

CROW HOLDINGS

INDUSTRIAL

3819 Maple Avenue
Dallas, Texas 75219

Phone: 214-661-8341
Email: bcooper@chindustrial.com

Claire Barnes
Planner, Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75022

Dear Ms. Barnes,

Crow Holdings Industrial has submitted an application for a Zoning Planned Development for Cross Timbers Business Park. The application is for approximately 263 acres of land located to the west of Cross Timbers Road (FM 1171) and FM 377. The property is located within the Denton Creek District Area Plan. The property is currently zoned Interim Holding. The property is bordered on the north by Argyle High School; on the west by the Canyon Falls residential subdivision and Canyon Falls Drive; on the east by undeveloped property known as "Furst Ranch" and on the south by Cross Timbers Road (FM 1171) and the Trailwood residential subdivision.

The zoning being requested is Campus Industrial and Industrial District Two and is in accordance with Flower Mound's Master Plan designated future land use for the property. Designated future land uses include Campus Industrial, Commercial/Industrial and Commercial/Industrial or Mixed Density Residential.

The conceptual site plan has been designed to meet the anticipated demand for the Alliance Corridor sub-market which the property is in. Demand in this submarket is predominately for distribution warehouses. Specifically, significant demand in this sub-market exists for larger buildings with floor plates of 500,000 square feet to 1,000,000 square feet or more. The site plan is balanced by smaller floorplate buildings that also provide needed buffering from the adjacent residential subdivisions, schools, and prominent roadways.

Cross Timbers Business Park, in accordance with the Denton Creek Area Plan, establishes a Class A business park that will accommodate a variety of tenants including light and general industry (general industry is only allowed in the I2 portion of the development), clean assembly, service/repair and other similar uses. Further the proposed development meets the intent of the area plan through the buildings that are designed to attract tenants that require co-location of office and industrial operations.

The property is located at a prominent Flower Mound entryway. Special care was taken in designing Cross Timbers Business Park to honor the importance of the location to the Town of Flower Mound and comply with the Town's entryway design standards. The central focus of the landscaping along Cross Timbers Road is to showcase Flower Mound's dedication to open space and its unique country atmosphere through increased setbacks and enhanced landscaping.

Additionally, building architecture and entryway features have been designed to build upon the spirit of the architecture of the established residential, municipal, and institutional uses in the area as well as comply with the requirements of Flower Mound's Urban Design Guidelines.

To meet current market requirements, an exception to Flower Mound's maximum height requirements is being requested for portions of the property in the Campus Industrial and I2 areas. To lessen the visual impact of the increased height, building setbacks and landscape buffers on Cross Timbers Rd are being increased from 60 feet

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to 110 feet and from 25 feet to 50 feet, respectively. A modification to increase the required landscape buffer along Denton Creek Boulevard is also being requested.

Other modifications being requested include:

- An increase in the landscape buffer along Denton Creek Boulevard
- Increased parking ratio for vehicle parking
- Masonry wall placement in the required compatibility buffer to avoid compromising the creek in the northwest corner of the property and encroaching on the existing easements in that area.

As anticipated by Flower Mound's Master Plan, development of this property will bring significant tax revenue to Flower Mound, Argyle ISD and Denton County. A economic impact study is being prepared to demonstrate the value of Cross Timbers Business Park to the community.

We look forward to working with you on this project. Our team is available to answer any questions you may have.

Sincerely,



Brad Cooper
Vice President of Development
Crow Holdings Industrial

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