

2.0 AREA PLANS

Denton Creek District

Denton Creek District Land Use Categories:

Regional Campus Commercial - Large scale uses serving a regional market, and suitable for location easily accessible from an Interstate freeway, such as: corporate offices, office parks, hotels and resorts, retail, entertainment, restaurants and similar uses. These should be developed in large scale planned campus settings.

Campus Industrial - Large scale developments such as corporate offices, office parks, Service/repair, light industry, clean assembly and similar uses, in a planned campus settings. Retail and restaurant uses serving the campus industrial uses could be included, if they are planned as integral elements of the developments.

Commercial/Industrial - Large scale developments such as corporate offices, office parks, retail, service/repair, light industry, clean assembly and similar uses. In larger commercial/industrial districts, restaurants are encouraged within walking distance of the commercial/industrial buildings.

Office - Office and services uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings.

Mixed Residential - Land use area suitable for residential uses oriented toward I-35W as an option to Campus Industrial or Office uses. Appropriate residential uses could include Medium or High Density Residential. Medium density residential development, typically would be single family detached residential development with minimum 10,000 square foot lots (nominally 1/4 acre) or greater. High density residential development typically would have a maximum of five dwelling units per net acre or less, such as single family detached residential development with 5,000 to 8,000 square foot lots, zero-lot line houses, duplexes, townhouses or garden apartments.

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Denton Creek District Elements:

Roadways - There are various roadways planned within the Denton Creek District. Please refer to the “Town of Flower Mound Thoroughfare Plan” for more specific information on roadways in the Denton Creek District. **Town Entrance Landscape** - I-35W, FM 1171, and US 377 are all major roads into Flower Mound. Landscape for developments along these roads should be of an exemplary quality that reflects their importance as entrances into the Town. The “Town of Flower Mound Urban Design Plan” along with the Town’s “Median and right-of-way Design Guidelines” indicates suggested standards for private and public landscape development along these roads. It will be appropriate for the private landscapes to reflect the individuality of the various developments within the Denton Creek District, while the public landscape should provide an element of continuity through the District.

Architectural facades along the Town Entrance streets will be a significant contributor to the image of the Denton Creek District, and should be designed to an exemplary standard for their use. Parking between the building line and the street should be kept to a minimum to enhance the landscape image of the District.

District Arterial Landscape - The proposed urban minor arterial roads will be a significant route within and through the Denton Creek District. The “Town of Flower Mound Urban Design Plan” along with the Town’s “Median and right-of-way Design Guidelines” also indicates suggested standards for private and public landscape development along these roads.

Parks and Flood Plain - There is a significant flood plain along the southwestern, western and northwestern edge of the Denton Creek District. Since the Town of Flower Mound discourages construction in flood plains, and alteration of flood plains, these areas should not be developed. They should be incorporated into the landscape planning for adjoining development. Since they are anticipated to include segments of the Town’s multi-purpose trail in the future, site development in the adjoining Regional Campus Commercial, High Density Residential, Office, Campus Commercial, and Commercial/Industrial areas should be planned for compatible adjacent uses and site features, and avoid exterior storage, utility and similar uses in direct view of the potential trail areas.

Trail System – There are various trail segments planned within the Denton Creek District including the regional Veloweb Trail System.

Refer to the “Town of Flower Mound Parks and Trails Plan” for more specific information on the trail system.

Internalized Service Areas - In the areas of the Denton Creek District designated as suitable for Commercial/Industrial, Regional Campus Commercial, or Campus Industrial land uses, service areas such as truck docks, rail road platforms, layout or storage yards, utility components, trash handling and similar unsightly elements that are essential to appropriate commercial and industrial uses should be planned for locations internal to the major surrounding streets: FM 1171, I-35W, US 377, and the proposed urban minor arterials. Such uses should not be visible from these streets.

Architectural Impact Zone - The land at the western edge Campus Industrial along FM 1171 is highly visible from traffic on FM 1171 as it enters Flower Mound. Because of the prominence of this site, and its significance to the Town’s entry, buildings in this zone should be designed with particular attention to architectural quality and features as seen from FM 1171. This does not preclude industrial buildings from being built in this zone, but it does require that facades and elevations seen from FM 1171 be of significantly higher architectural quality than is generally associated with industrial buildings.

Trees and Natural Features - Several large areas of trees, drainage courses and other natural features exist within the Denton Creek District. These natural features are representative of the distinctive natural atmosphere of Flower Mound, and can have high amenity value for development. Existing trees fall within the purview of the Town’s Tree Preservation Ordinance. Trees and other natural amenities should be incorporated into the planning and landscape design of developments within the Denton Creek District.

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Flower Mound Gateways - Distinctive entry demarcation to the Town of Flower Mound will help distinguish it as a unique community. Flower Mound Gateways are planned at or near the Town limits I-35W, US 377, and FM 1171.

Refer to the “Town of Flower Mound Urban Design Plan” along with the Town’s “Median and right-of-way Design Guidelines” for more specific information on the Flower Mound Gateways.

Town Landmark Intersections - The three major arterials in the Denton Creek District, I-35W, FM 1171, and US 377 are all principal entrances into the Town for both residents and visitors. The intersections with other arterials and collectors on these three streets will be significant orientation locations, particularly for visitors not familiar with Flower Mound. Consequently, these intersections will be major landmarks in the Town, and should be landscaped to provide an exemplary quality of entrance and orientation experience for residents and visitors to Flower Mound.

Refer to the “Town of Flower Mound Urban Design Plan” along with the Town’s “Median and right-of-way Design Guidelines” for more specific information on Town Landmark Intersections.

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