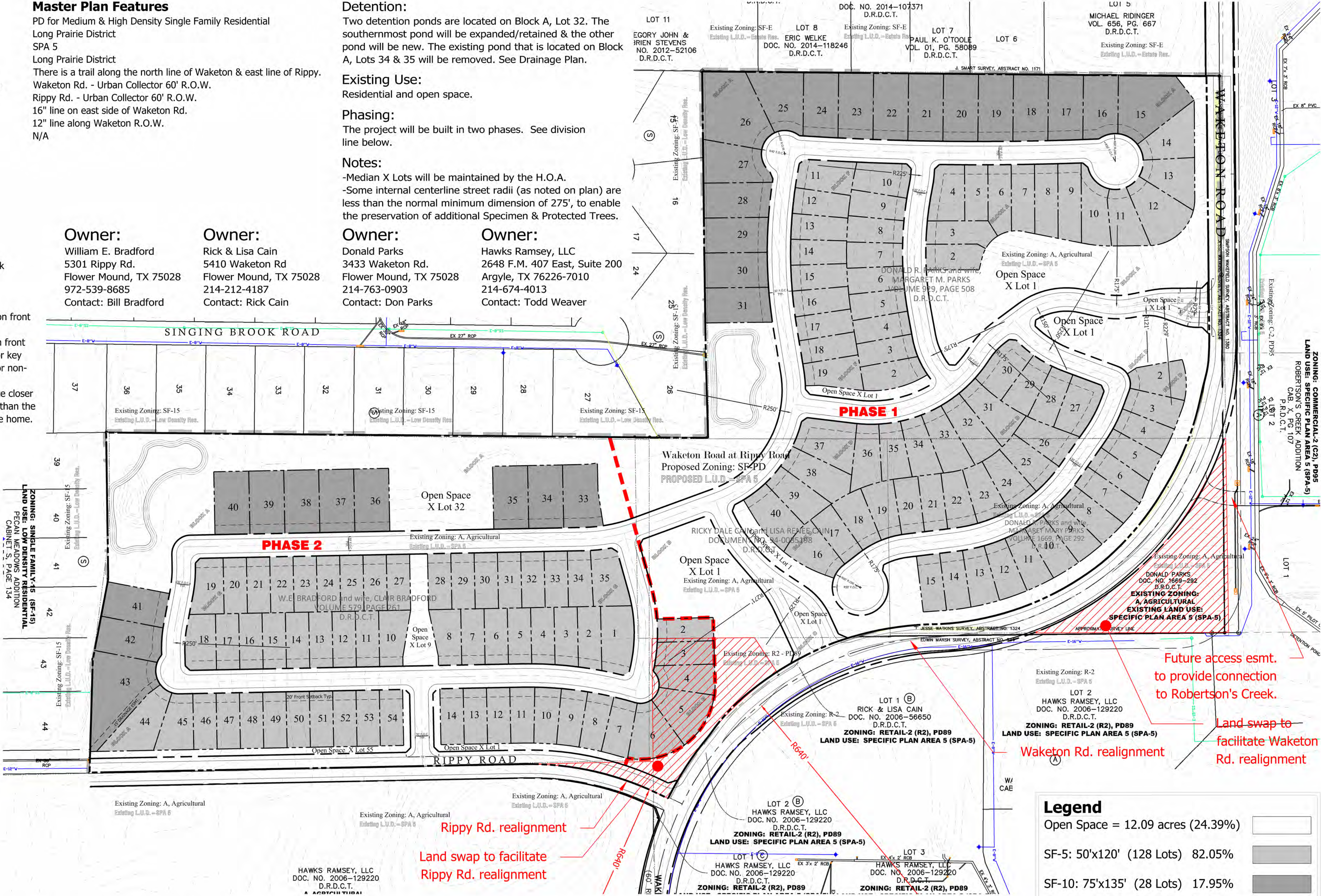
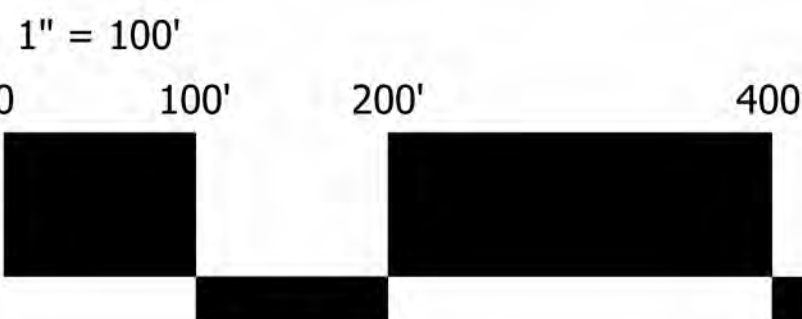
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd., Suite 600
Frisco, TX 75034
469-731-3126

Planner:



SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626

12 AUG 16



49.56 Acres - 156 Residential Lots, 9 Open Space X Lots (12.19 ac.)

Conceptual Site Plan

Bradford Park

Landscape Requirement Compliance Town of Flower Mound

STREET BUFFER LANDSCAPING		
	Required Buffer Width	Provided Width
Rippy Road	15'	15'
Waketon Road	15'	25' min.

STREET BUFFER TREES			
Standard	Street Frontage (linear feet)	Required	Provided
1 per 30 l.f.	Rippy Road = 1,205 l.f.	41 trees (3" cal.)	18 x 3 = 54 new ornamental trees instead of large trees due to overhead utilities.
1 per 30 l.f.	Waketon Road = 1,980 l.f.	66 trees (3" cal.)	34 new trees from the Flower Mound <i>Large Tree List</i> .
		107 trees required	
		-55 existing trees from the Flower Mound <i>Large Tree List</i> exist in the identified landscape buffer	
		52 trees required	

Legend

6' Decorative Metal Fence

6' Masonry Wall

6' Masonry Wall or 6' Decorative Metal or Combination

Decorative Metal Fence with optional 2' Masonry Base. 6' Maximum Height.

Retain Existing Fence, or Replace or install 6' Wood Fence

NOTE:
The credit received for existing trees within the landscape buffer is subject to change depending on the most recent revised tree survey.

Owner:
William E. Bradford
5301 Rippy Rd.
Flower Mound, TX 75028
972-539-8685
Contact: Bill Bradford

Owner:
Hawks Ramsey, LLC
2648 F.M. 407 East, Suite 200
Argyle, TX 76226-7010
214-674-4013
Contact: Todd Weaver

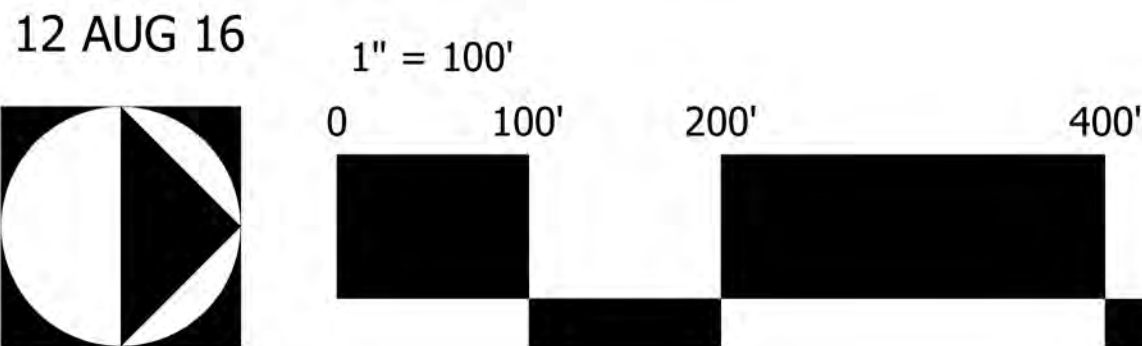
Engineer / Surveyor:
J. Volk Consulting
830 Central Parkway East, Suite 300
Plano, TX 75074
972-201-3100
Contact: Jay Volk

Applicant:



CalAtlantic Homes of Texas, Inc.
2600 Network Blvd., Suite 600
Frisco, TX 75034
469-731-3126

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626



6' Decorative Metal Fence

6' Masonry Wall

Decorative Metal Fence with optional 2' Masonry Base. 6' Maximum Height.

6' Wood Fence



Legend

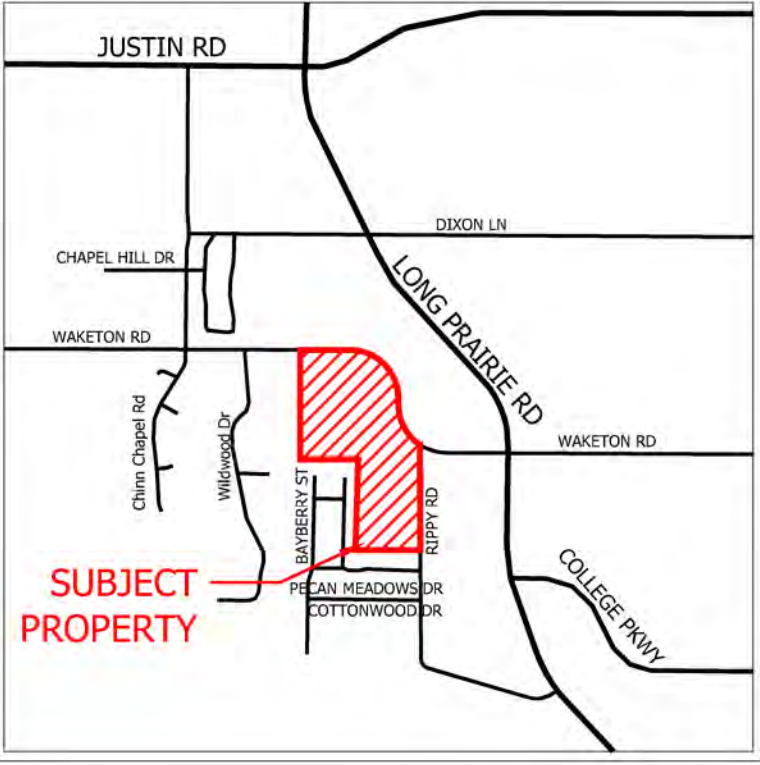
Specimen Tree to Remain

Non Specimen Tree to Remain

Proposed Tree (any large tree from the Flower Mound *Approved tree planting list*)

Proposed Tree (any tree from the Flower Mound *Approved overhead utility easement tree planting list*)

Waketon Road & Rippy Road Landscape Buffer



49.56 Acres - 156 Residential Lots, 9 Open Space X Lots (12.19 ac.)

Conceptual Landscape Plan

Bradford Park

Flower Mound, Denton County, Texas



Legend

Specimen Tree to Remain

Specimen Tree to be Removed

Engineer / Surveyor:
J. Volk Consulting
830 Central Parkway East, Suite 300
Plano, TX 75074
972-201-3100
Contact: Jay Volk

Applicant:

CALATLANTIC HOMESSM
CalAtlantic Homes of Texas, Inc.
909 Lake Carolyn Parkway, Suite 1700
Irving, TX 75039
972-590-2400

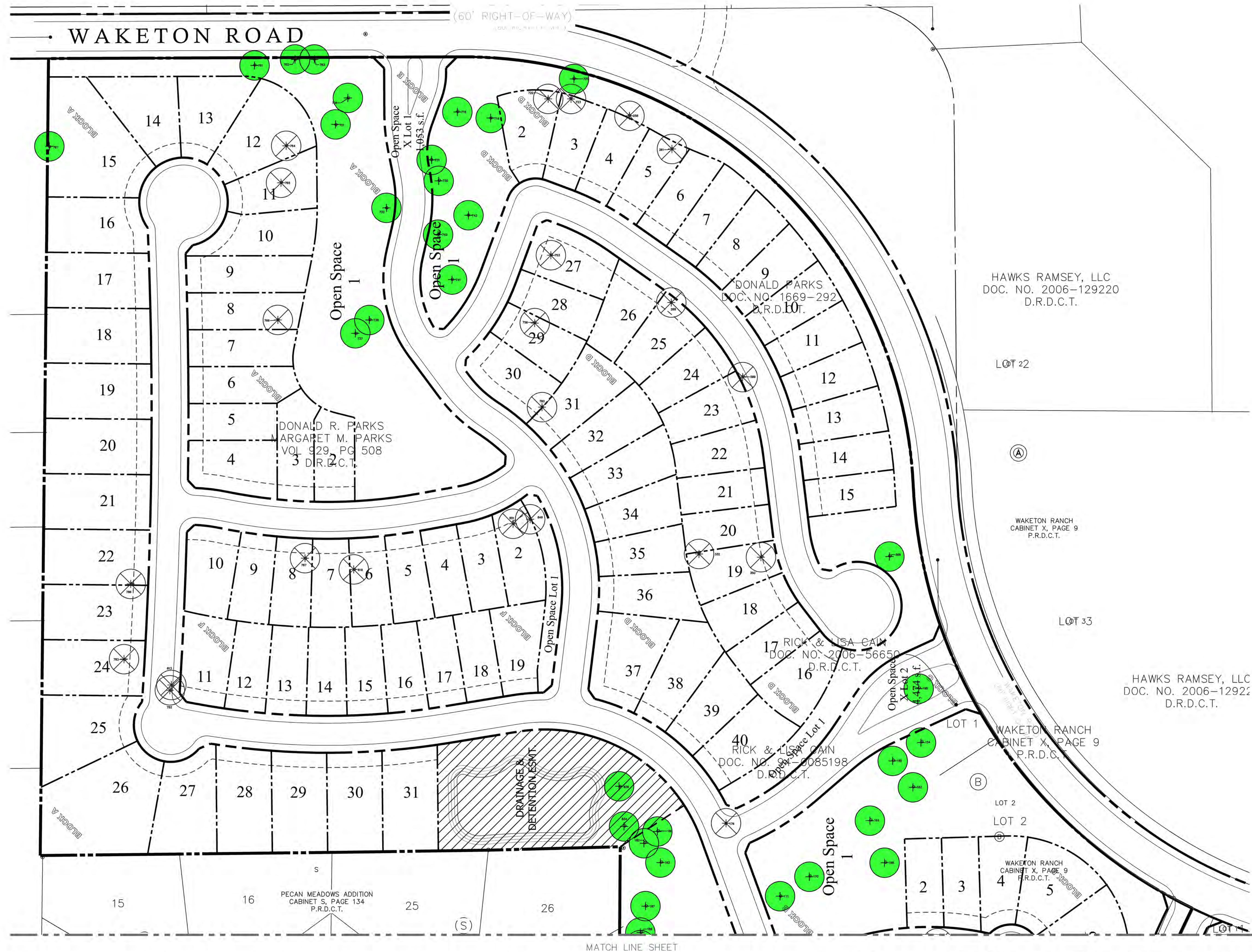
Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626

28 JULY 16

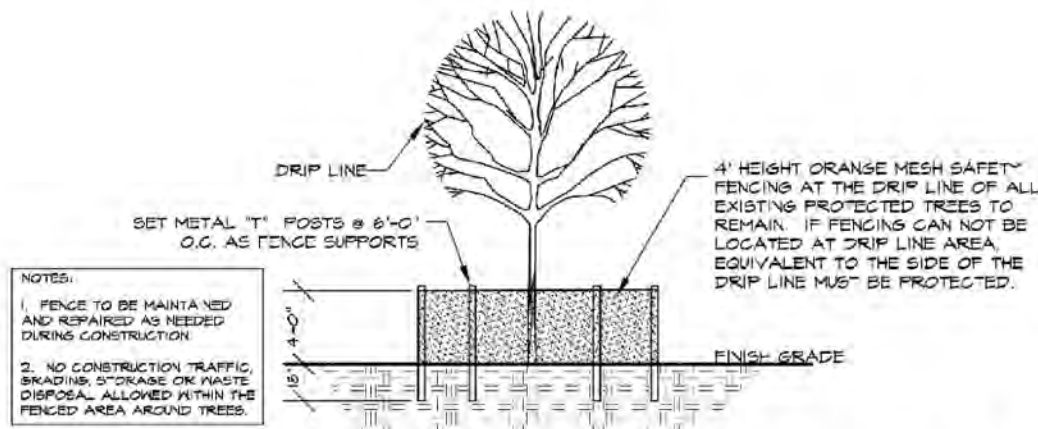
1" = 60'

0 60' 120' 240'

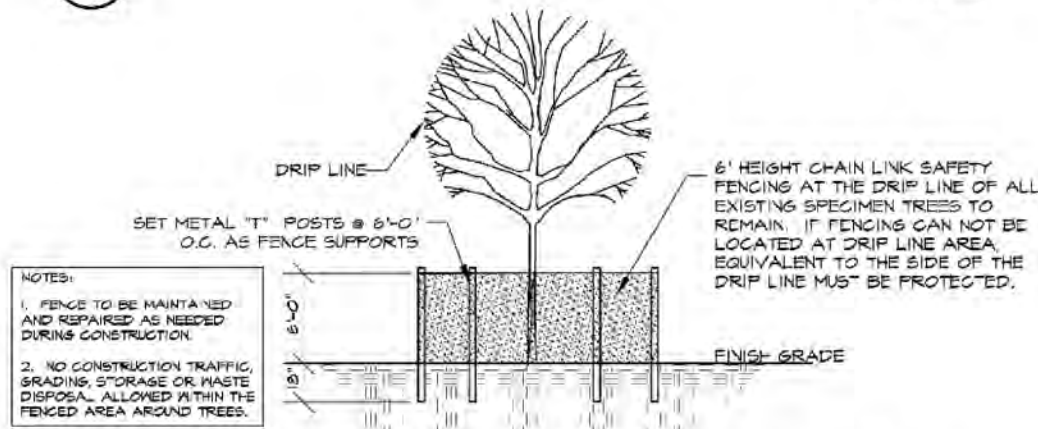


Tree Survey - Preliminary Reference Plan (1 of 2) **Bradford Park**

Specimen Tree to Remain	
Specimen Tree to be Removed	



5 PROTECTED TREES - TREE PROTECTION DETAIL



6 SPECIMEN TREE - TREE PROTECTION DETAIL
L2 NOT TO SCALE

J. Volk Consulting
830 Central Parkway East, Suite 300
Plano, TX 75074
972-201-3100
Contact: Jay Volk


CALATLANTIC
 HOMESSM

CalAtlantic Homes of Texas, Inc.
909 Lake Carolyn Parkway, Suite 1700
Irving, TX 75039
972-590-2400



SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture

1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626

$$1'' = 60'$$


0 60' 120' 240'

Updated: 7/28/2016

Original Tree No. / New Tree No.	Species	Diameter (caliper in.)	Town of Flower Mound Classification (Ord. No. 63-08 Sec. 3(94-5) (Ord. 10-6-2008)	Remain/ Remove	Location of Specimen Trees	Caliper Inches Removed	Replacement Caliper Inches	Inches Preserved in Buildable Area	Tree Credit	Health Status
149	Blackjack Oak	26	Specimen	Remove	FUTURE DEDICATED R.O.W.	26	52			Healthy
152	Pecan	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
164	Pecan	27	Specimen	Remain	FUTURE DEDICATED R.O.W.					Healthy
164	Post Oak	26	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
166	Post Oak	26	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
170	Post Oak	32	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
171	Post Oak	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
176	Post Oak	31	Specimen	Remove	FUTURE DEDICATED R.O.W.	31	62			Healthy
180	Post Oak	31	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
182	Post Oak	26	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
183	Post Oak	28	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
187	Post Oak	27	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
189	Post Oak	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
190	Post Oak	34	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
191	Post Oak	28	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
198	Pecan	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Dead branches in the top
199	Pecan	29	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy, but weed trunk
258	Pecan	26	Specimen	Remove	OUTSIDE BUILDABLE AREA	26	52			Healthy w/ a few dead limbs
261	Pecan	30	Specimen	Remove	BUILDABLE AREA	30	60			Healthy
268	Pecan	25	Specimen	Remove	BUILDABLE AREA	25	50			Healthy, but some dead limbs
332	Post Oak	25	Specimen	Remove	BUILDABLE AREA	25	50			Healthy
350	Post Oak	27	Specimen	Remove	BUILDABLE AREA	27	54			Healthy
508	Post Oak	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
589	Pecan	29	Specimen	Remain	FUTURE DEDICATED R.O.W.	29	58			Healthy
701	Post Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
706	Post Oak	27	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
718	Post Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
719	Post Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy - some trunk down
722	Blackjack Oak	22	Specimen	Remove	BUILDABLE AREA	22	44			Healthy
723	Blackjack Oak	25	Specimen	Remove	BUILDABLE AREA	25	50			Healthy
725	Blackjack Oak	26	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
730	Post Oak	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
731	Blackjack Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					25% Dead branches
732	Post Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
737	Live Oak	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
738	Water Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
741	Post Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Under Stress
742	Post Oak	36	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
743	Post Oak	42	Specimen	Remain	OUTSIDE BUILDABLE AREA					In Decline
753	Blackjack Oak	23	Specimen	Remove	BUILDABLE AREA	23	46			Healthy
756	Blackjack Oak	19	Specimen	Remove	BUILDABLE AREA	19	38			Under Stress
760	American Elm	35	Specimen	Remove	BUILDABLE AREA	35	70			Healthy - trunk damage
761	Post Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
762	Post Oak	27	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
763	Post Oak	40	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy, but old trunk wound (healed)
764	Post Oak	30	Specimen	Remove	BUILDABLE AREA	30	60			Healthy
765	Post Oak	26	Specimen	Remove	BUILDABLE AREA	26	52			Moderate health
766	Post Oak	28	Specimen	Remove	BUILDABLE AREA	28	56			Healthy
767	Blackjack Oak	30	Specimen	Remove	BUILDABLE AREA	30	60			Healthy
782	American Elm	25	Specimen	Remove	FUTURE DEDICATED R.O.W.	25	50			Healthy
783	Pecan	28	Specimen	Remove	BUILDABLE AREA	28	56			Healthy
786	Pecan	30	Specimen	Remove	BUILDABLE AREA	30	60			Healthy
797	Blackjack Oak	31	Specimen	Remain	BUILDABLE AREA			31	6	Healthy
813	American Elm	25	Specimen	Remove	FUTURE DEDICATED R.O.W.	25	50			Healthy
818	Blackjack Oak	23	Specimen	Remove	BUILDABLE AREA	23	46			Healthy
834	Post Oak	30	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			30	5	Healthy
838	Elm	30	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			30	5	Stressed
849	Blackjack Oak	21	Specimen	Remove	BUILDABLE AREA	21	42			Healthy
851	Pecan	29	Specimen	Remove	BUILDABLE AREA	29	58			Healthy
994	Water Oak	35	Specimen	Remove	BUILDABLE AREA	35	70			Healthy
1028	Post Oak	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
1030	Post Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
1037	Post Oak	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
1049 / 217	Post Oak	30	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
1054 / 215	Post Oak	31	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
1057 / 232	Post Oak	45	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy w/ scrub
1069 / 211	Post Oak	29	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy w/ vines & scrub
1069 / 211	Post Oak	40	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy w/ vines & scrub
1081	Post Oak	28	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy w/ vines & scrub
1083 / 236	Post Oak	25	Specimen	Remain	OUTSIDE BUILDABLE AREA					Healthy
1118	Post Oak	38	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			38	6	Healthy
1122	Post Oak	31	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			31	6	Healthy
1132	Post Oak	33	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			33	6	Healthy w/ vines
1141	Post Oak	33	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			33	6	Healthy
1142	Post Oak	31	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			31	6	Healthy
1144	Post Oak	34	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			34	6	Healthy, but has old branch & trunk damage
1146	Post Oak	33	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			33	6	Healthy
1147	Post Oak	29	Specimen	Remain	BUILDABLE AREA / DRAINAGE ESMT.			29	5	Healthy
1158	Post Oak	30	Specimen	Remove	BUILDABLE AREA	30	60			Healthy
1166	Post Oak	38	Specimen	Remain	BUILDABLE AREA			38	6	Healthy
Total						703	1406	391	69	

Total protected trees onsite:	688
-------------------------------	-----

Total specimen trees onsite:	80
Total specimen trees to be removed:	26

Less specimen tree preservation credits: 69 Trees at 3"

Total specimen trees to be removed:	26 = 703 caliper inches
703 caliper inches removed x 2 = 1,406"	469 Trees at 3" (less credits)

25"-30" caliper trees preserved	3 trees x 5 = 15 tree credits
30" caliper plus trees preserved	9 trees x 6 = 54 tree credits
Total Tree Credits	69 tree credits
Total Mitigation Required	400 Trees at 3"



Tree Survey - Preliminary Reference Plan (2 of 2) **Bradford Park**

Exhibit “B”

DEVELOPMENT STANDARDS

Planned Development District 148 (PD 148)

Bradford Park

The development on the property comprising approximately 49.6 acres of land within the corporate limits of the Town of Flower Mound (“Town”) and as described on Exhibit “A” to this Zoning Ordinance adopting PD-148 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

Development of Bradford Park, comprising approximately 49.6 acres shall comply with all regulations applicable to Single Family Residential District-10 (SF-10) and Single Family Residential District-5 (SF-5) contained in the Town’s Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

The following uses shall be the only uses permitted in the Planned Development District.

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to section 98-972;
 - c. Garage Sale, subject to section 98-982;
 - d. Home occupation, subject to section 98-984;
 - e. Model home; and
 - f. Swimming pool, private.
2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be permitted in PD-148.
3. Temporary Uses. Only the following temporary uses may be permitted in areas designated on Exhibit “C” as Single-Family Residential District-10 (SF-10) and Single-Family Residential District-5 (SF-5) uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, “Temporary Use Permits”:
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974.

ORDINANCE NO. _____

- b. Field office, temporary.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. Single Family Residential District-10 (SF-10)

- a. Minimum lot area per dwelling. The minimum lot area shall be ten thousand one hundred twenty-five (10,125) square feet, subject to section 98-1023.
- b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be seventy-five feet (75').
- c. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be twenty feet (20'), subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet (15').
 - ii. A front entry garage shall be set back twenty feet (20') from the front property line.
 - iii. Porches may encroach a maximum of eight feet (8') into the front yard.
 - iv. Fences may not extend into the front yard beyond the front façade of the residential dwelling.
- d. Minimum side yard. The minimum side yard shall be seven and one-half feet (7. 5'), subject to section 98-1027.
- e. Minimum rear yard. The minimum rear yard shall be twenty-five feet (25'), subject to section 98-1027.
- f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,400 square feet.
- g. Maximum lot coverage. The maximum lot coverage shall be fifty-five percent (55%), subject to section 98-129.
- h. Maximum height. The maximum height of buildings and structures shall be two (2) stories or thirty-five feet (35'), subject to section 98-1031.

2. Single Family Residential District-5 (SF-5)

- a. Minimum lot area per dwelling. The minimum lot area shall be six thousand (6,000) square feet, subject to section 98-1023.

ORDINANCE NO. _____

- b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be fifty feet (50'), subject to section 98-1024.
 - c. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be twenty feet (20'), subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet (15').
 - ii. A front entry garage shall be set back twenty feet (20') from the front property line.
 - iii. Porches may encroach a maximum of eight feet (8') into the front yard.
 - iv. Fences may not extend into the front yard beyond the front façade of the residential dwelling.
 - d. Minimum side yard. The minimum side yard shall be five feet (5'), subject to section 98-1027.
 - e. Minimum rear yard. The minimum rear yard shall be twenty feet (20'), subject to section 98-1027.
 - f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,000 square feet.
 - g. Maximum lot coverage. The maximum lot coverage shall be fifty-five percent (55%), subject to section 98-129.
 - h. Maximum height. The maximum height of buildings and structures shall be two (2) stories or thirty-five feet (35'), subject to section 98-1031.
3. THE DIMENSIONAL AND AREA REGULATIONS CONTAINED IN SUBPARAGRAPHS 1 AND 2 OF THIS PARAGRAPH B SHALL NOT APPLY TO COMMON AREAS OR LOTS OWNED BY THE HOMEOWNER'S ASSOCIATION FOR BRADFORD PARK ("HOA").

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within Bradford Park.

- 1. There shall be a maximum of 28 SF-10 residential lots and a maximum of 128 SF-5 residential lots.
- 2. SF-10 residential lots shall be located in the area abutting Pecan Acres and Pecan Meadows as designated on Exhibit C.
- 3. SF-5 residential lots shall be located as designated on Exhibit C.

ORDINANCE NO. _____

D. SUPPLEMENTAL STANDARDS

1. Required fencing where a residential lot abuts an open space area shall be installed in conformance with Exhibit D.
2. The minimum amount of open space for Bradford Park shall be twenty-four percent (24%) of the gross land area.
3. Improvements within open space areas should be provided with sensitivity to integrating in areas where specimen and protected trees exist. Examples of improvements generally can include such improvements as benches, seat walls, fountains, and shaded picnic areas. The development will include a minimum of 3 such areas that will be designated during consideration of the development plan.
4. All landscaping and open space shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.
5. Protected trees in the landscape buffer and/or open space areas indicated on "Exhibit D" that are preserved will be considered trees required for buffering in accordance with 82-241 and 82-242.
6. The development of Bradford Park is subject to the Phasing Plan as shown on Exhibit "C".
7. The first phase of development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.

E. WAIVERS

The following waiver shall be granted with the approval of the Planned Development District:

1. An exception to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requiring a minimum centerline radius of 275 feet for the Local Residential Urban classification, in the locations as shown on "Exhibit C".

From: Brice Perkins
Sent: Monday, August 01, 2016 3:07 PM
To: Town Council
Cc: Richard Brown
Subject: Braford Park Development

Mayor, Council and Planning and Zoning Members,

I'm am in support of the proposed Bradford Park development. This development has been designed to preserve the existing beauty of the property including the topography, protected and specimen trees and the privacy enjoyed by the existing neighbors to the greatest extent possible.

Saving existing trees is important to Flower Mound residents and this proposal does a superior job of that over 65% of the 85 specimen trees will be preserved. This is not common in a development of this size.

Lastly, this development address the issues related to the changes that allowed Robertson Creek to be built instead of single family residential. These issues have been recognized by council and other boards and committees since 2006. Essentially making Bradford Park a transitional area.

I urge you to vote in favor of the proposed Bradford Park development.

Thank you in advance!

Brice Perkins

1414 Stapleton Ln
Flower Mound TX 75028

From: Russell Webb
Sent: Monday, August 01, 2016 5:28 PM
To: Richard Brown
Subject: I am FOR Bradford Park Residential Waketon
Importance: High

Please vote FOR the Bradford Park residential subdivision off Waketon. I feel like we need single families in that area to go along with the retail growth.

Thank you,

Russell B. Webb
4112 Marbella Drive
Flower Mound, TX 75022

From: George Beach
Sent: Wednesday, August 03, 2016 12:20 PM
To: Richard Brown; Town Council
Cc: Linda Beach
Subject: Zoning for Bradford Parks Subdivision

My wife and I live at 4717 Youpon in the Pecan Meadows subdivision and we support the creation of the Bradford Parks Subdivision. Please approve the zoning request.
George & Linda Beach

From: Marc Tuckey
Sent: Tuesday, August 09, 2016 3:19 PM
To: Richard Brown
Subject: Bradford Park Development

Planning and Zoning Members,

I'm am in support of the proposed Bradford Park development. This development has been designed to preserve the existing beauty of the property including the topography, protected and specimen trees and the privacy enjoyed by the existing neighbors to the greatest extent possible.

Saving existing trees is important to Flower Mound residents and this proposal does a superior job of that. Over 65% of the 85 specimen trees will be preserved and that is not common in a development of this size.

Lastly, this development address the issues related to the changes that allowed Robertson Creek to be built instead of single family residential. These issues have been recognized by council and other boards and committees since 2006. Essentially making Bradford Park a transitional area.

I urge you to vote in favor of the proposed Bradford Park development.

Thank you in advance!

Marc Tuckey
Resident
3940 Saturn St

From: Brenda Windham
Sent: Thursday, August 11, 2016 1:13 PM
To: Town Council; Richard Brown
Subject: Bradford Park Development

Mayor, Council and Planning and Zoning Members,

I'm am in support of the proposed Bradford Park development. This development has been designed to preserve the existing beauty of the property including the topography, protected and specimen trees and the privacy enjoyed by the existing neighbors to the greatest extent possible.

Saving existing trees is important to Flower Mound residents and this proposal does a superior job of that over 65% of the 85 specimen trees will be preserved. This is not common in a development of this size.

Lastly, this development address the issues related to the changes that allowed Robertson Creek to be built instead of single family residential. These issues have been recognized by council and other boards and committees since 2006. Essentially making Bradford Park a transitional area.

I urge you to vote in favor of the proposed Bradford Park development.

Thank you,

Robert and Brenda Windham

-----Original Message-----

From: Norma Kline]

Sent: Thursday, July 28, 2016 3:14 PM

To: Richard Brown

Subject: CalAtlantic Site Plan Waketon and Rippy Road

Richard,

I wanted to express my opinion regarding the site plan that comes before the P & Z committee slated near or around August 8th and the Town Council on or around August 15th.

I do think that CalAtlantic did a very nice job respecting the concerns for the low density homes home sites along the neighboring Pecan Meadows homes both on Pecan Meadows Drive, Singing Brook Drive and Bayberry. They also did a very agreeable green scape entering the property. The transition to medium density and keeping the older oaks and solid wood trees and root systems is appreciated.

While we can all learn to live with the traffic, I must express my greatest concerns:

Those are:

High density plan along Rippy Road and drainage. If the builder would place at least half of the high density homes to medium density homes along Rippy Road we have more of a continuation of medium to low density homes along this corridor. I could live with that. This allows any development on the east side of Rippy Road to better conform to a transition of property size for future builds. It also transitions well aesthetically.

I live at 5104 Singing Brook and have had the city out twice in 18 years to review the dog leg corner of my property where we are not allowed to build anything because of right of way and drainage. This is something that was in place when we purchased the home. The city engineers brought out satellite photos to show me there wasn't an issue, but they came when we had had very little rain. There is an issue because of the build up of dirt from flowing waters and because the flow is not correct, the water sits in my yard for weeks following the final rains. A previous neighbor north of me blocked his drainage right of way with bricks and soil which has made an issue for those people down hill from him. The water doesn't dissipate correctly as designed. I don't know what is built east of me or what blocks any of the fencing. I was told that I would have to pay to have this corrected, as would all of the neighbors north of me.

Next, it looks like the overflow movement of the changed pond on the site will now flow into Pecan Meadows. Please let me know if I am wrong.

Our drainage on the streets has handled the excess drainage okay now in high rains, but am very concerned that they will now flood our streets from any drainage flowing south from the north on Singing Brook. Will all water flow be directed toward Waketon Road north of Pecan Meadows. Moving on how will the drainage pipe size being proposed help make sure that rain water flows openly and freely so that my back yard and those along Pecan Meadows drive aren't dealing with flooded back yards worse than they already are because it drains so slowly.

I do plan to be at the P & Z Meeting. Please make sure that all committee members are aware of both the likes and dislikes of the plan prior to the August 8th meeting. Please let the builder know of my concerns as well so that they can be shared with all involved.

Norma Kline
5104 Singing Brook Road
Flower Mound, Texas 75028

Patricia O'Toole
5560 Wildwood dr.
Flower Mound, TX 75028

June 20, 2016

RE: Rezoning Waketon and Rippy Road

Dear Zoning Board Commissioners,

I would like to comment on the Zoning of the property on Waketon Road and Rippy. My family moved to Flower Mound in 1994. We picked Flower Mound for the unique country atmosphere. We could have moved to an area in Flower Mound where the houses were close together, but we wanted to spread out and have land to breath, grow plants and enjoy. We like the fact that Flower Mound protects trees and has a master plan in place to keep from over building. Now our neighbors who borders us wants to rezone to high and medium density lots. They will move and we will live with the results.

- One of my concerns is drainage. I am afraid all the water which will not be able to drain in the ground, due to all the cement will end up in my back yard.
- Another concern is the traffic that 156 houses would bring to the neighborhood. Even if the S curve on Waketon was fixed there would be too many cars for the 2 lane country road which runs into Double Oak.
- There are old beautiful trees on the property that must be kept alive. Trees help keep our air fresh and helps alleviate the traffic noise.

Please help us keep the integrity of our country living, save our trees, wildlife and peace and keep the agricultural or very low density zoning. We want to keep Flower Mound an unique living area, not like overly populated areas like Frisco and Plano.

- ◆ Please vote no on the high and medium density lots on Waketon and Rippy Road.

Thank you for your time and keeping our town unique.

Patrica O'Toole



From: Judy Cortinas
Sent: Wednesday, August 03, 2016 8:40 PM
To: Richard Brown; planning; Town Council
Subject: Bradford

Richard,

We are writing to request that the requested Master Plan amendment on the Bradford Park development be denied.

We feel there should not be any high density residential lots/homes in the project that backs up to existing Low Density and Estate residential neighborhoods.

We are looking for the protection of the Master Plan that recommends the Land be used for Low Density single family housing. When we moved into Pecan Meadows 17 years ago, we counted on the surrounding properties to reflect the continuity of our neighborhood. Pecan Meadows are all approximately 1/2 acre lots.

This is the same battle we fought with Highland Court. However, Highland Court did convert retail/commercial land into residential on FM2499. There was a little more reasoning to the need to build high density. The Bradford project is off of Waketon and behind Robertson Creek Shopping Center. There is no benefit to creating high density there. The small entry to the shopping center is very quiet, and poses nothing detrimental to homes being built. Once Waketon is improved that would pose nothing harmful for a neighborhood either.

We have no problem with the land use being Medium Density Residential single family homes. We were presented with a wonderful plan by David Weekly but evidently, due to the sales price of the land, that became obsolete. We do welcome a neighborhood there, just not a congested high density one as is proposed.

While I understand a landowner wanting to get the best price for his land, one must also consider the reasoning of it. The high density homes that will be built under this plan will start around \$550,000. That serves none of the needs of Flower Mound for reasonable affordable housing for young families or seniors.

You must also consider the effect it will have on the value of our homes. The homeowners surrounding the project, just like the land owners of Bradford Park, would like to get a fair value for our home, too. I know that a Pecan Meadows homeowner was able to get their Tax Value adjusted down \$50,000 this year, using the upcoming high density housing near us as the reason. So, for the benefit of a few land owners, it will not benefit the existing homeowners in Pecan Meadows adjacent/back up to the project.

Please deny the requested Master Plan change.

Thank you.

Rudy and Judy Cortinas
3301 Pecan Meadows Dr
Flower Mound

From: sjms4877 .
Sent: Thursday, August 04, 2016 1:37 PM
To: Richard Brown
Subject: Cal Atlantic Homes - Rippy Road Constrution

Dear Mr. Brown:

My name is John Irish, and I live at 3405 Pecan Meadows, Flower Mound TX 75028. I have lived in Flower Mound for over three years and plan to live in Flower Mound for many years to come.

I chose to live in Flower Mound, and specifically **Pecan Acres Addition/Pecan Meadows** because:

1. **Serenity:** The area is quiet with low density housing.
2. **Low Traffic:** Since the area consists of low density housing, the traffic is manageable.
3. **Lots of old trees:** There are a lot of trees that are decades old.
4. **Country feel:** There is a country side feel to this neighborhood.

I recently learned of a potential rezoning effort proposed by Cal Atlantic Homes, for the property located between Rippy Road and Waketon Rd. The rezoning would include a Master Plan amendment transitioning the land use from Neighborhood Low Density Residential, to High Density Residential.

I am **strongly opposed** to rezoning that would allow for High Density Residential land use. My main reasons for the opposition are:

1. **Increased Traffic:** A high density residential will increase the traffic on the existing roads by a large factor.
2. **Current Zoning:** One of the top reasons I moved to this area.
3. **Decreased Property value:** Our property value may decrease by rezoning the low density zone as a high density zone as no one would prefer to have a high density zone, right beside their neighborhood.
4. **Decreased Safety:** Our neighborhood may be less safer due to the rezoning, because, occupants of high density residential have very little stake and responsibility for their dwelling when compared to single family home dwellers, thereby, they might not care for the neighborhood they live in, as much as single family home owners do.
5. **Loss of trees:** Trees that have been growing for decades would be lost. We (the town) have already lost a huge number of trees due to the Riverwalk project and the Lakeside project. We need to preserve as many trees as we can.
6. **Other High Density areas:** There are already high density residential projects (in the form of Riverwalk and Lakeside) going on. The town doesn't need more high density residential projects.
7. **Additional Traffic Lights:** One or more traffic lights at Rippy Rd and College Parkway may need to be added onto FM 2499 in the future, creating even more stop-and-go traffic between 407 and 3040.
8. **Schools will be impacted.**

9. **There already is a shortage of single family homes.**

I am very concerned with how a High Density Residential development would affect not just my neighborhood, but the Town of Flower Mound. I kindly ask for your support in opposition to rezoning & any Master Plan amendments that would include High Density Residential development. Please uphold the current zoning which is low density residential. Thank you for your time.

Best regards,
John Irish

From: Cynthia Spilberg
Sent: Thursday, August 04, 2016 3:57 PM
To: Richard Brown
Subject: MPA16-0004 BRADFORD PARKS

Dear Planning & Zoning and Town Council,

Outside of our children, our home is our biggest investment. It is our sons' futures. It is our golden years. Yet the home we have invested so much in has stopped performing.

According to Denton Central Appraisal, this year our home did not increase in value. Why? Per the appraisal agent, "People that live on large lots do so for privacy. They pay a premium for that privacy." The agent further stated that "having a high density neighborhood built in your proximity makes your neighborhood and hence your home, less private. Therefore, buyers are less likely to pay the higher price tag."

Last year our neighborhood was promised by the developer and the Town of Flower Mound that having a high density development near us would improve our home values. That has not been the case.

Since Highland Court, our homes have been perceived as less private therefore, becoming less desirable and less sellable. Not a single residence sold this year. If this is the effect of a high density development southeast of us, one can only imagine the devastating property value loss that will occur to our homes if a high density development is approved next to us.

Please save our homes, our quality of life and our families' futures. Deny recommendation of another High Density development in SPA5. Deny MPA16-0004.

Regards,
Cynthia Spilberg

Per Denton Central Appraisal website:

Year	Improvement(s)	Land	Market	Appraised	Assessed
2016	\$399,355	\$100,645	\$500,000	\$500,000	\$500,000
2015	\$413,054	\$86,946	\$500,000	\$500,000	\$500,000
2014	\$376,054	\$86,946	\$463,000	\$463,000	\$463,000

Highland Court was approved April 20, 2015 (after the 2015 assessments were mailed).

From: Paul Porter
Sent: Monday, August 08, 2016 12:09 PM
To: planning
Subject: Bradford Park Zoning Change: Waketon Rd at Rippy Rd

Planning and Zoning Committee,

I have been a Flower Mound resident since 1994, and have lived in the Pecan Meadows subdivision since 1998. I live at 5208 Singing Brook Road, which backs up to the Bradford's property. We have enjoy the pasture view and periodic birth of new calves that roam their property. I have participated in previous planning and zoning, as well as, town council meetings in the past. Unfortunately, I won't be able to attend the August 8th meeting.

I did want to let the committee know that I am against the recent proposal to by CalAtlantic Homes to dramatically increase the housing density of the the land generally to the west of Waketon Rd at Rippy Rd. I did see the previous plan submitted by David Weekley Homes, that I supported and believe was a reasonable compromise in changing from the current "all" Low Density zoning. I understand that the property owners declined the David Weekley plan because that wanted a higher price for the land. While I can appreciate their desire to maximize the sale price of their properties, I don't believe it is the responsibility of the town to accommodate their potentially inflated price at the expense of existing and future residents.

My specific concerns are similar to those of my neighbors:

1. High/medium density is not consistent with Pecan Meadows or the homes on Wildwood Dr.
2. Smaller lots and homes will bring down the value of our homes and property.
3. Traffic onto Rippy Rd will already rise due on the increased density from the Highland Court development. Adding higher density to Bradford Park will make this even worse.
4. Cutting down a large number of specimen trees due to the density of home on small lots.
5. Condition of Rippy Rd is deteriorating due to more traffic and construction already. Direct Development's plan "for Rippy Road to maintain its rural charm" was just a way for them to avoid sharing in the cost to improve the road. The portion of Rippy Rd frequented by the Highland Court construction has significantly impacted a portion of the road already. The same type of road issues can be seen on Waketon Road as well, just west of 2499.

I do believe this property can be developed in a way to preserve the stated values of Flower Mound, and without the need to clear cut trees, and increase roof tops to include high density. Highland Court used a nice model of having high density backed up to the retail along 2499 and transitioned to medium density closer to Pecan Acres and Pecan Meadows. It makes perfect sense for this development to continue that same transition from medium density along Rippy Rd to low density adjacent to Pecan Meadows homes.

Thank you for investing your time and your commitment to making Flower Mound a great place for all of us to live.

Best regards,
Paul

Paul Porter
5208 Singing Brook Road

-----Original Message-----

From: Lisa Malone

Sent: Thursday, August 18, 2016 11:02 AM

To: planning

Subject: Bradford Park Proposed Subdivision

Dear Planning and Zoning,

We are writing with our concerns for the Bradford Park Zoning request change from low density to 82% high density. Please keep the original zoning as the Master Plan called for "Low Density"; or at least compromise with "medium density".

Below are our concerns if this zoning request is approved.

- Proposed lot sizes are incompatible to our homes in Pecan Meadows. This change would mean that there is no transition from the Low density which is currently built.
- This would create significantly more traffic along Waketon and Rippey Roads. The traffic study was done during the summer hours. These are both very heavily traveled roads when school is in session (which is 10 months out of the year). The study needs to be taken during that time. The traffic is getting increasingly more difficult to get out on to 2499, and this does not even include the traffic from the developments already approved and in process i.e.: Riverwalk, Highland Court, and Hawks Hill development.
- This plan calls for the removal of the majority of the specimen trees on these properties. The prior plan that was rejected by the land owners from David Weekly was going to save 80% of those trees and had a much more comparable plan to our adjoining neighborhood with low to medium density housing.

We are not against development; however, we too made our biggest investment 15 years ago when we selected this neighborhood. We did our research and carefully studied the Master Plan for the undeveloped land around us which had a big impact on our decision to purchase our home here. We already compromised a lot when it came to the Highland Court development which was not left at low density; however the developer did work along with the neighbors to have the compromise. Again, we were supportive with the David Weekly plan which was going to be low to medium density.

Please consider the many residents that will be directly affected if this zoning request and tree removal is approved. We are the ones that will have to live with the aftermath while the developers and land owners move on. Please keep Flower Mound from becoming another Frisco or Plano.

The reason Flower Mound is voted the best place to raise a family is because while it continues to grow, we have plans in place like the Smart Growth plan and the Master Plan.

Please consider our concerns when making your decisions on the master plan zoning amendment and the tree removal for this property.

Thank you for spending your time and energy looking out for the best interest for the residents of Flower Mound while our town continues to grow.

Thank you,

Lisa and Mark Malone
5025 Bayberry St.
Flower Mound, Texas 75028