

RD-1, and a  
Realign streets & pond

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 31-97

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" TO CHAPTER 12 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING EXHIBIT "B", CONCEPT PLAN OF ORDINANCE NO. 50-85, RELATIVE TO CHANGING THE ALIGNMENT OF STREETS AND ELIMINATING A PROPOSED POND ON A 229.56 ACRE TRACT OF LAND IN THE C. CHACON SURVEY, ABSTRACT NO. 299 AND THE J.T. STEWART SURVEY, ABSTRACT NO. 1161, FLOWER MOUND, DENTON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN EXHIBIT "A", ZONED PLANNED DEVELOPMENT DISTRICT NO. 1, UNIT 2 FOR SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, MULTI-FAMILY DISTRICT, OFFICE DISTRICT, RETAIL DISTRICT-1, RETAIL DISTRICT-2, AND COMMUNITY CENTER DISTRICT; IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment of certain provisions of the Land Development Code, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas; and

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town that the official zoning map, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas, be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT;

SECTION 1

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

## SECTION 2

From and after the effective date of this Ordinance, the official zoning map, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Code are not amended, but shall remain intact and are hereby ratified, verified, and affirmed:

- "A. The uses allowed on a certain tract of land being approximately 229.56 acres of land in the C. Chacon Survey, Abstract No. 299 and the J.T. Stewart Survey, Abstract No. 1161, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A", attached hereto and incorporated herein, is Planned Development District No. 1, Unit 2 for Single-Family Detached, Single-Family Attached, Multi-Family District, Office District, Retail District-1, Retail District-2, and Community Center District) with Office District uses in accordance with Exhibit "B", Concept Plan, attached hereto and incorporated herein."

## SECTION 3

A concept plan, depicting the existing zoning, street sections, alignment of streets, and pond areas, is attached hereto as Exhibit "B" and incorporated herein, and is hereby changed as follows:

1. Change in the alignment of Olympia/Buckeye Drive; and
2. Elimination of the proposed pond area located generally at the southwest corner of the intersection of proposed Forums Drive and Venue Drive with the stipulation that the pond area not be included in the total amount of available land area for multi-family build out.

## SECTION 4

All ordinances, orders, or resolutions heretofore passed and adopted by the Town Council of the Town of Flower Mound, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

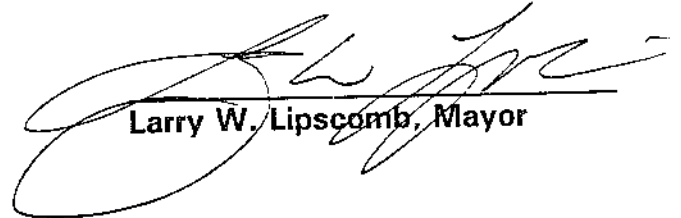
## SECTION 5

If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, such holding shall not affect any valid portion of this or any other ordinance of the Town of Flower Mound, Texas.

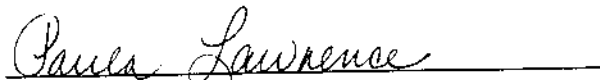
**SECTION 6**

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

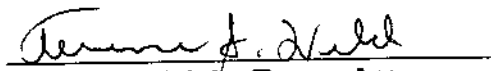
**PASSED, APPROVED AND ADOPTED THIS 2ND DAY OF JUNE, 1997.**

  
Larry W. Lipscomb, Mayor

**ATTEST:**

  
Paula Lawrence, Town Secretary

**APPROVED AS TO FORM AND LEGALITY:**

  
Terence Welch, Town Attorney

## EXHIBIT "A"

ALL that certain tract or parcel of land, lying and being situated in Denton County, Texas, and being a part of PART TWO (II), lying entirely North of Farm-to-Market Road 1171, and being out of the C. Chacon Survey, Abstract No. 299, and the J.T. Stewart Survey, Abstract No. 1161, as conveyed by deed dated July 5, 1961, from Carl B. Callaway and Katherine McLaurin Callaway to Edward S. Marcus, as shown of record in Volume 470, Page 131 of the Deed Records of Denton County, Texas, and being part of a 49.5 acre tract situated in the Carlos Chacon Survey, Abstract No. 299, by Manco Investments Company to W. Craig and recorded in Volume 222, Page 693, Denton County Deed Records, and being more particularly described as follows:

BEGINNING at a steel pin in the centerline of a North and South public road for the Southwest corner of the aforementioned Part Two (II);

THENCE N 00° 06' 50" E, a distance of 3,603.19 feet to a point for a corner;

THENCE N 88° 29' 01" E, a distance of 888.29 feet to a found iron pin for a corner;

THENCE N 89° 09' 16" E, a distance of 16.49 feet to a point for corner;

THENCE N 2° 34' 34" E, a distance of 839.86 feet to a point for a corner;

THENCE S 87° 25' 26" E, a distance of 288.00 feet to a point for a corner;

THENCE S 2° 34' 34" W, a distance of 400.00 feet to a point for a corner;

THENCE S 87° 25' 26" E, a distance of 170.00 feet to a point for a corner;

THENCE S 2° 34' 34" W, a distance of 230.00 feet to a point for a corner;

THENCE S 87° 25' 26" E, a distance of 460.00 feet to a point for a corner;

THENCE N 2° 34' 34" E, a distance of 230.00 feet to a point for a corner;

THENCE S 87° 25' 26" E, a distance of 491.34 feet to a point for a corner;

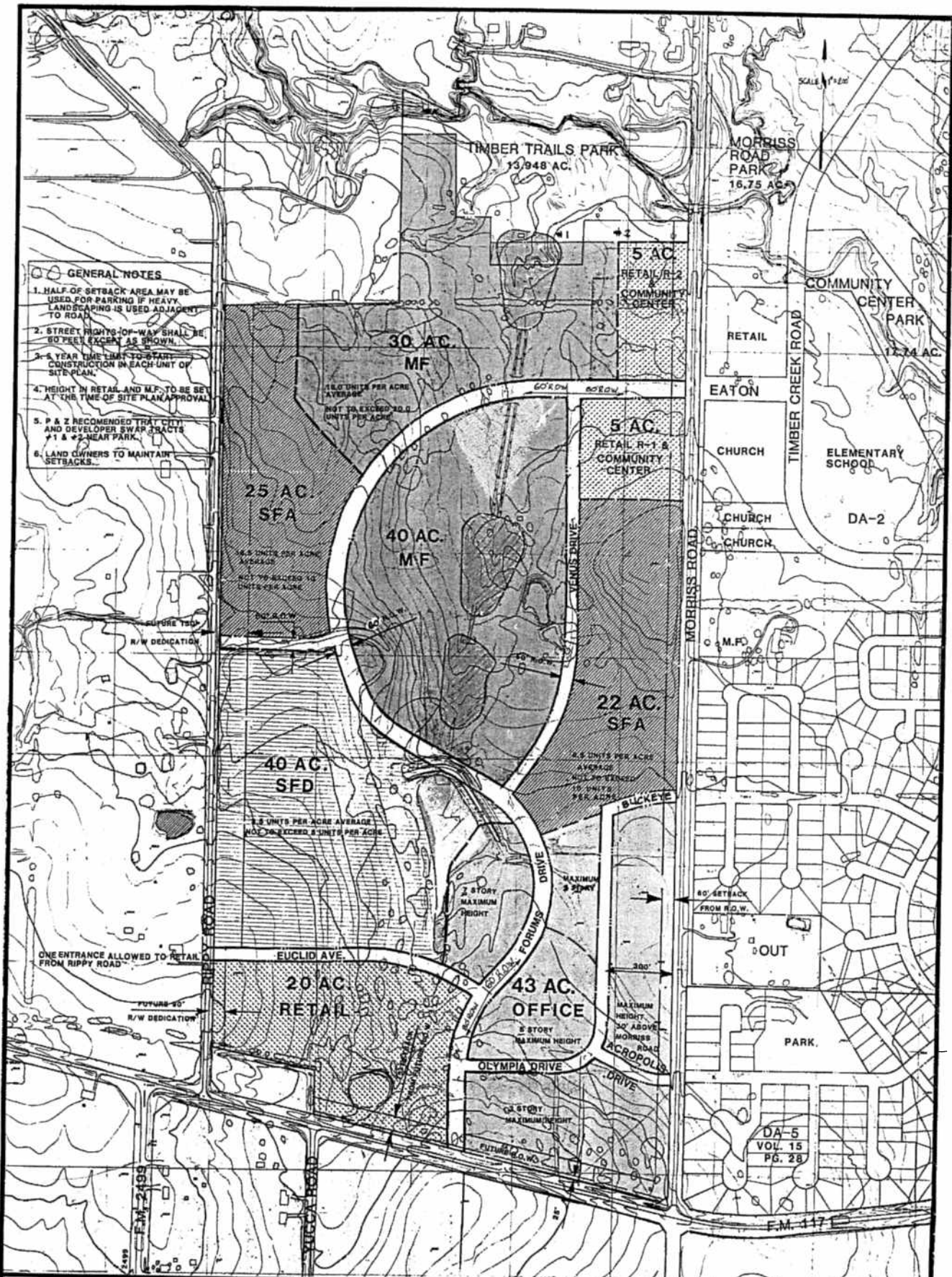
THENCE S 00° 09' 50" W, a distance of 4,665.69 feet to a point for a corner;

THENCE S 49° 32' 04" W, a distance of 89.77 feet to a point for a corner;

THENCE N 77° 00' 00" W, a distance of 1,766.51 feet to a found iron pin for a corner;

THENCE N 0° 28' 18" E, a distance of 220.69 feet to a found iron pin for a corner;

THENCE N 79° 10' 52" W, a distance of 548.0 feet to the POINT OF BEGINNING and containing 229.56 acres of land, more or less.



- GENERAL NOTES**
1. HALF OF SETBACK AREA MAY BE USED FOR PARKING IF HEAVY LANDSCAPING IS USED ADJACENT TO ROAD.
  2. STREET RIGHTS-OF-WAY SHALL BE 60 FEET EXCEPT AS SHOWN.
  3. A YEAR TIME LIMIT TO START CONSTRUCTION IN EACH UNIT OF SITE PLAN.
  4. HEIGHT IN RETAIL AND M.F. TO BE SET AT THE TIME OF SITE PLAN APPROVAL.
  5. P & Z RECOMMENDED THAT CITY AND DEVELOPER SWAP TRACTS #1 & #2 NEAR PARK.
  6. LAND OWNERS TO MAINTAIN SETBACKS.

- THE PURPOSE OF THIS AMENDMENT TO THE CONCEPT PLAN IS AS FOLLOWS:
- 1) TO REALIGN OLYMPIA DRIVE IN A NORTHERLY FASHION FROM ACROPOLIS DRIVE TO BUCKEYE, RATHER THAN LOOPING BACK TO FORUMS DRIVE.
  - 2) TO REDUCE THE RIGHT-OF-WAY OF FORUMS DRIVE FROM EIGHTY (80) FEET TO SIXTY (60) FEET BETWEEN EUCLID AVE. AND VENUS DRIVE.
  - 3) TO ELIMINATE THE MOST NORTHERLY POND AREA WITHIN THE LIMITS OF THE FORTY (40) ACRE MULTI-FAMILY PARCEL ON THE SOUTH SIDE OF FORUMS DRIVE IN FAVOR OF AN OPEN CHANNEL CONNECTING THE TWO PONDS ON EITHER SIDE OF THE AFFECTED POND AREAS.

REVISED  
**CONCEPT PLAN**  
 FOR  
**THE FORUMS**

ZONING AMENDMENT EXHIBIT  
 to  
 PD District No. 1, Unit 2  
 (Ordinance No. 50-85)  
 Approximately 230 Acres  
 IN THE  
 C. CHACON SURVEY, ABSTRACT NO. 299  
 J.T. STEWART SURVEY, ABSTRACT NO. 161  
 TOWN OF FLOWER HOLLOW  
 DENTON COUNTY, TEXAS  
 G & A Consultants, Inc.  
REG. PLANNERS & ARCHITECTS  
 216. 200 E. Lincoln Blvd. Suite 200  
 Plano, TX 75075-3408 • Tel: 972.325.4644

DA-5  
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