



August 22, 2013

Mr. Tommy Dalton
Assistant to the Town Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: MASTER PLAN UPDATE – Cross Timbers Conservation Development District

Mr. Dalton,

Centurion American has developed several residential properties within Flower Mound that include Estancia Estates, Terracina, and Legends. We have also developed Montalcino Estates, which is currently under construction for Phase I. Montalcino is a large residential conservation development that lies within the Town's Cross Timbers Conservation Development District. We are hopeful that our next residential development will be the Smith family property that is located at the southeast corner of Shiloh Road and FM 1171 and includes over 450 acres. This property has several environmental features that we would like to preserve including ephemeral streams, floodplain, significant vegetation, extensive terrain, and buffers surrounding existing drill sites. It is ideal for a conservation development; however, market conditions are not conducive to allow the property to be developed under the Town's current regulations for conservation developments.

Since the Town is currently updating its Master Plan, we ask that you also consider updating the Cross Timbers Conservation Development District to allow for the design of a cluster-like conservation development with varying residential lot densities that will still preserve natural habitats, significant environmental features, and continue to meet the intent of the Master Plan. This letter provides a list of possible alterations and suggestions to the Master Plan that we would like you to consider that would facilitate a more efficient conservation development on the Smith property.

Currently, the Cross Timbers Conservation Development Districts allows for the development of a residential subdivision with 2-acre lots or a residential subdivision with 50% of the land set aside for conservation with 1-acre lots. We would like the Town to consider providing more flexibility in the design and configuration of future conservation developments while still honoring the 50% open space requirement. By providing only two options related to lot size, the existing property owners and future developers have limited flexibility in development potential. We request that the Town consider allowing lots sizes of less than 1-acre which could increase the amount of open space to be greater than 50% and would therefore preserve more land than what is currently required. While still maintaining a density-neutral approach, developers and property owners can be more creative with the subdivision design, preserve more land, promote interconnectivity of open space areas, and allow a variety living options on premium lots that are contiguous to the conservation area.



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For example, if a property is 200 acres, we could propose 200 units and remain density neutral which is consistent with 1-acre zoning throughout the Town. If those 200 units were 10,000 square feet in lot area then about 46 acres would be needed to develop the lots. Street networks and other infrastructure can be assumed to be at least 20% more area than what is needed just for the lots. Therefore, the total area to be developed may be approximately 56 acres. That means that over 140 acres could possibly become open space, which equates to over 70% of the gross area. We provided this example in an attempt to illustrate the benefits of decreasing the minimum lot size but still maintain a density of one dwelling unit per acre (1 du/ac). Randall Ardent, the father of conservation development design, discusses density in his "Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks". He states that the percentage of land to be preserved varies with the density and that typically a 75% open space area would equate to a density of 4 du/ac. Although this may exist in other cities throughout the state and nation, we would like to make his assessment unique to Flower Mound and request a density of 1 du/ac.

The possibility of having lots less than 1-acre in size can only be achievable if the Town allows sanitary sewer to extend into the Cross Timber Conservation Development District. Developers could be responsible for extending the necessary sewer lines in order to serve their developments with the Town participating in a limited capacity. Possible pro-rata agreements may also be implemented to allow future developers to connect to the extensions.

The open space areas created by the conservation developments are currently required to be held in a conservation easement by a qualified non-profit land trust in perpetuity. Existing conservation developments, such as the Sanctuary and Chimney Rock, allow very limited access within their open space areas or prohibit it altogether. We feel that residents should be able to enjoy portions of these areas to enhance the quality of life. If portions of the open space areas can be improved to include amenities such as walking/hiking trails, seating areas, picnic pavilions, fishing areas, ball fields, neighborhood greens, and other recreational activities then these areas can enhance the quality of life and contribute to the community-wide network of park and open space areas. We request that the Town consider allowing conservation developments to have passive and active recreation opportunities for the benefit of the community. We also request that the Town consider a variety of ownership options on these open space areas and to not require that they be held in an easement that is controlled by a land trust agency in perpetuity. Instead the homeowner's association could own and maintain the open space areas and open them up for public access or a joint ownership/maintenance agreement between the homeowner's association and the Town could be another option.

We hope that the Town considers these suggestions during the Master Plan update process. Thank you for allowing the opportunity to provide input.

Sincerely,



Mehrdad Moayedi