



## Timberview Estates West Homeowners Association

### **What we currently know / What is currently proposed 2600 Waketon Rd 'Lot' Planned Development**

On January 30<sup>th</sup>, a TvEW Board Member met with Manish Sethi, giving him an opportunity to explain what they plan to do with 2600 Waketon Rd lot. FYI - 2600 Waketon Road is on the North side of Waketon, roughly past the creek (currently, a single home, formerly with white brick, is there). Presently, it is zoned residential and Agricultural w/ 15,000 square foot lots. Their plan calls for non-agricultural, 10,000 square foot sized lots and homes price in line with the Weekly Addition, going in now.

Their goal is to build custom homes residential sub-division consisting of 11-12 lots. Their vision is to build contemporary style houses (Texas/Austin style contemporary / not totally modern). They plan to have lot sizes of 10,000 Square Feet or above. This will allow them to provide enough setbacks to accommodate trees/greenery required by the city of Flower Mound and where ever possible, to preserve many existing trees. While developing this project, they are working closely with FM city officials... With the current proposal, they will be giving or dedicate area, larger than one lot to the city, to do their part to help resolve the drainage issues of Waketon road. They consider this as an important step for them, which they believe will help all the residents along Waketon road, as to the flooding issue.

To achieve all that's stated above, they will be requesting city council for Master Plan Amendment... from current Low-Density zoning to Medium Density zoning (NOTE: all other sub-divisions around have High-Density zoning). In an effort to make this variance possible, they want to work closely with their neighbors, with a goal of building homes, which will add value to all our neighborhoods, and the Town as a whole.