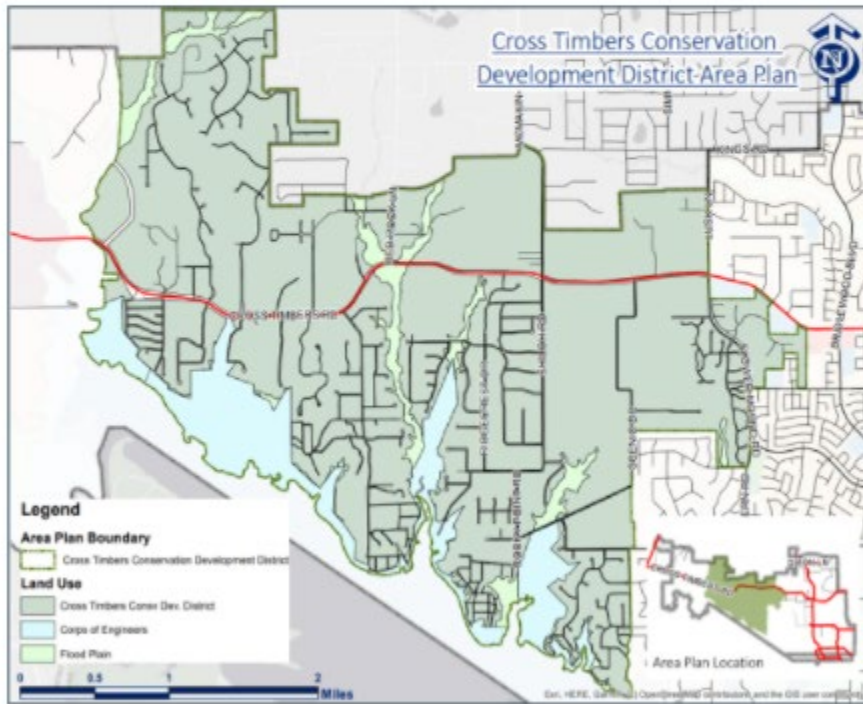


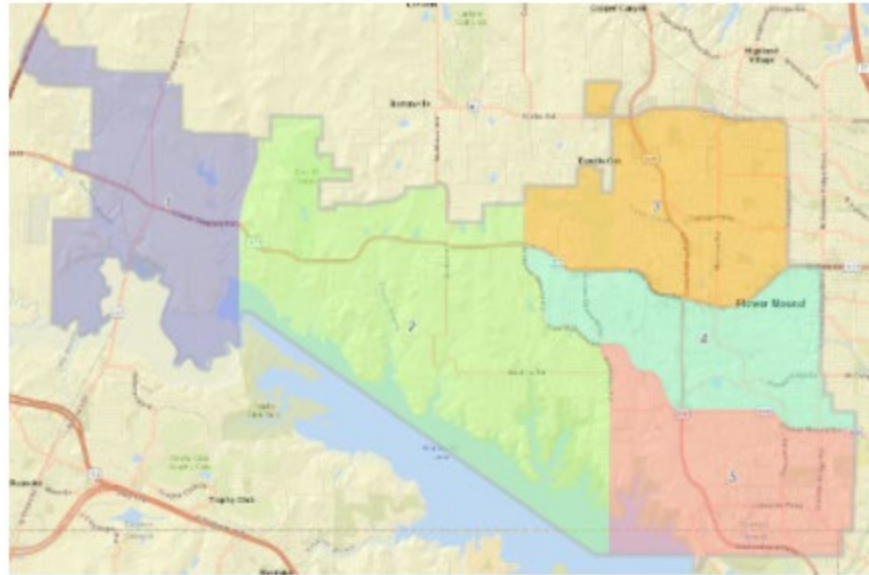
CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT SURVEY

Thank you for taking valuable time to answer a few questions about the Cross Timbers Conservation Development District (CTCDD). Most questions are optional and will be subject to public record. The results of this survey will be presented to Town Council for consideration and future recommendations for development within the CTCDD.



Are you a resident of the Town of Flower Mound? (Required) *

- Yes
- No



To your best judgement, what area of Flower Mound do you live in? (Required) *

- Area 1 (Blue) - Western border of Flower Mound to Marshall Creek
- Area 2 (Green) - Marshall Creek to Lusk Lane/Flower Mound Road/Simmons Road
- Area 3 (Orange) - Lusk Lane to the Town's eastern boundary
- Area 4 (Teal) - Flower Mound Road to the Town's eastern boundary
- Area 5 (Red) - Simmons Road to the eastern border of Flower Mound

What neighborhood do you live in within Area 2/Cross Timbers? (Required) *

Select neighborhood from dropdown | ▾

Would you like to read more about conservation development before continuing?

- Yes
- No

Conservation Development

Conservation development generally involves the dedication of preserved land (open space) for the purpose of protecting scenic vistas, heavily wooded areas, and natural features such as ponds and streams. This preserved open space is generally placed into a conservation easement. The land is still owned by a person or entity, however, the holder of the conservation easement (generally a land trust), is given authority to periodically assess the condition of the property to ensure it is maintained according to the terms of the conservation easement. Read more at: <https://texaslandtrustcouncil.org/about/what-is-a-conservation-easement/>

Would you like to read more about the current conservation development regulations for the Town?

Yes

No

AG Conservation Development

AG Conservation development was established in 2000 under Ordinance 11-00. This development pattern was introduced after the Town acknowledged a desire to have environmentally sensitive development, such as conservation development and conservation easements, in the Cross Timbers Conservation Development District. The regulations call for developments to dedicate 50% of the project's land area towards open space and ensure the minimum residential lot size be 1 acre. As an example, in the scenario of a 100-acre development, 50 acres would be dedicated as protected open space, approximately 4 acres would need to be dedicated for streets, leaving enough area for approximately 46 homes.

Cluster Development

Cluster Development was approved by Town Council in 2013 (Ord. 64-13). An important difference in the standards for Cluster Development is that there is flexibility built into the recommendations that allows the size of the lots and the amount of open space provided to vary. Cluster Development also allows the Town to grant a slightly higher residential unit density than Agricultural and Agricultural Conservation based on the quality and character of the open space conserved. As an example, in the scenario of a 100-acre development, a certain acreage of land would be dedicated as protected open space and streets, leaving enough area for a maximum of 62 homes (approximately).

Agricultural Zoning

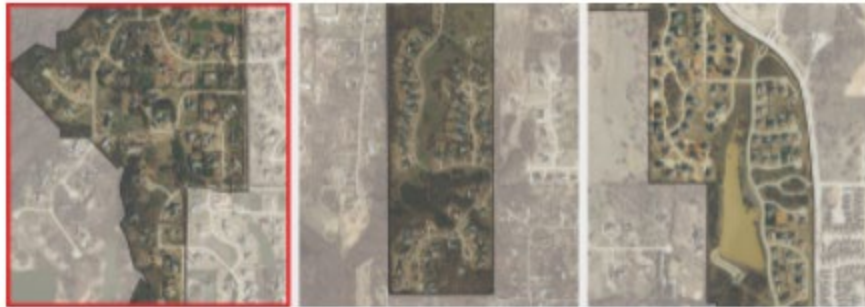
The Agricultural (A) zoning district requires lots to be a minimum of 2 acres and does not generally require any land to be conserved or protected, though homeowners may voluntarily elect to conserve open space on their individual lots. As an example, in the scenario of a 100-acre development, 0 acres would be dedicated as protected open space, approximately 8 acres would need to be dedicated for streets, leaving enough area for approximately 46 homes.

What type of development is most appropriate within the Cross Timbers Conservation Development District? (Select a choice to read more)

- Large single-family lots (2-acre minimum)
- Minimum 1-acre single-family lots with conserved land
- Flexible single-family lot sizes (average 0.7-acres) with conserved land
- Other

Large single-family lots

This form of development is generally 2-acre minimum single-family lots with no open space or preserved land. *Highlighted by the red box in the image below*



Minimum 1-acre single-family lots with conserved land

This form of development allows for 1-acre single-family lots with 50% of the neighborhood dedicated as conserved open space. Conserved open space will remain in its natural state. *Highlighted by the red box in the image below*



Flexible single-family lot sizes (average 0.7-acres) with conserved land

This form of development allows for a variety of lot sizes, with the minimum lot size being 0.5-acres and generally 50% of the neighborhood dedicated as conserved open space. Conserved open space will remain in its natural state. *Highlighted by the red box in the image below*



Would you consider the other types of development from the question above to be inappropriate within the CTCDD?

- Yes
- No
- Other

Please provide a brief statement explaining why the other types of development from the question above are inappropriate within the CTCDD.

Type here...

How interested are you in incentivizing Conservation Developments? Read below this question for information on existing incentive opportunities.

- Very interested
- Somewhat interested
- Not at all interested
- Don't know

Existing Incentive Opportunities

The Town currently has the ability to offer incentives to developers based on the quality and character of the open space to be placed within a conservation easement. "Such incentives may include, but are not limited to: expedited development review; permit fee waiver; reduced street infrastructure requirements, as reflected in the Town's thoroughfare plan; up to and including 50% reduction in park land dedication requirements; and reduction of monetary assessments relative to agricultural rollback taxes." (Section 98-277)

How interested are you in allowing recreation activities (Town Parks) as an allowable use within open space?

- Very interested
- Somewhat interested
- Not at all interested
- Don't know

Select all types of public recreation that would be appropriate within the Cross Timbers Conservation Development District (CTCDD).

- Concrete trails
- Equestrian trails/trailheads
- Soft surface trails (decomposed granite)
- Mountain bike trails
- Parking
- Camping grounds
- Fishing piers
- Pavilion(s) with grill(s)
- Restrooms
- Dog park
- Playgrounds
- Disc golf course
- Playing fields (soccer, softball/baseball, football)
- Playing courts (tennis/basketball/volleyball)
- Other

How interested are you in allowing outdoor lighting in association with public recreation activities within the CTCDD?

- Very interested
- Somewhat interested
- Not at all interested
- Don't know

2022 CTCDD SURVEY

Select all types of outdoor lighting that would be appropriate in association with public recreation activities within the CTCDD. Image lettering corresponds with answer choices.

- A) Sports field lighting
- B) Parking lot lighting
- C) Trail lighting
- D) Area lighting
- E) Restroom/structure lighting
- Other



How interested are you in requiring every residence to be adjacent to open space in Conservation/Cluster Developments?

- Very interested
- Somewhat interested
- Not at all interested
- Don't know

How interested are you in requiring conserved land to be open to the general public?

- Very interested
- Somewhat interested
- Not at all interested
- Don't know

Scenario-Based Questions

The selected answer choice should best represent your stance towards the proposed scenario.

A developer proposes to conserve more than 60% of the project's area with a smaller minimum lot size in return.

- Highly acceptable
- Somewhat acceptable
- Not acceptable
- Don't know

A developer proposes to conserve less than 40% of the project's area with a larger minimum lot size in return.

- Highly acceptable
- Somewhat acceptable
- Not acceptable
- Don't know

Please describe your perception of the value the Cross Timbers Conservation Development District brings to residents.

Type here...

Please select the top three reasons you chose to live in Flower Mound:

- Proximity to DFW and work
- Beautiful rural atmosphere
- Welcoming community
- Reasonable cost of living
- Family atmosphere and great schools
- Public safety
- Town amenities (Parks, Library, CAC, Events)
- Access to retail and restaurants
- Other

Submit