

1.0 LAND USE PLAN

Vision Statement for the Town of Flower Mound Master Plan

The Town of Flower Mound Master Plan furthers the established community based vision to:

- Preserve the country atmosphere and natural environment that makes Flower Mound a unique and desirable community;
- Mitigate the ill effects of rapid and intense urbanization
- Create a balanced tax base to ensure the Town’s long-term economic health and prosperity; and
- Ensure all development is of enduring and exemplary quality and design.



....Preserve the country atmosphere and natural environment that makes Flower Mound a unique and desirable community



....Mitigate the ill effects of rapid and intense urbanization



....Create a balanced tax base
....Ensure all development is of enduring and exemplary quality

Purpose and Benefit of Six (6) Major Planning Areas

Lakeside Business District

The Lakeside Business District emphasizes high quality, regional commercial development enabling Flower Mound to effectively compete in the economic development arena and develop a balanced tax base which will lower the tax burden on homeowners.

Long Prairie District

Due to rapid and intense urbanization between 1990 and 2000, the Long Prairie District is approximately 90% developed or committed for existing and future development. Emphasizing quality of life issues, this plan preserves remaining natural landscapes and promotes natural greenways, trails and linear park systems to mitigate the ill effects of rapid and intense urbanization. Remnants of the Cross Timbers in this area that have been compromised remain in the Cross Timbers Protection Area.

Provision adopted by Ordinance No. 01-16 and moved to 1.0 Land Use Plan by Ordinance No. 73-16:

Access from the Seller's remaining property and all those with ingress/egress easements over Bob White Lane will continue over Bob White Lane to FM 2499 in its current location since the spine road within SPA 2 was not designated or dedicated as a public street.

- “Seller’s remaining property” shall mean: the property described as Tract II in deed to Janvier Gentry Scott, recorded in Document Number 2013-60264 of the Real Property Records of Denton County, Texas, unencumbered by easements held by the Town of Flower Mound on said described property.

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Cross Timbers Protection Area

The Cross Timbers Protection Area consists of those areas within the Long Prairie District where remnants of the Cross Timbers exist, but have been compromised due to the encroachment of rapid and intense urbanization. Development within the protection area may occur according to existing land use categories and densities; however, additional development standards will be enacted to preserve the remnants and the remaining Cross Timbers environmental character.

Cross Timbers Conservation Development District & Prairie Vista District

The Cross Timbers Conservation District and Prairie Vista District preserve the integrity of the largely intact Cross Timbers ecological area in central Flower Mound, which provides the Town with its unique country atmosphere and natural environment, while allowing environmentally sensitive development to occur. There are a total of two (2) area plans in these districts establishing appropriate land uses and relationships between land uses in these districts.

Denton Creek District

The Denton Creek District emphasizes high quality, regional commercial and industrial development, as well as mixed office, retail and residential uses. This recently annexed land offers a significant opportunity to ensure the Town's long-term economic health and prosperity.

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Land Use Category Definitions

Primarily Residential Land Use Categories:

Rural Density

Residential development, typically being single family detached residential development with minimum 2-acre lots (87,120 square feet) or greater.

Estate Density:

Residential development, typically being single family detached residential development with minimum 1-acre lots (43,560 square feet) or greater.

Low Density

Residential development, typically being single family detached residential development with minimum 15,000 square foot lots (nominally 1/3 acre) or greater.

Medium Density

Residential development, typically being single family detached residential development with minimum 10,000 square foot lots (nominally 1/4 acre) or greater.

Medium High Density

Residential development, typically being single family detached residential development with minimum 7,500 square foot lots or greater.

High Density Single Family Detached

Residential development, typically being single family detached residential development with minimum 3,000 square foot lots or greater.

High Density

Residential development with 5 dwelling units per net acre or greater. Included in this category are duplexes, townhouses and garden apartments.

Note: In the Cross Timbers Conservation Development District, new single-family residential development is appropriate at a net density no greater than one unit per two acres.

Primarily Commercial Land Use Categories

Retail

Neighborhood or Community oriented commercial area with a variety of uses ranging from restaurants and beauty salons to supermarkets and drug stores. Small professional offices, such as title companies, doctors and dentists, legal, real estate, etc. could be included in this land use category.

Office

Office and service 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.

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Commercial/Industrial

A variety of office, retail, repair/service and light industrial uses.

Mixed use

A variety of commercial, office, retail, civic, institutional and residential uses within pedestrian oriented, vertical and horizontal mixed use environments. These uses may be combined within a single district, site, or building in the mixed use area. Components of a mixed use development include specialized street standards, open space, parks and plazas and enhanced architectural standards. Mixed use developments are intended to accommodate physical development patterns characteristic of those found in historic American downtown areas while taking into consideration contemporary building and development techniques. Key development concepts include: (i) horizontal and vertical mix of uses throughout the development, (ii) unifying landscape elements, (iii) integrated street networks shared by vehicles, cyclists and pedestrians, (iv) responsible environmental stewardship, (v) connectivity to existing Town transportation networks and surrounding neighborhoods, (vi) walkability within the development, and (vii) interconnected public spaces (parks, open space, water features).

Primarily Governmental and Institutional Land Uses

Institutional

Town, County, State and other government uses, such as offices, courts, police stations, jails, libraries and fire stations; churches, synagogues and other institutional uses such as the YMCA, fraternal organizations, boys and girls clubs, and similar not-for-profit uses and public or private schools and day care centers. Institutional uses are appropriate within areas designated for residential land uses, with special site design consideration to minimize impacts on the surrounding neighborhoods.

Utility

Sewage treatment plants, water towers, telephone switching stations and other facilities necessary to provide utility services.

Primarily Park and Open Space Land Uses

Park

Mini, Neighborhood, Community or Regional parks, including both active and passive recreation areas and some open space, such as The Flower Mound. This can include both publicly and privately owned park, open space and recreation areas. Park and open space uses are appropriate in all residential land use categories. The Land Use Plan indicates only parks existing and in the development process at the time of adoption of the plan. Further development of parks and trails is intended to occur in conjunction with the update of the Parks and Trails Plan.

Flood Plain

Flood plain outside of the Corps of Engineer property, as defined by the Federal Emergency Management Agency (FEMA) flood plain maps.

Corps of Engineers

Public land set aside for flood control on Grapevine Lake. When this land is not flooded, it may be used for parks and open space.

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Grapevine Lake

The normal pool elevation of Grapevine Lake, much of which is within the Flower Mound Town Limits, is indicated.



Flower Mound Public Library



Grapevine Lake

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Mixed Use Land Use



The Mixed Use land use category is intended to allow for the flexibility and creativity in the development of pedestrian oriented, vertical and horizontal mixed use environments. The standards and criteria established under this land use category constitute general guidelines for the staff, Planning & Zoning Commission, and Town Council to evaluate comprehensive development proposals for specific properties within the Town of Flower Mound.



This land use category is applied to both greenfield and in-fill properties within the Town. Greenfield properties are larger, undeveloped properties that may have access to a major transportation infrastructure, but may not have access to any other infrastructure. They are generally located away from the core of the town and adjacent to other undeveloped parcels. Greenfield properties are generally larger (greater than 20 acres) than in-fill sites. These properties may have significant environmental characteristics that need development flexibility in order to balance environmental protection and market feasibility.



In-fill properties are those that are vacant with access to most urban infrastructure and adjacent to existing development. They may be adjacent to both commercial land uses or arterial roadways and lower intensity residential uses and may be properties that are difficult to develop under current policies. These properties share unique characteristics in that they have commercial potential due to adjacency to a major arterial or existing commercial uses, but need to address compatibility and transition issues with adjacent established neighborhoods. These properties may also share site specific environmental characteristics that need development flexibility in order to balance environmental protection and market feasibility. In-fill properties are generally between 5 and 20 acres in size.

The Mixed Use land use category is intended to allow for creative development and flexible opportunities with a mix of development types (retail, office, hospitality, and residential) on properties that generally demonstrate the above listed criteria.

Overall Character & Design: Development in the Mixed Use land use category should generally meet the Town's vision for mixed use:

- Establish a high level of development standards to create development of exemplary and enduring quality, and design.
- Emphasize vehicular and pedestrian connectivity to adjacent opportunities that balances neighborhood integrity, market demand for development and regional access.
- Use of both vertical and horizontal design that facilitates flexibility.
- Creation of a variety of connected community gathering places and entertainment opportunities of differing scales and character to make walking easy from one place to another.
- Design of streets, squares, plazas, parks, opens spaces and other civic spaces that facilitate easy walking both inside the development and to adjoining uses where appropriate.
- Emphasis on building form, mix of uses, and site design that can accommodate changing market conditions while creating a high quality of life.

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- Include a range of residential options that reflect changing lifestyles while balancing market demand and community preferences.
- Provide appropriate transitions to protect any existing adjacent neighborhoods and to promote sustainable value.
- Leverage any significant environmental features on the site and treat them as “features” and not constraints.

In order to appropriately address scale, compatibility, and character; each master planned development in the Mixed Use land use category should generally be composed of at least two (2) of the following “character and intensity” zones:

- Mixed Use Core – is generally intended to be the area of highest intensity of land uses and buildings within the overall Mixed Use development.
- Mixed Use Neighborhood – is generally intended to be the area with the highest concentration of a range of residential uses. Non residential uses such as retail and office uses may be appropriately located within the neighborhood.
- Mixed Use Transition – is generally intended to be the area that forms the transition between the Mixed Use Core or Neighborhood to adjoining conditions. Based on site-specific adjacency conditions, a Mixed Use Transition zone may include:

Mixed Use Transition Zones:

- Neighborhood Transition zone –the area between an existing residential neighborhood and a Mixed Use core or Neighborhood. The neighborhood transition zone shall include residential uses that are of compatible scale and density to the immediately adjacent existing neighborhoods.
- Major Roadway Transition zone – the area between the Mixed Use Core or Neighborhood and a major roadway corridor. A major roadway corridor is either an arterial roadway or state highway. This transition area may be an appropriate location for more automobile oriented commercial uses due to the adjacency and access along the roadway while transitioning to a pedestrian-oriented development towards the interior of the site.
- Environmental Transition zone – the area between the Mixed Use Core or Neighborhood and a major environmental feature. The environmental feature may be a creek, water body, significant grades, or tree stands. In particular, the environmental transition zone should consider appropriate buffers and edge conditions to the specific environmental resource in order to maximize its value to the overall mixed use development as a focal point.



Scale & Context: The scale of uses within a Mixed Use development should be compatible and consistent with that of the existing commercial/residential development. Appropriate buffering with respect to height and intensity of use is required if this use abuts existing residential uses.



Based on the specific location and scale of the proposed Mixed Use development, the following table shall be a guide to building heights within the component zones and transitions to adjoining neighborhoods. The lower end of the range should be

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considered as an appropriate transition to existing residential uses where the mixed use zone abuts it.

Land Use Mix: The percentages in the table below for the land use mix in the Mixed Use land use category are intended only to be guidelines, and greater flexibility may be appropriate under site specific conditions.



| Component Zone | Compatibility Criteria (Height in number of stories) |
|------------------------|--|
| Mixed Use Core | 2 – 5 stories* |
| Mixed Use Neighborhood | 2 – 4 stories |
| Mixed Use Transition | |
| Neighborhood | 2 – 3 stories |
| Major Roadway | 1 – 3 stories |
| Environmental | 2 – 5 stories* |

**Height allowances greater than 5 stories may be considered based upon several factors including pedestrian amenities, streetscape, public and private open space provision, protection of significant environmental features, and the specific design of mid-rise buildings.*



| Land Use | Percentage of the Acreage | Flexibility Factor |
|--|---------------------------|--------------------|
| Non-residential uses** | 45% | ±25% |
| Public uses | 5% | ±5% |
| Residential uses^β | 45% | ±25% |
| Civic/Open Space (public and private) | 5% | +10% |
| Total | 100% | |

***Non-residential uses shall include retail, office, hospitality, entertainment, etc.*
^βResidential uses above commercial uses shall not be included in the calculation of percentage of residential uses in the overall development.

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Area Plan Districts

Appropriate land uses and relationships between land uses in these districts are described in Area Plans, which provide a greater degree of detail and specificity than land uses in other parts of Flower Mound. These districts are:

Lakeside Business District

Large scale commercial and/or light industrial developments such as corporate offices, office parks, industrial parks, clean manufacturing, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Cross Timbers Conservation Development District

Predominantly residential development, typically being single family residential development at net densities no greater than one unit per two acres. Moderate increases in densities may be appropriate in combination with cluster developments, conservation easements and/or other conservation techniques that preserve the Cross Timbers ecosystem, other natural systems, and Scenic Corridors and Vistas. Commercial recreation uses, such as equestrian facilities, golf courses and other uses compatible with the conservation goals of the district are also suitable.

Denton Creek District

Area west of US 377 and north of Denton Creek in which a variety of commercial, industrial or residential uses could be appropriate, such as office, retail, industrial and/or high density residential, in planned developments providing coordination between the uses and with surrounding areas.

Prairie Vista District

Predominantly residential development, typically being single family residential development at net densities no greater than one unit per one acre in combination with conservation easements and/or other conservation techniques that preserve the Cross Timbers ecosystem and other natural systems. Commercial recreation uses, such as equestrian facilities, golf courses and other uses compatible with the conservation goals of the district are also suitable.

Cross Timbers Protection Area

An area in which the Eastern Cross Timbers environmental quality has been compromised and where development may occur at indicated land use categories and densities, but with additional development standards to protect the remaining Cross Timbers environmental character.

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Senior Housing

The Town encourages high quality, age-restricted, independent housing projects in appropriate locations to address the demand for diverse senior housing options. In January 2017, the Town Council determined there was a need to address the demand for diverse housing options. To address the immediate need the following provisions were adopted on March 6, 2017. Specifically, within the area identified as 2,500 feet on either side of FM 2499 (Long Prairie Road) from FM 407 (Justin Road) down to the northern boundary of the Lakeside Business District, but not including the Lakeside Business District, a senior housing project can be approved within any land use category. The basis of this allowance is due to the lower impact such developments would have in any of the land use categories. Any senior housing development would need to proceed by submitting a rezoning request for a Planned Development (PD) where such issues as design, adjacency, density and amenities would be reviewed.

Senior Housing is defined as high quality retirement or active living residential facility designed for persons 55 years of age or older.

- This use includes age-restricted, for-rent multi-family independent living facilities with high quality amenities, services, and programs.
- Any project proposing such a use shall include deed restrictions on the property limiting residents of the project to 55 years or older in accordance with the Fair Housing Act.
- Any project shall include industry building accessibility standards for the targeted demographic.
- Any project should have easy access to arterial and collector streets, and convenient access to signalized intersections is preferred.
- Any project shall demonstrate appropriate transition to existing land uses. Factors to be considered include building height, setbacks, screening and landscaping, use of open space, among other factors.
- This use does not include “convalescent and nursing homes, hospice care, assisted living, and related institutions.”

Due to the nature of Senior Housing, a developer may request a potential exemption from the Town’s parkland dedication and park development fee requirements in order to reinvest those funds into the project. Such a request shall be considered by the Town Council concurrent with a zoning PD application.

To attract affordable Senior Housing within the Overlay, it is recognized that certain projects that qualify as senior housing due to their size, location, amenities and design, may request potential waivers from some SMARTGrowth Criteria. Any requested waiver shall be evaluated during the development process and action taken thereon by the Planning and Zoning Commission and the Town Council in accordance with the purposes and objectives contained in the Town’s SMARTGrowth program and the need for high quality senior housing. The Town Council may consider certain exceptions from the Town SMARTGrowth Program for a project meeting the above definition and criteria, and submitted under a PD application. Potential exceptions may include:

- Water and wastewater studies
- Traffic Impact Analysis
- Environmental Quality

The language and authorizations articulated within this section shall expire and have no legal force or effect after March 6, 2020, unless extended after a public hearing and action by the Town Planning and Zoning Commission and the Town Council, in accordance with the procedures set forth in Chapter 213 of the

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Texas Local Government Code and the procedures governing an amendment of the Master Plan of the Town of Flower Mound, as established by Subpart B of the Town Code.