



RIPPY ROAD SINGLE FAMILY HOMES

FLOWER MOUND, TEXAS

Frequently Asked Questions

How is the new proposed project on Rippy Road different from Alexan Highland Court?

Direct Development has redesigned the property on the corner of Rippy Road and Long Prairie Road (FM2499) for 161 single family homes. All multifamily housing has been removed from the new plan to honor the demands of the existing neighborhood. Our project mission continues to be to provide homes that are needed in Flower Mound and establish an appropriate transition from the busy FM2499 corridor to the existing neighborhood to the west.

What can we expect from single family homes on this property?

The development will serve households with incomes between \$100,000 and \$200,000 that want a low maintenance, luxury home and easy access to the retail and restaurant venues at FM2499 and FM407. The homes will sell from \$325,000-\$500,000.

In order to create the appropriate transition, we will utilize varying lot sizes of 54, 50 and 30 feet with the smallest lots closest to FM2499 and the existing commercial development. The larger lots will be placed along Rippy Road to transition to the existing neighborhood of medium density homes.

Will Rippy Road remain a “rural road” and maintain its charm?

We plan for Rippy Road to maintain its rural charm. The current Flower Mound Thoroughfare Plan calls for extending College Parkway west across FM2499 all the way to Rippy Rd. at Pecan Meadows Drive. We would have it dead end before Rippy Road and our residents would use College Parkway as the main entrance. Our proposed development will add less than 10 trips per day to Rippy Road.

Will this new proposal help with the increased traffic on FM2499?

Traffic studies show that single family homes on the property will eliminate approximately 4,000 trips per day on FM2499 when compared to the development options under the current master plan.

Will additional traffic signals be needed at College Parkway and FM2499 because of this development?

A traffic signal has been planned for many years at College Parkway and FM2499 with a projected installation in 2015/2016.

Can the current view of the property be maintained by having larger lots and mature landscaping?

The surrounding neighborhoods will still maintain a natural view of trees and landscape. A park, an extension of the town trail system, and a 15-foot landscape buffer will be installed along the southern side of Rippy Road. Every effort is being made to utilize the existing trees and plants, while still complying with the town’s ordinances. Flower Mound does require a masonry wall along collector streets; however, the wall will be placed behind the existing trees to minimize the visual impact.

<p>How will the proposed development impact the tree canopy?</p>
<p>If approved, the proposed plan will improve the preservation of the existing tree canopy when compared to the current Master Plan. Under the current Master Plan and Flower Mound's tree ordinance, all non-residential development within Special Plan Area 5 (SPA 5) is exempt from mitigation requirements. Any residential development within SPA 5 is required to comply with Flower Mound's tree preservation and mitigation requirements.</p> <p>Our proposed plan will save 9 of the 13 specimen trees on the property including a magnificent 37.5 caliper inch post oak.</p> <p>Preserving specimen and historic trees will support a time-honored tradition in Flower Mound and enhance the proposed project.</p>
<p>Will the new development increase the flooding problems on the southern side of the property?</p>
<p>The town requirements do not allow an increase in water runoff from the property. We are conducting our own studies to determine what detention or retention plan will improve the problem.</p>
<p>What is the current Master Plan and Zoning on the property?</p>
<p>The property is currently zoned for agricultural uses. The Master Plan designation is for low density residential on the western portion of the property. Approximately half of the property is planned for future office and retail uses.</p>
<p>Why is the current Master Plan out of date?</p>
<p>The current Master Plan was developed in 2001. Since then, the Town has adapted the plan to meet the needs and requests of its residents. It has permitted significant changes in the planned development of the area, including the establishment of a 2 million square foot retail hub at the intersection of FM407 and FM2499, and the Riverwalk mixed-use development with a hospital, retail and offices at FM1171 and FM2499.</p> <p>These successful retail and office developments have eliminated the need for additional retail and office on our property. Instead, it has created an environment that is suited for a denser, upscale residential development.</p>
<p>Will the proposed development attract a large number of families with children? Will the additional children negatively impact the neighborhood schools?</p>
<p>A review of similar housing developments indicates that approximately 110 school age children may live in the development. The neighborhood schools are expected to experience reduced enrollment over the next 5 to 10 years providing ample capacity.</p>

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