



Planning & Zoning Commission

August 28, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flower-mound.com or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

E. COORDINATION OF CALENDARS

1. September 11, 2023 Meeting
2. September 25, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. House Bill 3699

H. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of August 14, 2023 - Consider approval of the minutes from the August 14, 2023, Planning & Zoning Commission Meeting.

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP23-0012 – Oncor Dunham Substation - Consider a request for a Site Plan (SP23-0012 – Oncor Dunham Substation) to develop a high voltage electric line/substation facility. The property is generally located south of Dunham Road and east of Haynes Road.

J. ADJOURN

K. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
- Times may be adjusted by the Chair depending on the number of speakers.
- Donated time will not be recognized.
- Please state your name and address when speaking, and direct comments to the Commission.

1. CON23-0001 - Hines Conservation
2. MPA23-0004 & LDR23-0002 - Urban Design Plan & Area Plans

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: August 23, 2023, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Planning & Zoning Commission



August 14, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Ruthrauff called the meeting to order at 6:30 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1
Kathryn Wells, Vice-Chair, Place 7
Jason Hobbs, Place 2
Janvier Werner, Place 3
Greg Wilson, Place 5
Donald Gilmore, Place 6
Scott Langley, Place 8, Alternate
Scott Jostes, Place 9, Alternate

with the following member(s) absent:

Brady Kilpper, Place 4

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Poornima Kashyap, Principal Planner
Bob Pegg, Assistant Director of Engineering
Chuck Russell, Principal Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Clare Harris 416 Northwood Dr. (with time donated by James Harris, 416 Northwood Dr.; MaryJo Lengnick, 1701 Marble Pass Dr.)	Opposition to ZPD22-0001 & ZPD22-0003
2.	Julie Hutchens, 4200 Broadway Ave. (with time donated by Kevin Hutchens, 370 Northwood Dr.; Jennifer Beesley, 2920 Cromwell Way)	Opposition to ZPD22-0001 & ZPD23-0003
3.	Fred Vincent, 3933 Bordeaux Cir. (with time donated by Tom Lengnick, 1701 Marble Pass Dr.)	Environmental Quality
4.	*Dan & Kathy Hanson, 529 Lauren Ct	Opposition to ZPD22-0001 & ZPD23-0003

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. August 28, 2023 Meeting
2. September 11, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. House Bill 3699 (Item moved to the August 28, 2023, meeting.)

H. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of July 24, 2023 - Consider approval of minutes from the July 24, 2023, Planning & Zoning Commission Meeting.

ACTION: Commissioner Gilmore moved to approve Item H.1 as presented in the agenda caption. Vice-Chair Wells seconded the motion.

AYES: Wilson, Gilmore, Wells, Hobbs, Jostes, Werner

NAYS: None

RESULT: 6 : 0

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. DP23-0001 - Whyburn - Consider a request for a Development Plan (DP23-0001 – Whyburn) to develop a residential subdivision. The property is generally located east of Long Prairie Road and south of Dixon Lane.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

ACTION: Commissioner Hobbs moved to recommend approval of Item I.1 as presented in the agenda caption. Commissioner Werner seconded the motion.

AYES: Wilson, Gilmore, Wells, Hobbs, Jostes, Werner

NAYS: None

RESULT: 6 : 0

J. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town’s development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. CON23-0003 - Montalcino Estates, Phases III and IV - Public Hearing to consider an ordinance amending the zoning (CON23-0003 – Montalcino Estates, Phases III and IV) from Interim Holding (IH) uses to Planned Development District No. 198 (PD-198) with Agricultural (A) uses for a conservation development. The property is generally located north of Cross Timbers Road and east of Montalcino Boulevard.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 6:55 p.m.

At 7:12 p.m., the Planning and Zoning Commission reconvened into regular session.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Darren Andrews, McAdams; present for questions, no presentation

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	Michael Tilbury, 8604 Baltusrol	None

** Indicates person did not wish to speak*

ACTION: Vice-Chair Wells moved to recommend approval of Item J.1. as presented in the agenda caption. Commissioner Hobbs seconded the motion.

AYES: Wilson, Gilmore, Wells, Hobbs, Jostes, Werner

NAYS: None

RESULT: 6 : 0

2. RC22-0006 - Montalcino Phase III - Consider a request for a Record Plat (RC22-0006 – Montalcino Estates, Phase III) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Montalcino Boulevard.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Darren Andrews, McAdams; present for questions, no presentation

ACTION: Vice-Chair Wells moved to recommend approval of Item J.2 as presented in the agenda caption, and with the conditions recommended by Staff that were included in the agenda packet. Commissioner Hobbs seconded the motion.

AYES: Wilson, Gilmore, Wells, Hobbs, Jostes, Werner

NAYS: None
RESULT: 6 : 0

K. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:43 p.m.

TOWN OF FLOWER MOUND, TEXAS

BRAD RUTHRAUFF, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA I.1. NON-DISCRETIONARY ITEM(S)

DATE: August 28, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Consider a request for a Site Plan (SP23-0012 – Oncor Dunham Substation) to develop a high voltage electric line/substation facility. The property is generally located south of Dunham Road and east of Haynes Road.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this site plan application is to develop a high voltage electric line/substation facility on Lot 2, Block 1 of the Dunham Addition. The subject site is approximately 66.61 acres.

On April 10, 2023, the Town Council approved a rezoning request to establish Planned Development District-195 (PD-195) for Oncor Dunham Substation with Single Family-Estate (SF-E) uses.

On July 24, 2023, the Planning and Zoning Commission approved a record plat for Dunham Addition that created two lots.

The site plan depicts a switch station and substation along with necessary setbacks and buffers that are required per the approved PD. The entire footprint of the stations will be enclosed within black or green vinyl coated chain link fence for security reason. There is no parking requirement for this use as the stations will be unmanned except for occasional maintenance. A combination of an eight-foot masonry wall and an eight-foot chain-link fence is proposed along the northern property boundary. Due to the topography of the site that slopes to the east, the eight-foot masonry wall transitions to a chain link fence.

The elevations for the station towers, an equipment storage facility, masonry wall, and chain-link fence has been included in the packet. The proposed site plan and elevations are in conformance with the approved PD.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

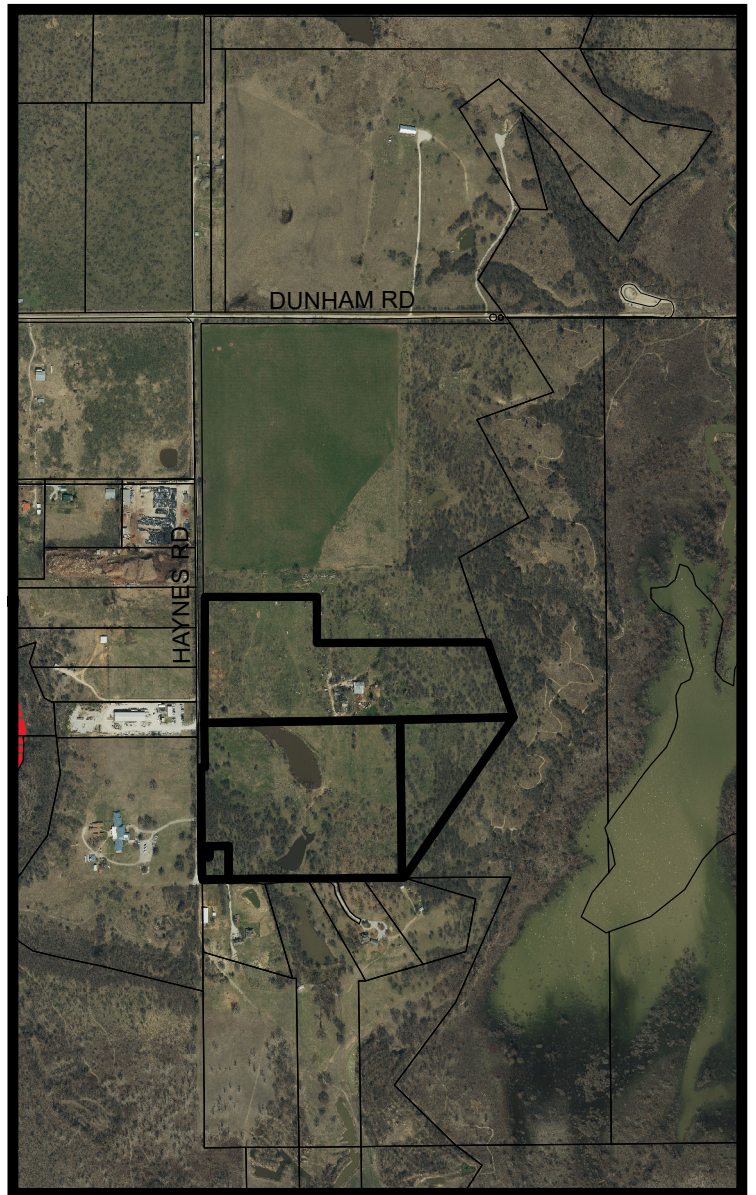
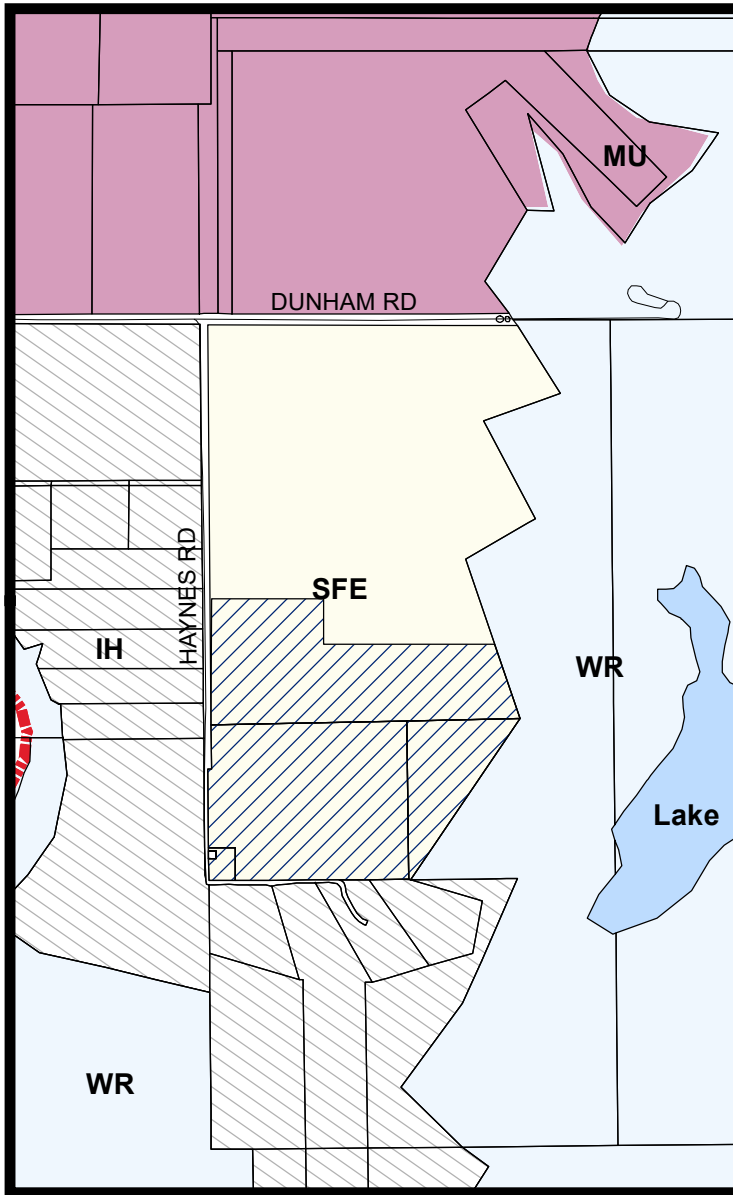
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Site Plan Package

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: SP23-0012

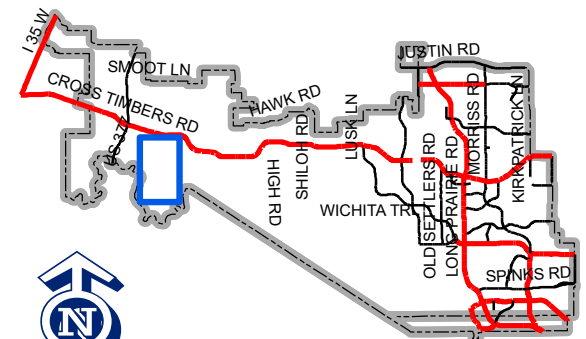


LEGEND

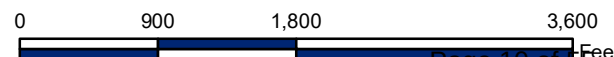


Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



LETTER OF INTENT
Oncor Dunham Substation Site Plan
Rhody King Survey, Abstract No. 700, Flower Mound, Denton County, Texas

Location:

The site is located near the southeast corner of the intersection of Dunham Road and Haynes Road in Flower Mound. The proposed development would consist of one Oncor substation and one Oncor switch station on 66.61 acres.

Purpose of Site Plan Submittal:

The purpose of this Site Plan Submittal is to provide additional layout details for an electrical substation system that will improve the reliability and service for the current and future customers in the Town of Flower Mound and meet the growing demand in the area.

Existing and Proposed Land Use:

Existing Zoning: PD-195 with SF-E uses.

Acreage: 66.61 acres.

Existing Uses: Site is currently vacant.

Proposed Uses: The proposed development would consist of one Oncor substation and one Oncor switch station.

Phasing: The proposed substation and switch station project will be constructed in a single phase.

Existing Topography and Drainage: The site slopes from west to east across the property and drains into Denton Creek and Grapevine Lake.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed in order to grade the site for the proposed use. The proposed grades will allow site drainage to sheet flow across the site and conform generally to existing patterns in order to have a negligible impact to the downstream system.

CALLED 19.46 ACRES
 IVM CAPITAL, LLC SERIES A
 DOCUMENT NO. 2018-105620
 O.R.D.C.T.
 CURRENT ZONING: IH

CALLED 11.99 ACRES
 ZONDINE LAND, LLC
 DOCUMENT NO. 2018-62989
 O.R.D.C.T.
 CURRENT ZONING: IH

LARWELL INDUSTRIES, INC
 DOCUMENT NO. 95-R0062476
 D.R.D.C.T.
 CURRENT ZONING: IH

CALLED 37.662 ACRES
 LENA POPE HOME
 VOLUME 2553, PAGE 569
 D.R.D.C.T.
 CURRENT ZONING: IH

CALLED 29.6689 ACRES
 HARRY MILLER SPEAKE III
 DOCUMENT NO. 2014-29998
 O.R.D.C.T.
 CURRENT ZONING: IH

CALLED 24.462 ACRES
 JAMES S. & PATRICIA T. WALLACE
 DOCUMENT NO. 2001-R0100338
 R.R.D.C.T.
 CURRENT ZONING: IH

CALLED 5.1582 ACRES
 JAMES S. & PATRICIA T. WALLACE
 DOCUMENT NO. 2001-R0100338
 R.R.D.C.T.
 CURRENT ZONING: IH

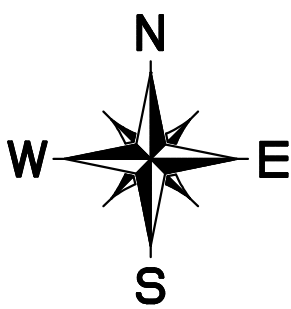
CALLED 33.8193 ACRES
 JAMES S. & PATRICIA T. WALLACE
 DOCUMENT NO. 2001-R0100338
 R.R.D.C.T.
 CURRENT ZONING: IH

TRACT 1
 92.19 AC PORTION OF
 ONCOR ELECTRIC DELIVERY COMPANY, LLC
 DOCUMENT NO. 2021-149263
 O.R.D.C.T.
 DUNHAM ADDITION
 LOT 1 BLOCK 1
 CURRENT ZONING: PD-195 WITH SF-E

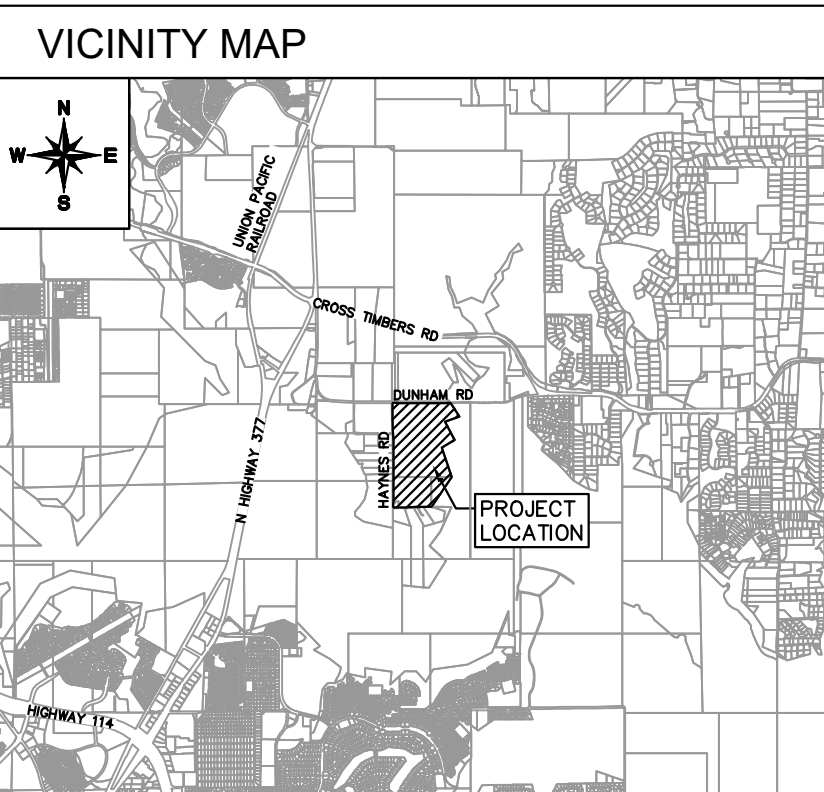
TRACT 2
 66.61 AC PORTION OF
 ONCOR ELECTRIC DELIVERY COMPANY, LLC
 DOCUMENT NO. 2021-149263
 O.R.D.C.T.
 DUNHAM ADDITION
 LOT 2 BLOCK 1
 CURRENT ZONING: PD-195 WITH SF-E

SITE NOTES

- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.



0 100' 200'
 GRAPHIC SCALE 100'



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SUBSTATION PAD PAVEMENT: CRUSHED ROCK FLEX BASE PAVEMENT. REFER TO PAVEMENT SECTIONS.
	MEDIUM DUTY CONCRETE PAVEMENT: 6" MEDIUM DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT SECTIONS.

MASTER PLAN FEATURES	
LAND USE PLAN	PRAIRIE VISTA DISTRICT
URBAN DESIGN PLAN	PRAIRIE VISTA DISTRICT
PARKS AND TRAILS	PLANNED EXTENSION OF INDIAN BLANKET TRAIL ALONG DUNHAM RD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	RURAL COLLECTOR PLANNED AT NORTHWEST CORNER OF TRACT
WATER PLAN	12" WATERLINE PLANNED ALONG FUTURE RURAL COLLECTOR
WASTEWATER PLAN	N/A
ECONOMIC IMPACT	N/A

ZONING DATA TABLE: SF-E	
	TRACT 2
MIN. LOT SIZE	43,560 SQ. FT.
MIN. LOT WIDTH	150 FT.
MIN. AREA/UNIT	2,400 SQ. FT.
MIN. FRONT YARD	40 FT.
MIN. SIDE YARD	20 FT.
MIN. REAR YARD	20 FT.
MAX. LOT COVERAGE	35%
MAX. HEIGHT (STORIES/FT)	85 FT FOR STATION EQUIPMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	74.52	N87°13'02.00"E
L2	47.73	N2°34'39.00"W
L3	88.53	S89°45'23.00"W

BENCHMARKS

CP-150:
 BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
 ELEV: 593.89'

CP-151:
 BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
 ELEV: 615.94'

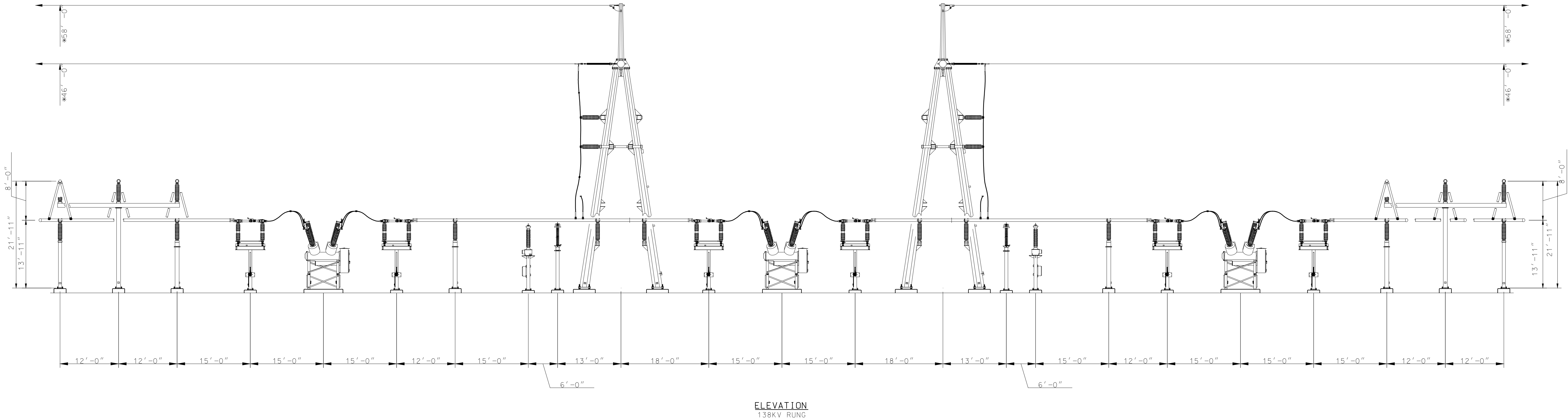
SITE PLAN

FOR
ONCOR DUNHAM SUBSTATION
 DUNHAM ROAD & HAYNES ROAD
 FLOWER MOUND, TX 76262
 DUNHAM ADDITION
 LOT 2 BLOCK 1
 BEING 66.61 ACRES
 OUT OF
 THE RHODY KING SURVEY, ABSTRACT NO. 700
 IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
 Oncor
 777 Main St, Suite 707
 Fort Worth, TX 76102
 Tel: (817) 215-6807
 Contact: Seth Sampson

ENGINEER/SURVEYOR:
Kimley»Horn
 6160 Warren Parkway, Suite 210
 Frisco, TX 75034
 Tel: (972) 335-3580
 Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	7/19/2023	



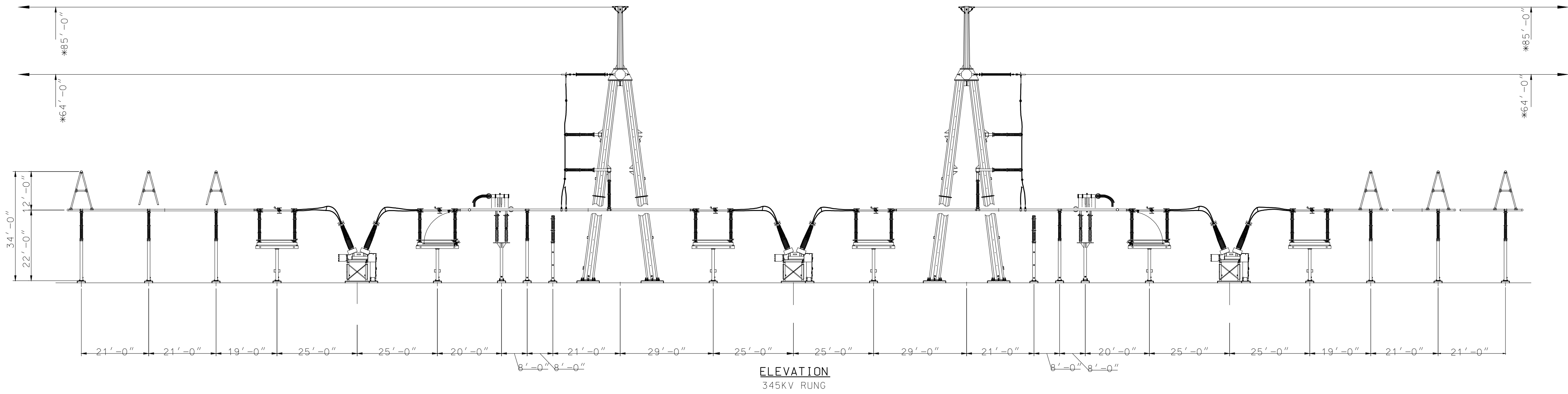
ELEVATION
 138kV RUNG

STATION ELEVATIONS
 FOR
 ONCOR DUNHAM SUBSTATION
 DUNHAM ROAD & HAYNES ROAD
 FLOWER MOUND, TX 76262
 DUNHAM ADDITION
 LOT 2 BLOCK 1
 BEING 66.61 ACRES
 OUT OF
 THE RHODY KING SURVEY, ABSTRACT NO. 700
 IN THE
 TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:					ENGINEER/SURVEYOR:	
Oncor 777 Main St, Suite 707 Fort Worth, TX 76102 Tel: (817) 215-6807 Contact: Seth Sampson					Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Rob Myers, P.E.	
DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:	KH PROJECT NO.:	
RJM	KPH	RJM	AS SHOWN	5/17/2023		

PLOTTED BY: JANA_SUNLEY_10/26/2021 4:55 PM
 DWGNAME: KJRI_CIVIL\FRISCO SINGLE FAMILY PURSUITS_20120104- ONCOR FLOWER MOUND WEST\CAD\PLANS\SETS\ZPD FILE\SC-STRUCTURE ELEVATIONS.DWG [145x]
 LAST SAVED: 5/20/2023 5:58 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

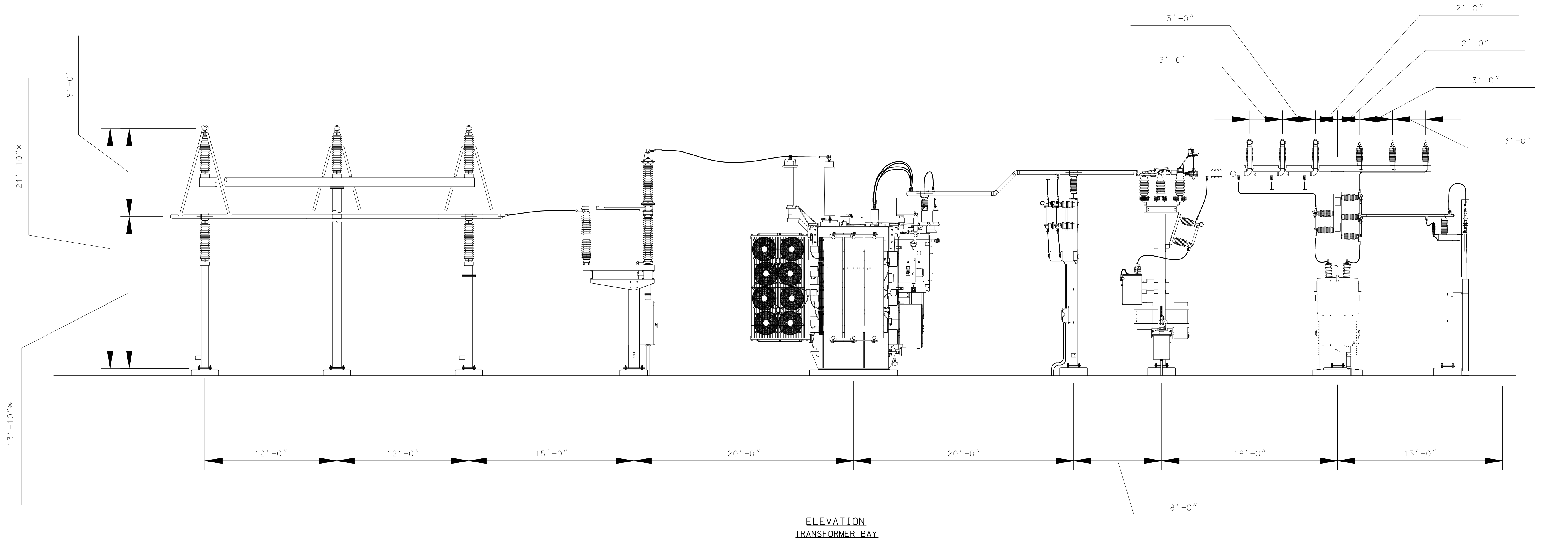


STATION ELEVATIONS
 FOR
ONCOR DUNHAM SUBSTATION
 DUNHAM ROAD & HAYNES ROAD
 FLOWER MOUND, TX 76262
 DUNHAM ADDITION
 LOT 2 BLOCK 1
 BEING 66.61 ACRES
 OUT OF
 THE RHODY KING SURVEY, ABSTRACT NO. 700
 IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

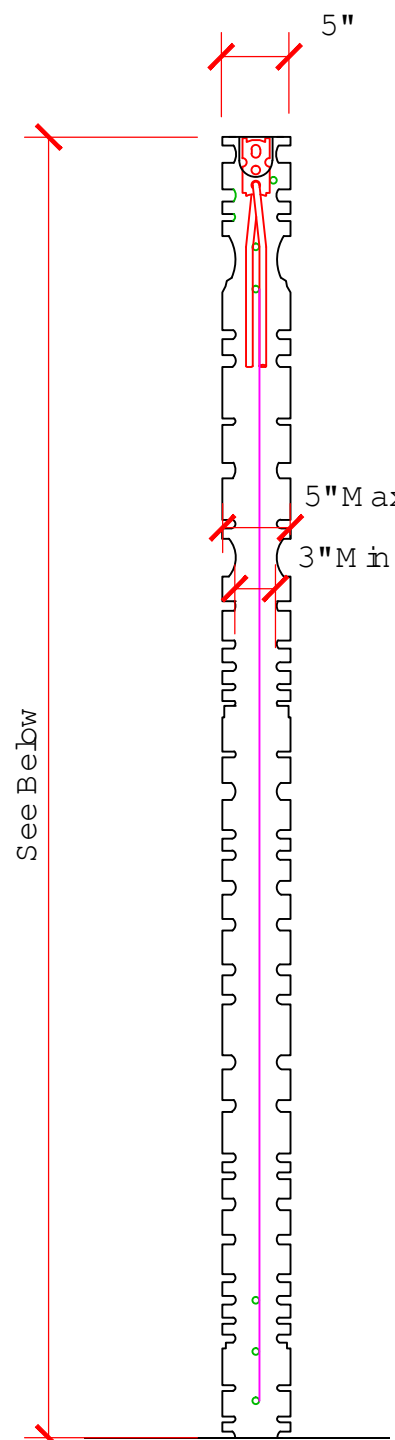
OWNER/DEVELOPER: Oncor 777 Main St, Suite 707 Fort Worth, TX 76102 Tel: (817) 215-6807 Contact: Seth Sampson					ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Rob Myers, P.E.				
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.				
RJM	KPH	RJM	AS SHOWN	5/17/2023					

PLOTTED BY: JANA, 5/17/2023 1:45 PM
DRAWNAME: K:\R1 CIVIL\FRISCO SINGLE FAMILY PURSUITS_20\202104- ONCOR FLOWER MOUND WEST\CAD\PLANS\SETS\ZPD FILE\SC-STRUCTURE ELEVATIONS.DWG [Transformer Bay]
LAST SAVED: 5/20/2023 5:58 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



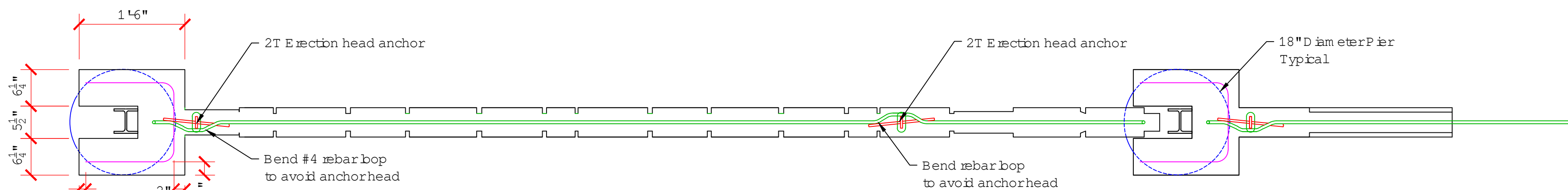
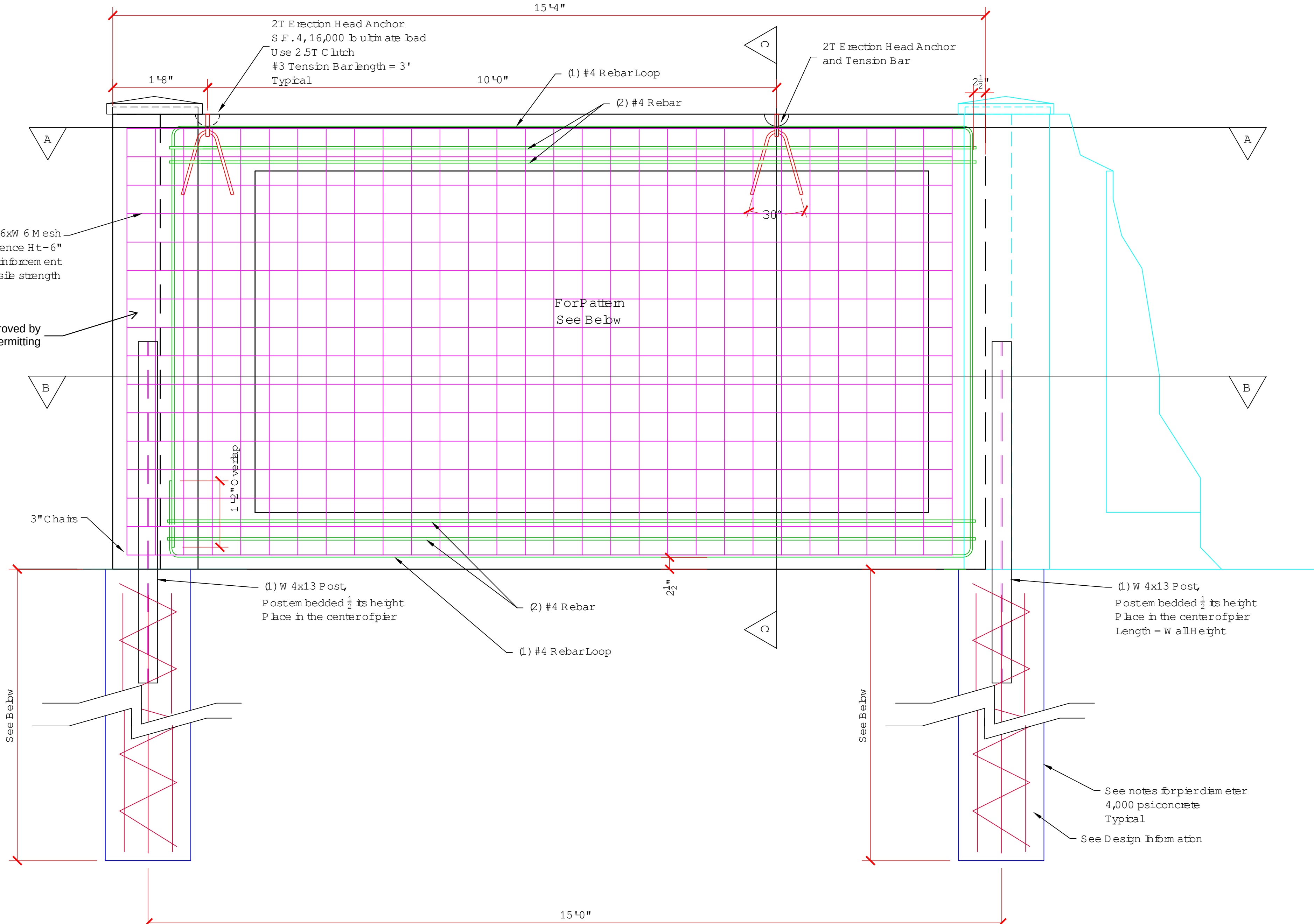
STATION ELEVATIONS FOR ONCOR DUNHAM SUBSTATION DUNHAM ROAD & HAYNES ROAD FLOWER MOUND, TX 76262 DUNHAM ADDITION LOT 2 BLOCK 1 BEING 66.61 ACRES OUT OF THE RHODY KING SURVEY, ABSTRACT NO. 700 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS					
OWNER/DEVELOPER: Oncor 777 Main St, Suite 707 Fort Worth, TX 76102 Tel: (817) 215-6807 Contact: Seth Sampson				ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Rob Myers, P.E.	
DESIGNED: RJM	DRAWN: KPH	CHECKED: RJM	SCALE: AS SHOWN	DATE: 5/17/2023	KH PROJECT NO. -----



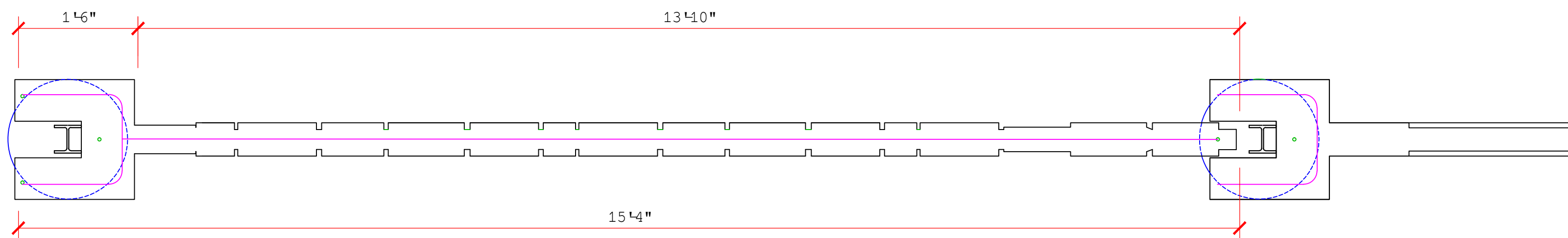
C | S1.10 |
1/8 Section

4x4, W 6xW 6 Mesh
Width = 3'6", Height = Fence Ht - 6"
Welded Wire Reinforcement
60 ksi minimum tensile strength

Color must be approved by
planning prior to permitting



A | S1.10 |
1/8 Section



B | S1.10 |
1/8 Section

GENERAL NOTES

Materials

- Concrete
 - 1.1. Concrete; Ultimate $f_c = 5,000$ psi (Panel & Cap Only)
 - 1.2. Concrete; Slipping $f_c = 4,000$ psi
- Steel
 - 2.1. Steel Post; ASTM A992, Grade 50
 - 2.2. Steel Rebar; ASTM A615, Grade 60, deformed rebar
 - 2.3. W W M; ASTM A1064, smooth wire, 60 ksi minimum tensile strength.
- Grout; Non-shrink, Non-metallic, with minimum 8000 psi 28 day strength.
- Flared Loop Coil Insert
 - 4.1. D 1" min
 - 4.2. Length 12"
 - 4.3. Spread Length 3-3/4"
 - 4.4. Pull strength 7,500 lbs

Design

- Loads
 - 1.1. Wind
 - 1.1.1. Wind Speed (v) = 135 mph
 - 1.1.2. Importance Factor = 1.0
 - 1.1.3. Exposure Category = C
 - 1.2. Seismic
 - 1.2.1. S_g 2.9g
 - 1.2.2. S_1 1.3g
 - 1.2.3. F_a 1.0
 - 1.2.4. F_v 1.5
 - 1.2.5. S_{ds} 1.93
 - 1.2.6. S_{d1} 1.3
 - 1.2.7. I_s 1.0
 - 1.2.8. Site Class D
 - 1.2.9. Response Coef R 3.5
- Designed in accordance with ACI 318-08 and PCI Design Manual 6th Edition
- Wind design meets or exceeds the wind requirements found in ASCE 7-05, ASCE 7-10 and as requested by the City of Mesquite.

Installation of Rigid Support Footing System

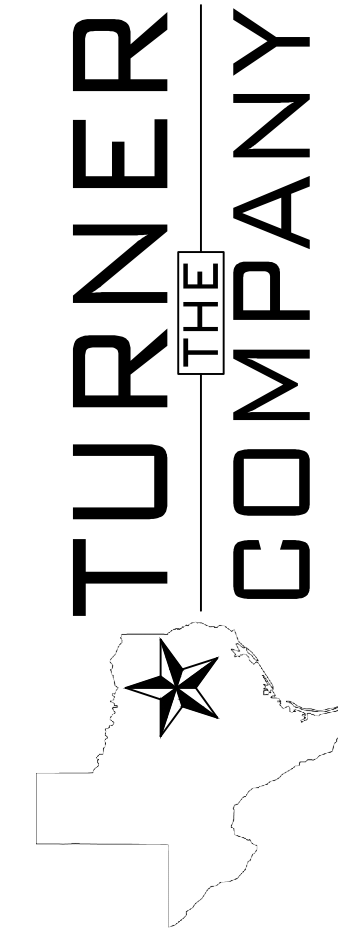
- Excavate footing to depth and dimensions indicated on Drawings. Provide uniform and continuous bearing and support for concrete and steel support member.
- Place concrete in accordance with [ACI 301] [ACI 318].
- Deposit concrete at final position. Prevent segregation of mix. Smooth out the top of the footing.
- Ensure rigid support member is placed plumb, in correct position and is not disturbed during concrete placement.

Panel Erection

- Erect column panels in line with the rigid support system members per manufacturer's written instructions.
- Erect units without damage. Replace structural damaged panels and repair for damaged panels.
- Erect column panels level and plumb within allowable tolerances.
- Align and maintain uniform horizontal and vertical joints as erection progresses.
- Install precast cap units over columns per manufacturer's instructions.

PROJECT INFORMATION	
PROJECT NAME:	----
PROJECT ADDRESS:	----
OWNER/DEVELOPER:	----
GEOTECHNICAL INFORMATION:	
TEST PREPARED BY:	----
REPORT NUMBER:	----
DATE:	----
DESIGN INFORMATION:	
----	PIER DIAMETER, INCHES (W/O RETAINING WALL)
----	PIER DEPTH, FT
(4) # ----	VERTICAL REBAR
# ----	SPIRALS OR LADDERS @ 12" O.C.
----	SPIRAL OUTSIDE DIAMETER, INCHES
----	FT. FENCE HEIGHT
----	MIN. BOTTOM CLEARANCE, INCHES
----	MAX. BOTTOM CLEARANCE, INCHES
LEDGESTONE	PATTERN

THIS DRAWING IS THE
PROPERTY OF CARR
CONSULTING, INC. IT MAY
NOT BE REPRODUCED
WITHOUT THE WRITTEN
CONSENT OF CARR
CONSULTING, INC.



Carr Consulting Inc.
Engineers - Scientists - Planners
153 W. Anderson Drive
Forsyth, Texas 75126
Phone: (409) 762-8215
Email: jay@turner.com
Registration No. F-2331

STATUS: _____
MANAGER: _____
CONTACT: _____
DRAFTSMAN: _____
BY: _____ DATE: _____

DRAWING
NUMBER

S1.10

\$1.20

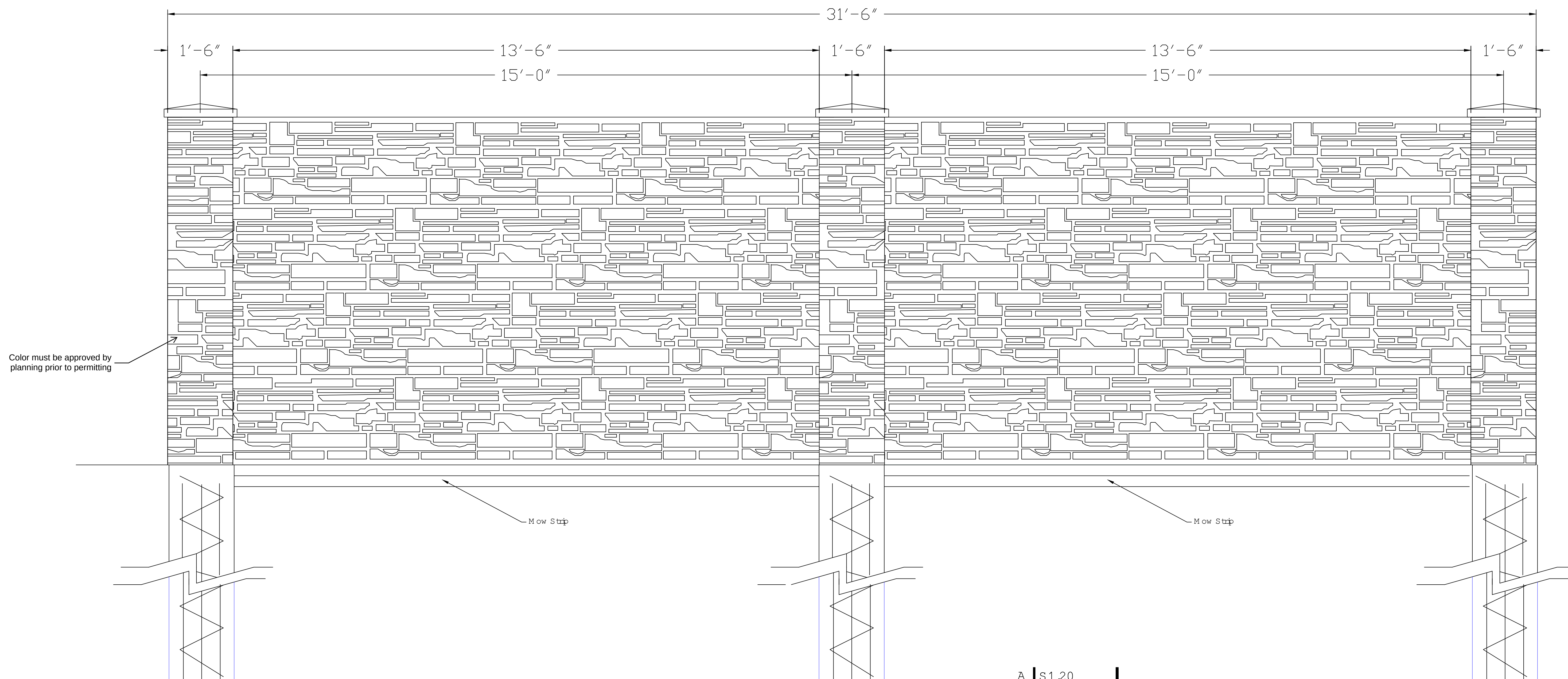


TURNER
THE
COMPANY

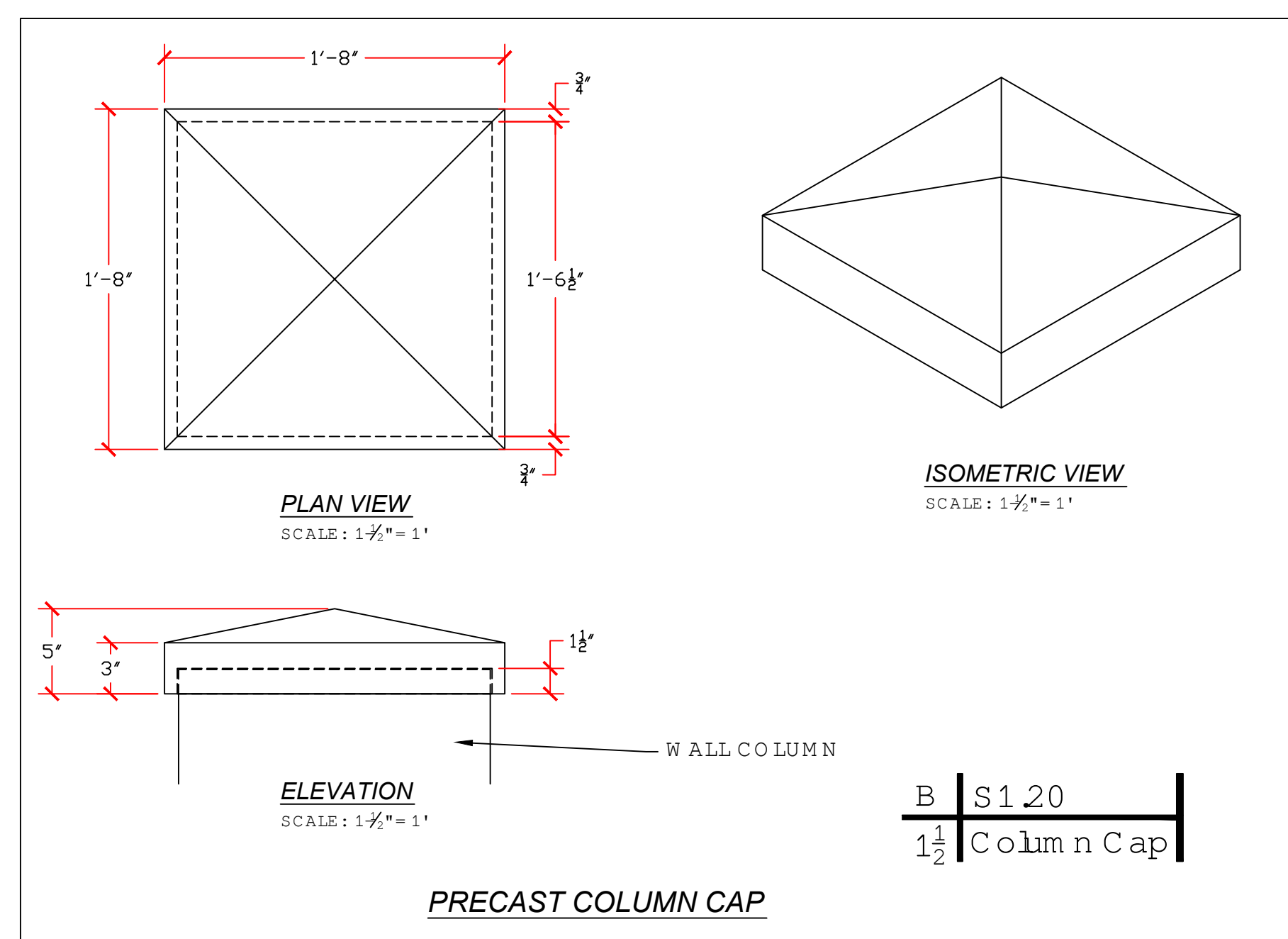
153 Wandering Drive
Foney, Texas 75126
Phone: (469) 762-8215
E-Mail: tam@carri.com
Registration No. F-2331

BY	DATE
---	---
---	---
---	---
---	---

\$1.20



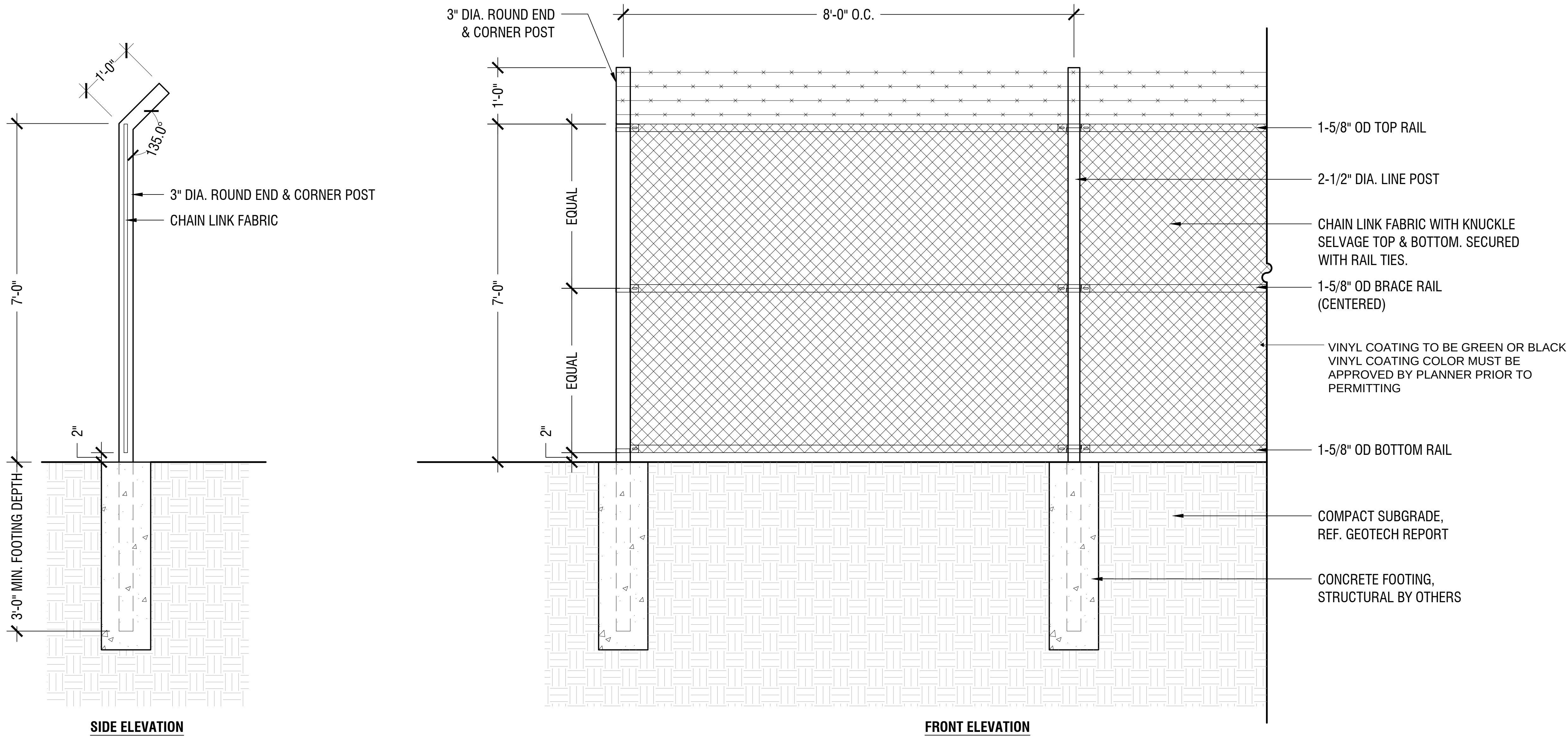
A	S1.20
NTS	Elevation



DESIGN INFORMATION:		PIER DIAMETER, INCHES (W/O RETAINING WALL)
	_____	PIER DEPTH, FT
	_____	VERTICAL REBAR
(4)	# _____	SPIRALS OR LADDERS @ 12" O.C.
	# _____	PIER OUTSIDE DIAMETER, INCHES

	_____ 8 _____	FT. FENCE HEIGHT
	_____	MIN. BOTTOM CLEARANCE, INCHES
	_____	MAX. BOTTOM CLEARANCE, INCHES
	_____	PATTERN
	LEDGESTONE	

PLOTTED BY: JWA, 7/19/2023 9:29 AM
 Dwg Name: K:\R1 CIVIL\FRISCO SINGLE FAMILY PURSUITS_201\20104- ONCOR FLOWER MOUND WEST\CAD\PLANS\HETS\ZPD FILE\STRUCTURE ELEVATIONS.DWG [Fence]
 LAST SAVED: 7/19/2023 9:29 AM
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



7' EPOXY COATED CHAINLINK FENCE WITH BARBED WIRE

Scale: 1/2" = 1'-0"

C

FENCE ELEVATIONS
FOR
ONCOR DUNHAM SUBSTATION
DUNHAM ROAD & HAYNES ROAD
FLOWER MOUND, TX 76262
DUNHAM ADDITION
LOT 2 BLOCK 1
BEING 66.61 ACRES
OUT OF
THE RHODY KING SURVEY, ABSTRACT NO. 700
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
Oncor
777 Main St, Suite 707
Fort Worth, TX 76102
Tel: (817) 215-6807
Contact: Seth Sampson

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	7/19/2023	



PLANNING & ZONING COMMISSION AGENDA K.1. WORK SESSION

DATE: August 28, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: CON23-0001 - Hines Conservation

BACKGROUND:

I. ITEM SUMMARY

The purpose of this request is to rezone approximately 148 acres of land to create a planned development district with Agricultural (A) uses for a conservation development.

This application will require a future public hearing and recommendation from the Planning and Zoning Commission, and final action by the Town Council.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers

Planning and Zoning Commission had previously indicated their interest in conducting a work session for conservation developments prior to the public hearing.

III. APPLICATION ANALYSIS

The applicant is requesting a zoning change from Interim Holding and Agricultural uses to develop a conservation development.

Currently, the property is master planned for Rural Residential uses within the Cross Timbers Conservation Development District (CTCDD), which allows for the development of a residential subdivision under the conservation district regulations.

On January 18, 2022, Town Council gave staff direction to begin reviewing standards and provide recommendations for the Cross Timbers Conservation Development District (CTCDD). Following a ten-month process, which included open houses, surveys, nine meetings with several boards and commissions, and Town Council, amendments to the Town's [Master Plan](#) and [Land Development Regulations](#) (LDR) were approved on November 7, 2022.

The highlights of the Conservation Development standards are listed below:

- Density of one residential unit per two acres.
- The development standards:
 1. Minimum 0.75 acre or 32,670 square-foot lot size
 2. Minimum lot width of 150 feet
 3. Minimum 25% of proposed lots must be at least 1 acre or 43,560 square feet
 4. No less than 45 percent open space based on the project's gross area
- A scenic corridor buffer measuring 200 feet from Cross Timbers Road.
- Open space design and dedication
- Requirements for an Open Space Management Plan
- Acceptable active parks within open space
- Eco-fringe requirements between residential lots and open space
- Outdoor lighting within the CTCDD
- Enhanced public notification requirements

The concept plan depicts 74 residential lots, which is at the maximum allowable residential density of one residential unit per two acres. The proposed lots are at least 0.75 acres, and approximately 37 percent of the lots are greater than one-acre in size. The applicant has provided an open space plan identifying different classifications according to its existing condition or its intended or future uses. The plan meets the minimum 45 percent open space requirement without accounting the acreage of drainage easements located adjacent to the internal streets.

The main access to this property will be from Cross Timbers Road with gated emergency access to and from Montalcino Estates and Pepper Creek. The landscape plan depicts necessary buffers within the plantings.

The applicant has indicated that existing overhead utilities along Cross Timbers Road will be buried.

The project will need to receive recommendations from the Environmental Conservation Commission (ECC) and the Parks Board prior to Planning and Zoning Commission public hearing. If, after public hearing, the Conservation Development request is approved, the project will still require approval of a Development Plan and Record Plat applications.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant's request for a Planned Development includes various modifications to the development standards:

- Exception to allow lot-to-lot drainage for certain lots.
- Topographical slope exception
- Modification to Agricultural zoning district dimensional regulations, particularly to the side setback and lot coverage requirements to be more in line with the Single-Family Estate (SF-E) regulations.
- Modification to allow roadway encroachment into the required 200-foot scenic corridor buffer.
- Modification to receive open space credit for pedestrian access, utility, and drainage easement (P.U.D.E)

- Modification to Conservation Development sign standards to allow for a larger sign.

V. ITEMS UNDER DISCUSSION

Currently, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

- Lot-to-lot drainage exception
- Modification to receive open space credit for the drainage easements located adjacent to internal streets.

BOARD REVIEW/CITIZEN FEEDBACK:

As a part of the conservation development process, an enhanced public notification process is required that mandates a minimum of two neighborhood meetings be held to discuss the project prior to the application being considered by the Planning and Zoning Commission. The first informational meeting was held on March 22, 2023, and the second informational meeting is planned for August 31, 2023. The Town Code requires notification of the property owners within 200 feet of the subject property as a part of the enhanced public notification. CON23-0001 had a total of 49 Property Owner Notifications mailed. Adjacent property owners, HOAs, and anyone who has signed up online is invited to these meetings.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Conservation Development Package

DRAFT MOTION: No action is required on this item.



August 22, 2023

Lexin Murphy, AICP
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: FM 1171 CONSERVATION DEVELOPMENT
Planned Development Application
Letter of Intent**

Ms. Murphy,

Please accept this letter, on behalf of Hines, as an explanation of the proposed Zoning Change Request for a Planned Development (PD) to establish a Conservation Development on 148 acres of land within the Cross Timbers Conservation Development District.

The proposed development will provide over 45 percent of open space in order to preserve existing trees, topography, environmental habitats, and floodplain areas found on the site. The neighborhood will complement the existing Montalcino and Pepper Creek neighborhoods that are located directly to the east; which will be connected by roadways with emergency access gates and connected through open space corridors. The development will provide the trails along FM 1171 in compliance with the Town's newly adopted Trail Plan.

EXCEPTIONS

We respectfully request a few exceptions to the Conservation Development Ordinance:

- 1. Topographical Slope Protection Impact:** The site contains several pockets of steep slope areas meeting the SMARTGrowth criteria for slope greater than 12%. The design intent has been to minimize this impact as much as possible while still meeting the required design standards. The vast majority of the steep slope areas are within open space lots and will be preserved. The site includes approximately 61.59 acres of impacted slopes from 5% to 12% and 6.64 acres of impacted slopes greater than 12%.
- 2. Lot to Lot Drainage:** Due to the existing terrain and the preferred design approach, the stormwater runoff from one lot may need to drain onto another lot. This will allow utilization of the existing terrain for the proposed grading in certain areas in order to help preserve some of the existing conditions of the property. A drainage easement will be provided in instances where lot to lot drainage may occur. There is not a specific number of lots with lot to lot drainage because the full drainage grading plans have not been prepared.

MODIFICATIONS

We respectfully request a few modifications to the Conservation Development Ordinance:

1. **Scenic Buffer Encroachment:** The first exception is to allow for encroachment into the 200' scenic corridor buffer. This exception is needed in order to access the site from FM 1171, a street is required within the buffer. There are also steep slopes within the buffer and in order to minimize impact, the proposed streets only encroach minimally into the buffer just after the entry point from FM 1171 where the street has a T intersection to disperse traffic right or left. There are no proposed residential lots located within the buffer.
2. **Side Setback and Lot Coverage:** Due to the sizing of the houses on the lots, the side yard setback has been changed from 25' to 20'. The lot coverage has been changed from 25% to 35%. Both requirements have been changed to allow for semi-custom homes on the lots.
3. **PUDE Easement Within X Lots As Open Space:** Per Section 98-277(c)(1)d.i.3, "Utility easements shall be counted toward open space if a trail or and/or appropriate amenity is proposed, or if vegetation within the utility easement is native and not required to be manicured". Consistent with the above regulation, we would like to allow for the PUDE within X lots to be considered as open space, when the bar ditch is not present within the easement and contains native vegetation.

The FM 1171 Conservation Development meets the standards of the Town of Flower Mound Code of Ordinances, Section 98-277 in the following ways: 1) the street has been meticulously planned in order maximize preservation of most specimen trees; 2) there was careful consideration to place specimen trees outside of the building envelope if located within lots; 3) most clusters of specimen trees and non-specimen trees are located in X lots; 4) the open space is greater than 45%; 5) the majority of lots are adjacent to open space; and 6) the open space network was designed to intentionally provide connections of open space corridors throughout the property.

As you are aware, we have held a pre-application conference with the Town staff and held a neighborhood meeting on March 22nd. The second neighborhood meeting will take place August 31st. We believe that the submitted plan meets the intent of the Town's regulations for Conservation Development and look forward to working with staff to process the application.

Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,

MCADAMS



Patricia Fant, AICP
Land Planner, Planning + Design

DEVELOPMENT STANDARDS

Planned Development District - 196 (PD-196) FM 1171 Conservation Development

The development on the property comprising approximately 148 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-196 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES:

The following uses shall be the only uses permitted in the Planned Development District (PD-196).

1. Permitted Uses. The following uses shall be permitted in PD-196, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to Section 98-972;
 - c. Garage Sale, subject to Section 98-982;
 - d. Home occupation, subject to Section 98-984;
 - e. Model home;
 - f. Swimming pool, private; subject to Section 98-996;
 - g. Tennis Courts;
2. Specific Uses: No specific uses requiring the issuance of a specific use permit shall be permitted in PD-196, except:
 - a. Accessory Dwelling, subject to section 98-983.
3. Temporary Uses. Only the following temporary uses may be permitted in PD-196 subject to the approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974
 - b. Building material yard; and
 - c. Field office, temporary
4. Accessory Uses shall be provided within Lot 23x, Block C as shown on the attached Zoning Concept Landscape Plan (Exhibit "D") and shall consist of the amenities listed below:
 - a. Shade Structure:
 - i. Size: 2,000 sq. ft. Maximum (each)
 - ii. Number: Maximum of 3.
 - iii. Please include any architectural standards for the shade structure
 - b. Putting Green:

- i. Size: 5,000 sq. ft. Maximum (each)
 - ii. Number: Maximum of 2.
- c. Playground:
 - i. Size: 6,000 sq. ft. Maximum (each)
 - ii. Number: Maximum of 3.
- d. Overlook:
 - i. Size: 1,000 sq. ft. Maximum (each)
 - ii. Number: Maximum of 3.

Please include architectural standards for the overlook.
- e. Passive Seating Area:
 - i. Size: 500 sq. ft. Maximum (each)
 - ii. Number: Maximum of 5.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. PD-196 Residential Lot Standards:
 - a. Minimum lot area per dwelling. The minimum lot area shall be 32,670 square feet, subject to section 98-1023;
 - b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be 150 feet subject to section 98-1024;
 - c. Minimum front yard. The minimum front yard shall be 40 feet (40') subject to section 98-1026. The front yard building setback may increase to accommodate the minimum lot width on lots along curves and/or cul-de-sacs.
 - d. Minimum side yard. The minimum side yard shall be 20 feet, subject to section 98-1027.
 - e. Minimum rear yard. The minimum rear yard shall be 20 feet, subject to section 98-1028.
 - f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,100 square feet.
 - g. Maximum lot coverage. The maximum lot coverage shall be 35 percent (35%) for all uses, subject to section 98-1029;
 - h. Maximum height. The maximum height of all buildings and structures shall be three (3) stories or 35 feet (35') for all uses, subject to section 98-1031;
2. The dimensional and area regulations shall not apply to common areas or lots owned by the homeowner's association for FM 1171 Conservation Development ("HOA"). Any common areas or lots owned by the HOA and any structure(s) thereon shall conform to all relevant provisions of the Town's code of ordinances and land development regulations.

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within PD-196.

1. There shall be a maximum density one unit per two acres which equates to 74 total residential lots.
2. No less than 25 percent of the lots must be at least one acre or 43,560 square feet in size.

D. SUPPLEMENTAL STANDARDS

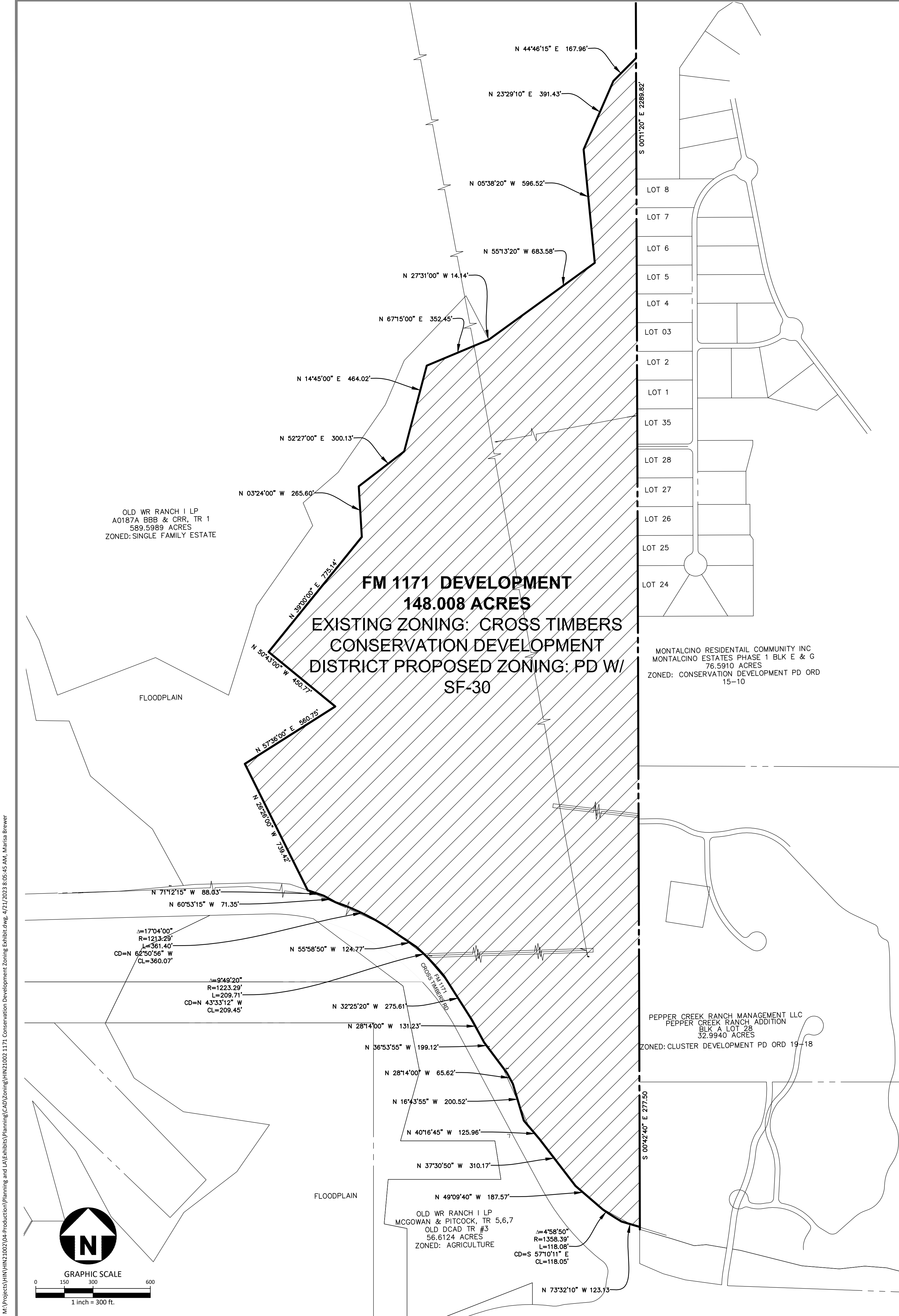
1. The development of PD-196 is subject to the approved Environmental Protection Plan.
2. The development of PD-196 is subject to an Open Space Management Plan.
3. The home owner or home builder may choose to install an ornamental metal fence on the residential lot that is adjacent to open space, or may choose to leave their property unfenced. If a pool is installed, a fence must be constructed either by the home builder or homeowner, in accordance with Town requirements.
4. As a Conservation Development, PD-196 shall have a minimum of 45 percent (45%) of the gross land area preserved as open space for the development as depicted in Exhibit "E" below. In meeting requirements for open space, the developer must demonstrate how open space designated in Exhibit "E" shall be managed. Open Space shall be managed by a qualified nonprofit entity or organization that manages open space, such as a land trust, HOA or other qualified entity, pursuant to section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the Town. The final Open Space Management Plan (OSMP) shall conform with the following:
 - a. The OSMP shall be in accordance with Ordinance No. 54-22; Section 5/Cross Timbers Conservation District Area Plan (CTCDD).
 - b. Be submitted and approved by the Town prior to the submittal of the first record plat within the development.
 - c. Be recorded in the deed records of Denton County Texas as a restriction running with the land simultaneously with recording of the first record plat.
 - d. Substantially conform to the draft OSMP submitted to the Planning and Zoning Commission for consideration of the Zoning application (PD196) and identified as Exhibit "F."
5. A multi-use trail with a minimum width of 12 feet (12') shall be provided along FM 1171.
6. An equestrian trail with a minimum width of 15 feet (15') shall be provided along FM 1171.
7. All landscaping shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.
8. Subdivision Entry signage elements shall be rustic in nature including natural elements to fit the character of the Cross Timbers Conservation District. Signage materials may include wood, metal, stone, or masonry elements. Entry walls shall have a wall weight of no more than 12' in height. Entry Columns or Tower elements may not exceed 12' in height from the ground plan. If additional wall heights are required due to grading changes, walls must be terraced and incorporate landscape between the wall locations. Maximum sign face, or signage lettering, may not exceed 60 s.f. Entry signage walls may extend and transition out to Scenic roadway fencing.

E. EXCEPTIONS and MODIFICATIONS

The following exceptions and modifications shall be granted with the approval of Planned Development District-196 (PD-196).

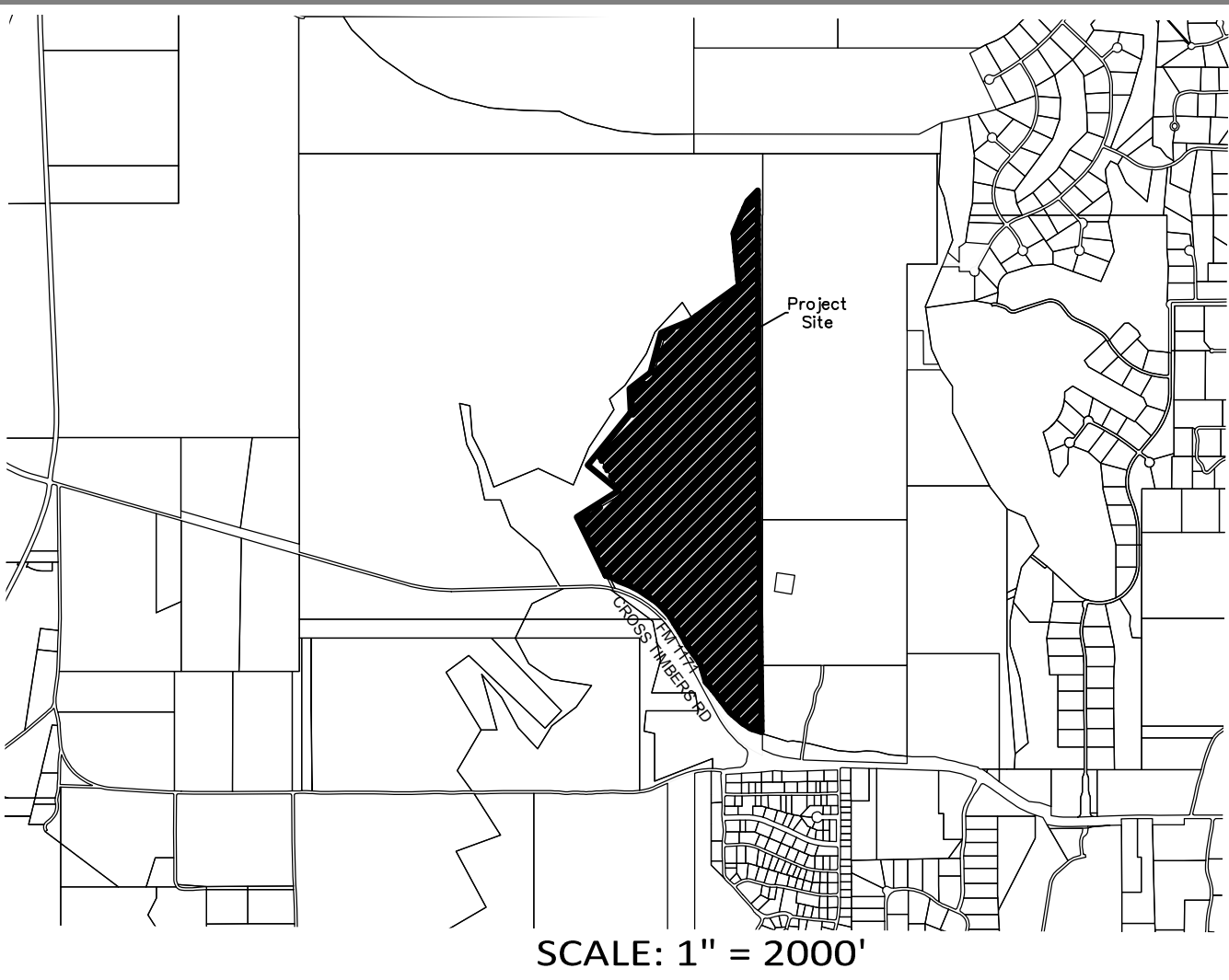
1. Topographical Slope Protection – Section 98-147
Impact to slopes that are 12% or greater may be allowed in areas as identified on the approved Environmental Protection Plan.
2. An exception to allow lot-to-lot drainage as indicated on Exhibit C, “Concept Plan.”. The developer shall install a private drainage system that is located within a drainage easement dedicated to the HOA and that the system meets the minimum private storm water system standards contained in Part B, Section IV of the Design Criteria.
3. Scenic Buffer- Section 98-277
Allow the roadway to encroach into the 200’ scenic buffer, there shall be no residential lots located within the 200’ scenic buffer.
4. A modification to allow Pedestrian Access, Utility, Drainage Easements (PUDE) that does not contain bar ditches to be considered as open space. However, this acreage shall not be counted towards meeting the minimum 45 percent (45%) open space requirement.

K:\Projects\HIN\HIN21002\04-Production\Planning and IAC\Exhibits\Planning\CAD\Zoning\HIN21002 1171 Conservation Development Zoning Exhibit.dwg, 4/12/2023 8:05:45 AM, Marisa Brewer



Zoning Standard	Existing: Agricultural	Proposed:
Minimum Lot Area	87,120 sq. ft	32,670 sq. ft
Minimum Lot Width	200 ft	150 ft.
Minimum Floor Area	1,800 sq. ft.	2,100 sq. ft.
Minimum Front Yard	40 ft.	40 ft.
Minimum Side Yard	25 ft.	20 ft.
Minimum Rear Yard	20 ft.	20 ft.
Maximum Lot Coverage	25%	35%
Max Height (stories/ft.)	3/35 ft.	3/35 ft.

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trail	8' multi-use trail along F.M. 1171, 15' equestrian easement along F.M. 1171
Open Space Plan	Cross Timbers Conservation Development District
Thoroughfare Plan	F.M. 1171 — Major (Principal) Arterial : 120' ROW
Water Plan	20" Master planned water line along north side of F.M. 1171
Wastewater Plan	Cross Timbers Conservation Development District Town sewer not available.



LEGAL DESCRIPTION
148.008 ACRES

BEING all that certain lot, tract or parcel of land situated in the Buffalo Bayou, Brazos and Colorado Railroad Survey, Abstract Number 187 and the James C. McGowan and C. G. Pitcock Survey, Abstract Number 959, Town of Flower Mound, Denton County, Texas, and being part of that certain called 1,129.061 acre tract of land described as Tract "A" in deed in favor of Old WR Ranch I, L.P., recorded in Volume 4583, Page 569 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A) on the east line of said 1,129.601 acre tract, said point being the southwest corner of Lot 28X, Block A of Pepper Creek Ranch Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the Record Plat thereof recorded in Document Number 2019-370 of the Plat Records of Denton County, Texas, and being the most easterly northeast corner of that certain called 3.8116 acre tract of land described as Parcel 7 Part 2 in favor of Denton County, Texas, recorded in Document Number 2012-58191 of the Real Property Records of Denton County, Texas, and being the northwest corner of that certain called 5.3352 acre tract of land described as Parcel 14 in deed in favor of Denton County, Texas, recorded in Document Number 2009-44892 of the Real Property Records of Denton County, Texas and being on the north line of F.M. 1171 as evidenced by said deeds to Denton County, Texas, from which the most southerly and easterly southeast corner of said 1,129.601 acre tract bears S 00°42'40" E, 210.5 feet;

THENCE N 73°32'10" W, 123.13 feet with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found (TXDOT MON);

THENCE continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract with the arc of a non-tangent curve to the right having a radius of 1,358.39 feet, a central angle of 04°58'50" and an arc length of 118.08 feet whose chord bears N 57°10'11" W, 118.05 feet to a Texas Department of Transportation monument found;

THENCE N 49°09'40" W, 187.57 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found;

THENCE N 37°30'50" W, 310.17 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found;

THENCE N 40°16'45" W, 125.96 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found;

THENCE N 16°43'55" W, 200.52 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found;

THENCE N 28°14'00" W, 65.62 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found;

THENCE N 36°53'55" W, 199.12 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found;

THENCE N 28°14'00" W, 131.23 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found;

THENCE N 32°25'20" W, 275.61 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a Texas Department of Transportation monument found;

THENCE continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract with the arc of a non-tangent curve to the left having a radius of 1,223.29 feet, a central angle of 09°49'20" and an arc length of 209.71 feet whose chord bears N 43°33'12" W, 209.45 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 55°58'50" W, 124.77 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract with the arc of a non-tangent curve to the left having a radius of 1,213.29 feet, a central angle of 17°04'00" and an arc length of 361.40 feet whose chord bears N 62°50'56" W, 360.07 feet to a 1/2" rebar found;

THENCE N 60°53'15" W, 71.35 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to a 1/2" rebar found;

THENCE N 71°12'15" W, 88.03 feet continuing with the north line of said F.M. 1171 and the north line of said 3.8116 acre tract to the most westerly northwest corner of said 3.8116 acre tract, being on the southerly line of that certain called 96.2 acre tract of land described as Parcel Number 1 in quitclaim deed in favor of R. L. Thornton and wife, Mary Metta Thornton recorded in Volume 468, Page 288 of the Deed Records of Denton County, Texas, from which a Texas Department of Transportation monument found for witness bears N 74°05' W, 0.9 feet;

THENCE N 26°26'00" W, 739.42 feet with the southerly line of said 96.2 acre tract to United States Army Corps of Engineers concrete monument with brass cap stamped "E-165" found;

THENCE N 57°36'00" E, 560.75 feet continuing with the southerly line of said 96.2 acre tract to a United States Army Corps of Engineers concrete monument with brass cap stamped "E-164" found;

THENCE N 50°43'00" W, 450.77 feet continuing with the southerly line of said 96.2 acre tract to a United States Army Corps of Engineers concrete monument with brass cap stamped "E-163" found;

THENCE N 39°00'00" E, 775.14 feet continuing with the southerly line of said 96.2 acre tract to a United States Army Corps of Engineers concrete monument with brass cap stamped "E-162" found;

THENCE N 03°24'00" W, 265.60 feet continuing with the southerly line of said 96.2 acre tract to a United States Army Corps of Engineers concrete monument with brass cap stamped "E-161" found;

THENCE N 52°27'00" E, 300.13 feet continuing with the southerly line of said 96.2 acre tract to a 1/2" capped rebar set (MCADAMS);

THENCE N 14°45'00" E, 464.02 feet continuing with the southerly line of said 96.2 acre tract to a United States Army Corps of Engineers concrete monument with brass cap stamped "E-159" found;

THENCE N 67°15'00" E, 352.45 feet with the southerly line of said 96.2 acre tract to a United States Army Corps of Engineers concrete monument with brass cap stamped "E-158" found;

THENCE N 27°31'00" W, 14.14 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 55°13'20" E, 683.58 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 05°38'20" W, 596.52 feet to a 1/2" capped rebar set (MCADAMS);

THENCE N 23°29'10" E, 391.43 feet to a 1/2" capped rebar set (MCADAMS);

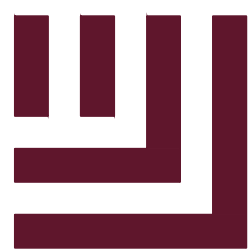
THENCE N 44°46'15" E, 167.96 feet to a 1/2" capped rebar set (MCADAMS) on the east line of said 1,129.061 acre tract, being on the west line of Lot 34X, Block G of Montalcino Estates, Phase 1, an addition to the Town of Flower Mound, Denton County, Texas, according to the record plat thereof recorded in Document Number 2013-37 of the Plat Records of Denton County, Texas;

THENCE S 00°11'20" E, with the east line of said 1129.061 acre tract and the west line of said Lot 34X, passing at 633.36 feet the most westerly northwest corner of Montalcino Estates, Phase 2, an addition to the Town of Flower Mound, Denton County, Texas, according to the record plat thereof recorded in Document Number 2018-355 of the Plat Records of Denton County, Texas, continuing with the west line thereof, passing at 2289.82 feet a 1/2" capped rebar found (G&A) at the southwest corner of Lot 24, Block E, of said Montalcino Estates, Phase 2, being the most westerly northwest corner of Lot 29X, Block E of said Montalcino Estates, Phase 1, continuing with the west line thereof a total distance of 3,706.68 feet to a 1/2" capped rebar found (G&A) at the most westerly southwest corner of said Lot 29X, being the northwest corner of Lot 20X, Block B of the aforesaid Pepper Creek Ranch Addition;

THENCE S 00°42'40" E, with the east line of said 1,129.061 acre tract and the west line of said Lot 20X, passing at 277.50 feet a 1/2" capped rebar found (G&A) at the most westerly southwest corner of said Lot 20X, being the most westerly northwest corner of Lot 3X, Block D of said Pepper Creek Ranch Addition (being a private roadway known as Bloomington Parkway), continuing with the west line of said Lot 3X, passing at 303.5 feet a 1/2" capped rebar found (G&A) at the most westerly southwest corner of said Lot 3X, being the most westerly northwest corner of the aforementioned Lot 28X, Block A of said Pepper Creek Ranch Addition, continuing with the west line of said Lot 28X a total distance of 2,421.33 feet to the

POINT OF BEGINNING and containing approximately 148.008 acres of land.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, SUITE 1600
DALLAS, TEXAS 75226

FM 1171 DEVELOPMENT
ZONING EXHIBIT
THE TOWN OF FLOWER MOUND,
TEXAS 75022

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

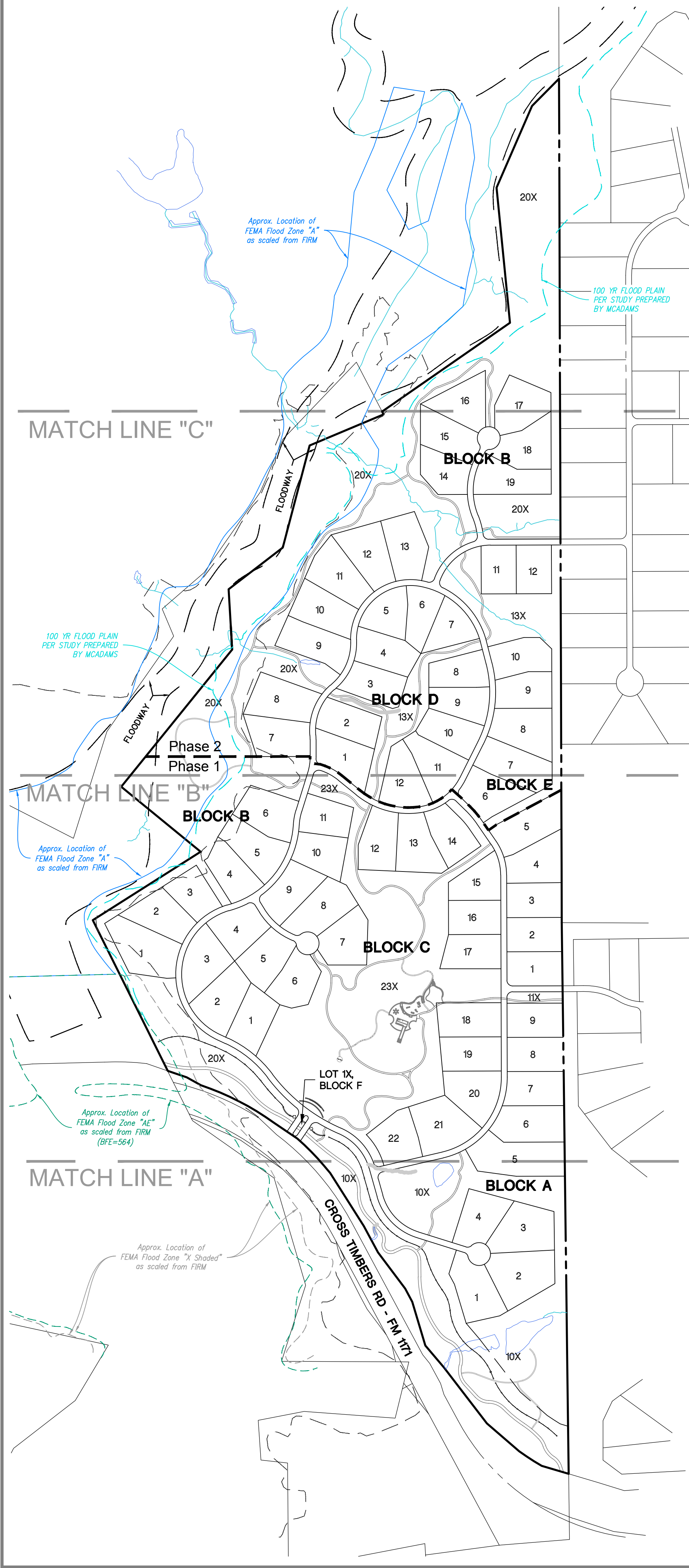
PROJECT NO.	HIN21002
FILENAME	HIN21002 1171 CONSERVATION DEVELOPMENT ZONING EXHIBIT.DWG
CHECKED BY	RR
DRAWN BY	MRB
SCALE	300 SCALE
DATE	04/19/2023

SHEET

ZONING EXHIBIT

ZE 01

M:\Projects\HIN21002\04-Production\Planning and MCAdams\Planning\CAO\Zoning\HIN 21002 DEVELOPMENT PLAN ZONING BASE.dwg, 9/4/2023 2:10:03 PM, Bradley Cox



PROJECT DATA TABLE		
Gross Site Area:	148,008 A;	6,447,226 SF
Total Open Space:	70.21 A;	3,053,979 SF
	47.4% of Total Gross Area	
Right-of-way:	6.389 A;	278,290 SF
Proposed Lots:		
Residential	74	
Open Space	5	
X Lot	2	
Total:	81	
Smallest Residential Lot:	.754 A;	32,860 SF
Largest Residential Lot:	1.451 A;	63,184 SF
Average Residential Lot:	0.974 A;	42,427 SF
> 1 Acre Lots:	28	
< 1 Acre Lots:	46	

Zoning Standard	Existing: Agricultural	Proposed:
Minimum Lot Area	87,120 sq. ft	32,670 sq. ft
Minimum Lot Width	200 ft	150 ft.
Minimum Floor Area	1,800 sq. ft.	2,100 sq. ft.
Minimum Front Yard	40 ft.	40 ft.
Minimum Side Yard	25 ft.	20 ft.
Minimum Rear Yard	20 ft.	20 ft.
Maximum Lot Coverage	25%	35%
Max Height (stories/ft.)	3/35 ft.	3/35 ft.

OPEN SPACE CALCULATIONS:
OPEN SPACE IN X LOTS NOT INCLUDING FLOODWAY OR ALL PUDE
UNLESS OTHERWISE NOTED

HOA LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	ACRES
10X	BLOCK A	630,517	14.475
20X	BLOCK B	1,387,672	31.857
23X	BLOCK C	695,737	15.972
13X	BLOCK D	85,081	1.953
13X	BLOCK E	144,448	3.316

TOTAL: 2,943,455 SF; 67.57 A
AREA OF NON BAR DITCH PUDE:113,256 SF; 2.60 A

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	46,589	1.070
2	BLOCK A	56,467	1.296
3	BLOCK A	50,836	1.167
4	BLOCK A	40,860	0.938
5	BLOCK A	62,124	1.426
6	BLOCK A	47,837	1.098
7	BLOCK A	38,178	0.876
8	BLOCK A	37,042	0.850
9	BLOCK A	36,837	0.846
10X	BLOCK A	662,061	15.199
11X	BLOCK A	12,099	0.278

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK B	56,345	1.293
2	BLOCK B	41,901	0.962
3	BLOCK B	32,943	0.756
4	BLOCK B	37,703	0.866
5	BLOCK B	45,848	1.053
6	BLOCK B	44,284	1.017
7	BLOCK B	43,770	1.005
8	BLOCK B	47,486	1.090
9	BLOCK B	44,805	1.029
10	BLOCK B	44,102	1.012
11	BLOCK B	47,918	1.100
12	BLOCK B	46,797	1.074
13	BLOCK B	44,914	1.031
14	BLOCK B	34,606	0.794
15	BLOCK B	40,863	0.938
16	BLOCK B	40,861	0.938
17	BLOCK B	44,657	1.025
18	BLOCK B	43,616	1.001
19	BLOCK B	43,764	1.005
20X	BLOCK B	1452,011	33.334

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK C	39,420	0.905
2	BLOCK C	46,853	1.076
3	BLOCK C	44,561	1.023
4	BLOCK C	38,668	0.888
5	BLOCK C	40,738	0.935
6	BLOCK C	38,750	0.890
7	BLOCK C	42,687	0.980
8	BLOCK C	46,676	1.072
9	BLOCK C	41,474	0.952
10	BLOCK C	36,038	0.827
11	BLOCK C	33,904	0.778
12	BLOCK C	41,227	0.946
13	BLOCK C	43,935	1.009
14	BLOCK C	37,820	0.868
15	BLOCK C	35,218	0.809
16	BLOCK C	34,500	0.792
17	BLOCK C	37,566	0.862
18	BLOCK C	40,511	0.930
19	BLOCK C	39,976	0.918
20	BLOCK C	45,460	1.044

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	BLOCK C	48,963	1.124
22	BLOCK C	38,190	0.877
23X	BLOCK C	724,066	16.622

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK D	41,077	0.943
2	BLOCK D	39,439	0.905
3	BLOCK D	37,851	0.869
4	BLOCK D	39,701	0.911
5	BLOCK D	34,173	0.784
6	BLOCK D	32,929	0.756
7	BLOCK D	32,860	0.754
8	BLOCK D	35,205	0.808
9	BLOCK D	34,517	0.792
10	BLOCK D	38,122	0.875
11	BLOCK D	43,707	1.003
12	BLOCK D	43,626	1.002
13X	BLOCK D	88,086	2.022

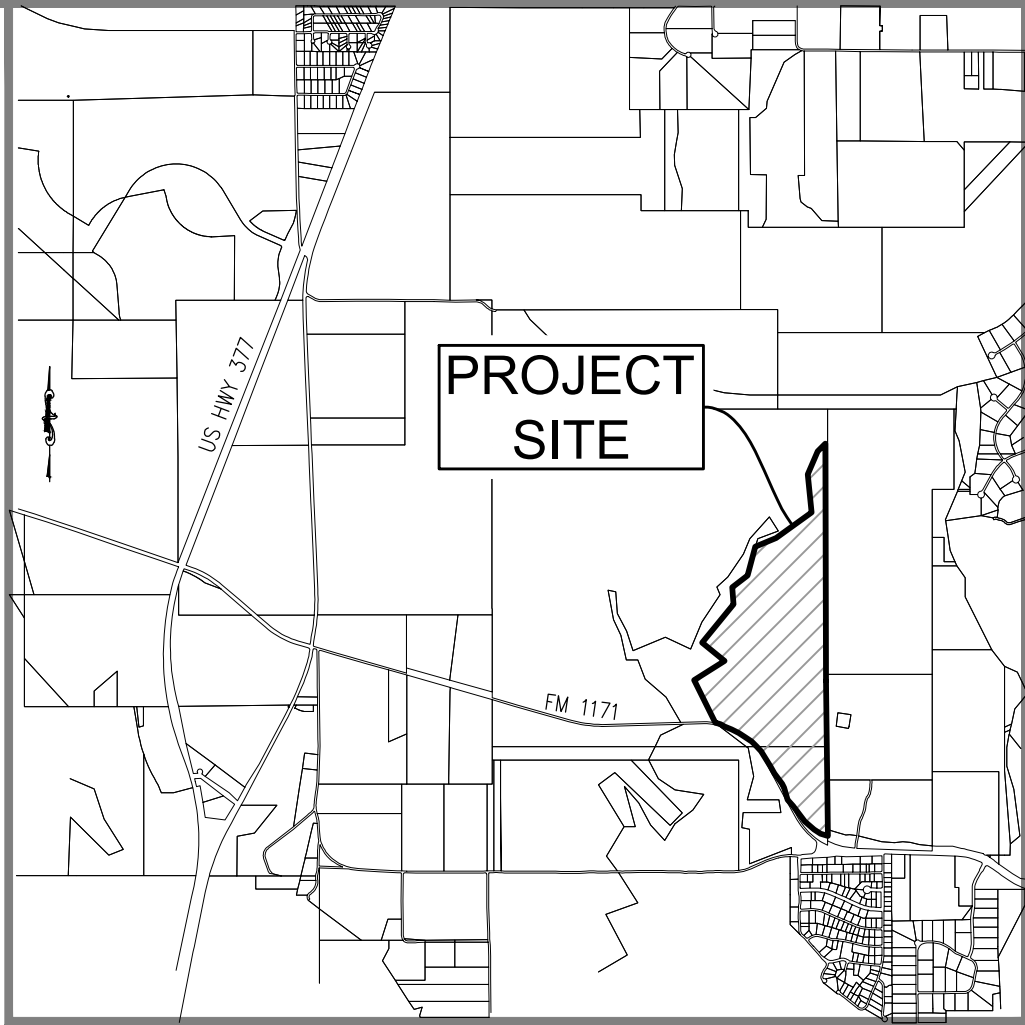
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK E	36,437	0.836
2	BLOCK E	36,325	0.834
3	BLOCK E	36,712	0.843
4	BLOCK E	42,542	0.977
5	BLOCK E	47,825	1.098
6	BLOCK E	42,208	0.969
7	BLOCK E	48,871	1.122
8	BLOCK E	48,954	1.124
9	BLOCK E	37,292	0.856
10	BLOCK E	38,932	0.894
11	BLOCK E	32,935	0.756
12	BLOCK E	33,200	0.762
13X	BLOCK E	156,103	3.584

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1X	BLOCK F	1,979	0.045

BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
A	1090,930	25.044
B	2279,193	52.323
C	1617,204	37.126
D	541,293	12.426
E	638,336	14.654
F	1,979	0.045
ROW	278,290	6.389
OVERALL SITE	6,447,226	148.008

GENERAL NOTES:

- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- ALL "X" LOTS TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ENVIRONMENTAL PROTECTION PLAN IS REQUIRED.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- AN OPEN SPACE MANAGEMENT PLAN IS REQUIRED.
- IN AN EFFORT TO PRESERVE EXISTING ENVIRONMENTAL FEATURES WITHIN THE OPEN SPACE "X" LOTS (SUCH AS EXISTING TOPOGRAPHY, NATURAL SWALES, STREAMS, UPLAND WOODED HABITAT, TREE CANOPY, SPECIMEN TREES OR SIMILAR), BAR DITCHES, DRAINAGE SWALES, WATER LINES, FRANCHISE UTILITY EASEMENTS OR OTHER INFRASTRUCTURE IMPROVEMENTS THAT ARE LOCATED WITHIN THE 17' P.U.D.E. AND 10' U.E., MAY BE COORDINATED TO BE CONSOLIDATED TO ONE SIDE OF THE STREET. WHEN LOTS ARE PRESENT ON BOTH SIDES OF THE ROAD, STREETS MUST INCLUDE 17' P.U.D.E. AND 10' U.E. ON BOTH SIDES OF THE ROAD. WHERE LOTS ARE LOCATED ON ONE SIDE OF THE ROAD AND AN "X" LOT IS PRESENT ON THE OTHER SIDE, THE 17' P.U.D.E. AND 10' U.E., AND THEIR RELATED IMPROVEMENTS, MAY BE LOCATED ON ONE SIDE OF THE ROAD.



VICINITY MAP SCALE: 1"=3000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°30'50" W	310.17'
L2	N 32°25'20" W	275.61'
L3	N 26°26'00" W	739.42'
L4	N 57°36'00" E	560.75'
L5	N 50°43'00" W	450.77'
L6	N 39°00'00" E	775.14'
L7	N 03°24'00" W	265.60'
L8	N 52°27'00" E	300.13'
L9	N 14°45'00" E	464.02'
L10	N 67°15'00" E	352.45'
L11	N 27°31'00" W	14.14'
L12	N 55°13'20" E	683.58'
L13	N 05°38'20" W	596.52'
L14	N 23°29'10" E	391.43'
L15	N 44°46'15" E	167.96'

McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TBP/L: 10194440
www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
PHONE: 972.716.2900
JEFF KENNEMER

SURVEYOR

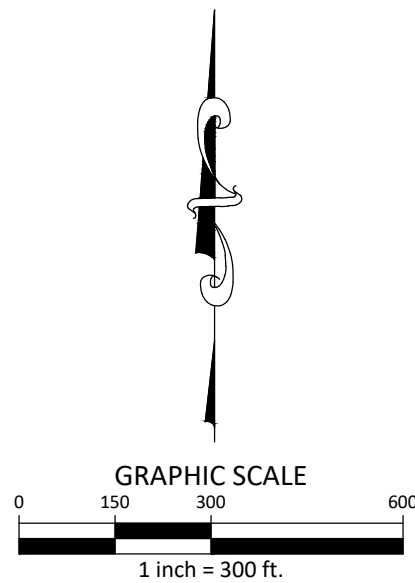
JAMES STOWELL, RPLS
111 HILLSIDE DR
LEWISVILLE, TX 75057
EMAIL: JSTOWELL@MCADAMSCO.COM

ZONING CONCEPT PLAN
FM 1171 CONSERVATION DEVELOPMENT
LOTS 1-9 & 10X-11X, BLOCK A, LOTS 1-19 & 20X, BLOCK B, LOTS 1-22 & 23X, BLOCK C, LOTS 1-12 & 13X, BLOCK D, LOTS 1-12 & 13X, BLOCK E, AND LOT 1X, BLOCK F,
148.008 ACRES

B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JAMES C. MCMCGOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. HIN21002
FILENAME HIN21002 ZONING CONCEPT PLAN
CHECKED BY RR & JP
DRAWN BY BC
SCALE 1"=300'
DATE 06/09/2023





201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

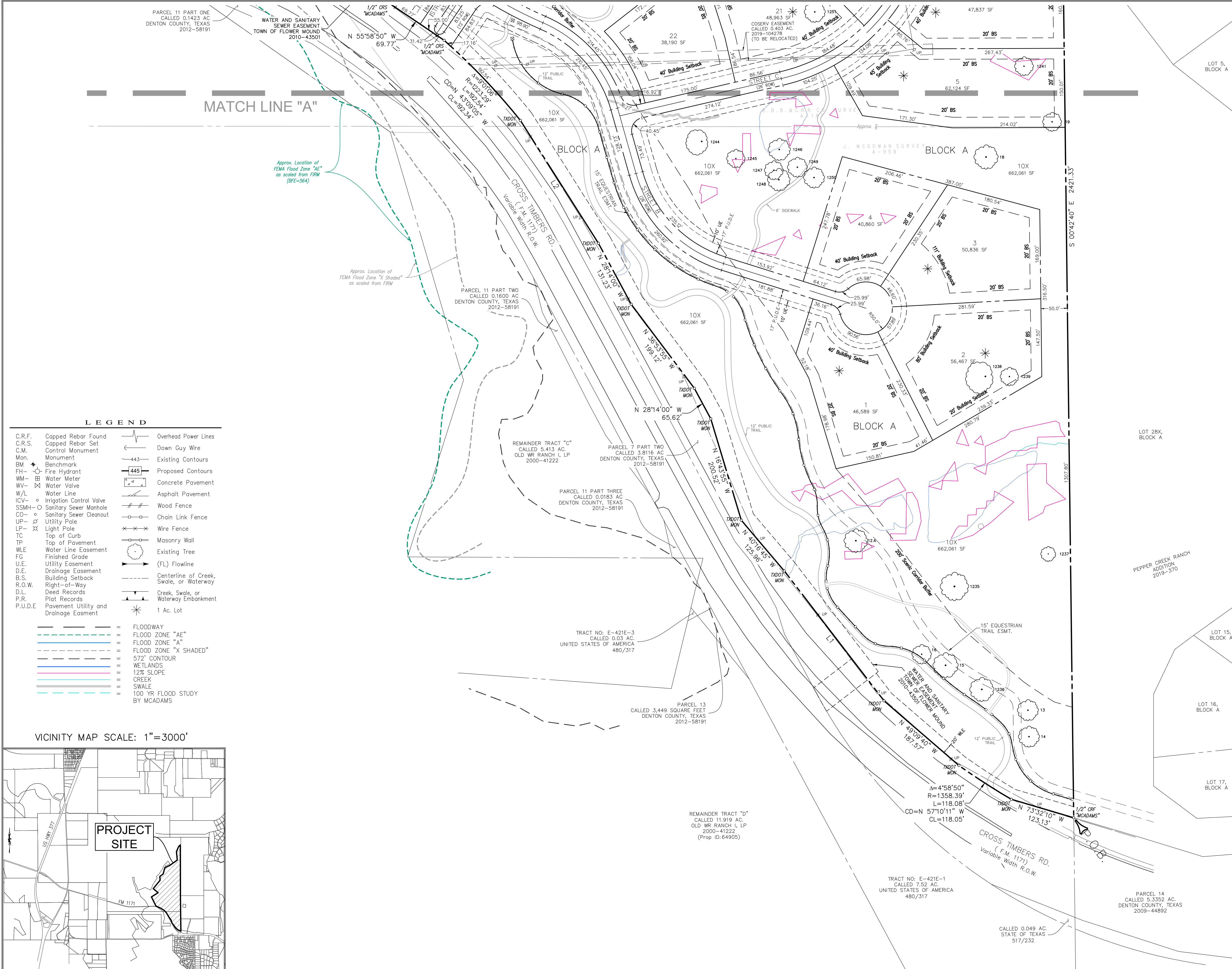
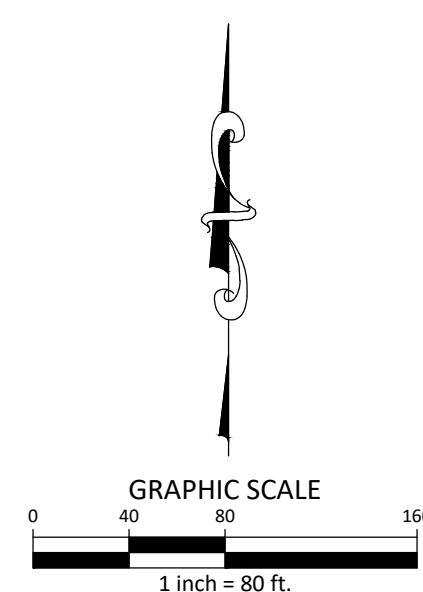
HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
PHONE: 972.716.2900
JEFF KENNEMER

JAMES STOWELL, RPLS
111 HILLSIDE DR
LEWISVILLE, TX 75057
EMAIL: JSTOWELL@MCADAMSCO.COM

FM 1171 CONSERVATION DEVELOPMENT
LOTS 1-9 & 10X-11X, BLOCK A, LOTS 1-19 & 20X, BLOCK B, LOTS 1-22 & 23X, BLOCK C, LOTS 1-12 & 13X, BLOCK D,
LOTS 1-12 & 13X, BLOCK E, AND LOT 1X, BLOCK F,
148.008 ACRES

148,008 ACRES
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JAMES C. MCMGOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

PROJECT NO.	HIN21002
FILENAME	HIN21002 ZONING CONCEPT PLAN
CHECKED BY	RR & JP
DRAWN BY	BC
SCALE	1"=80'
DATE	06/09/2023





201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

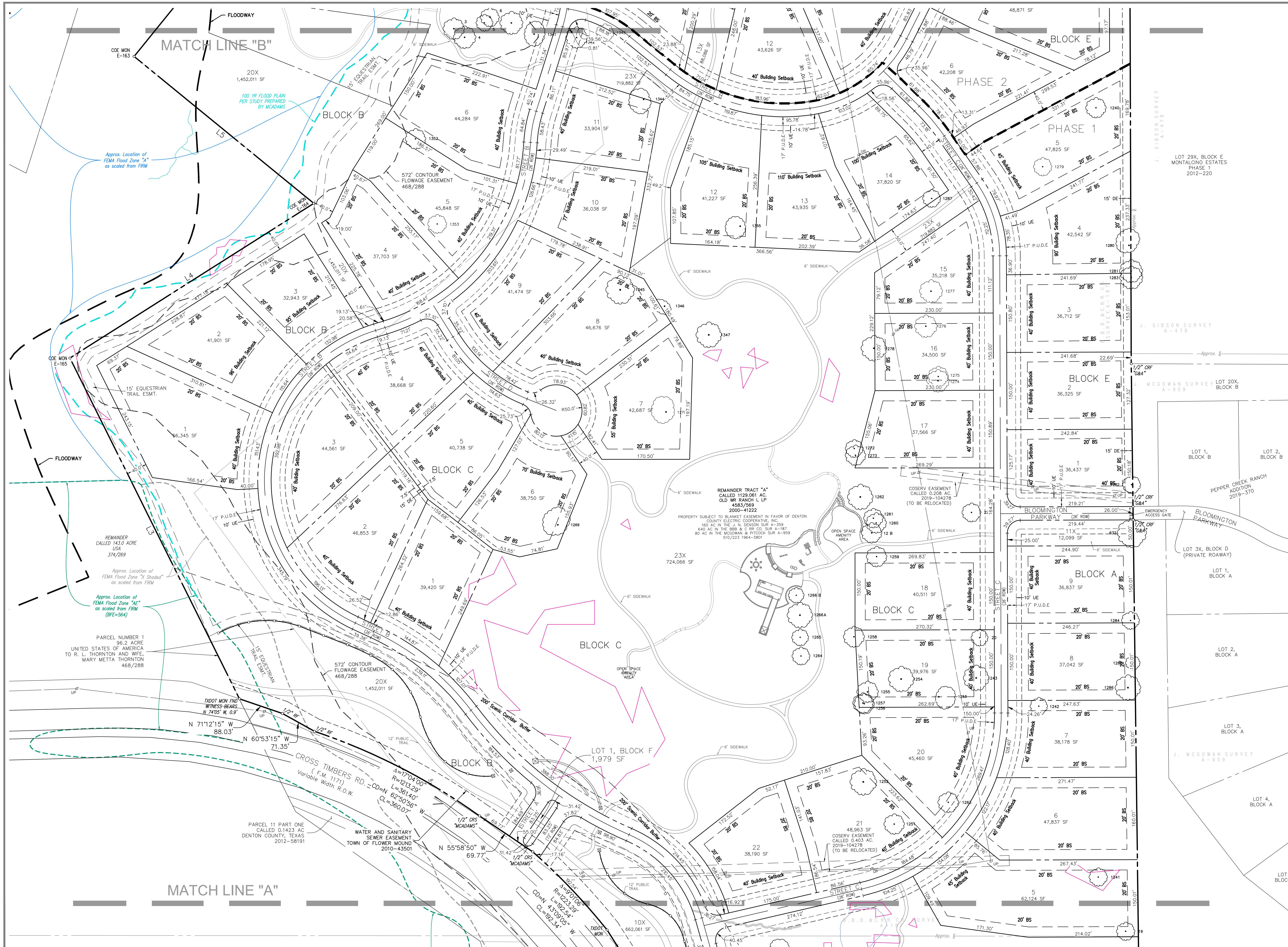
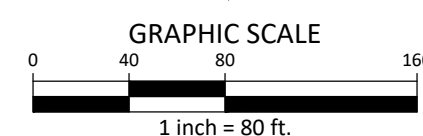
HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
PHONE: 972.716.2900
JEFF KENNEMER

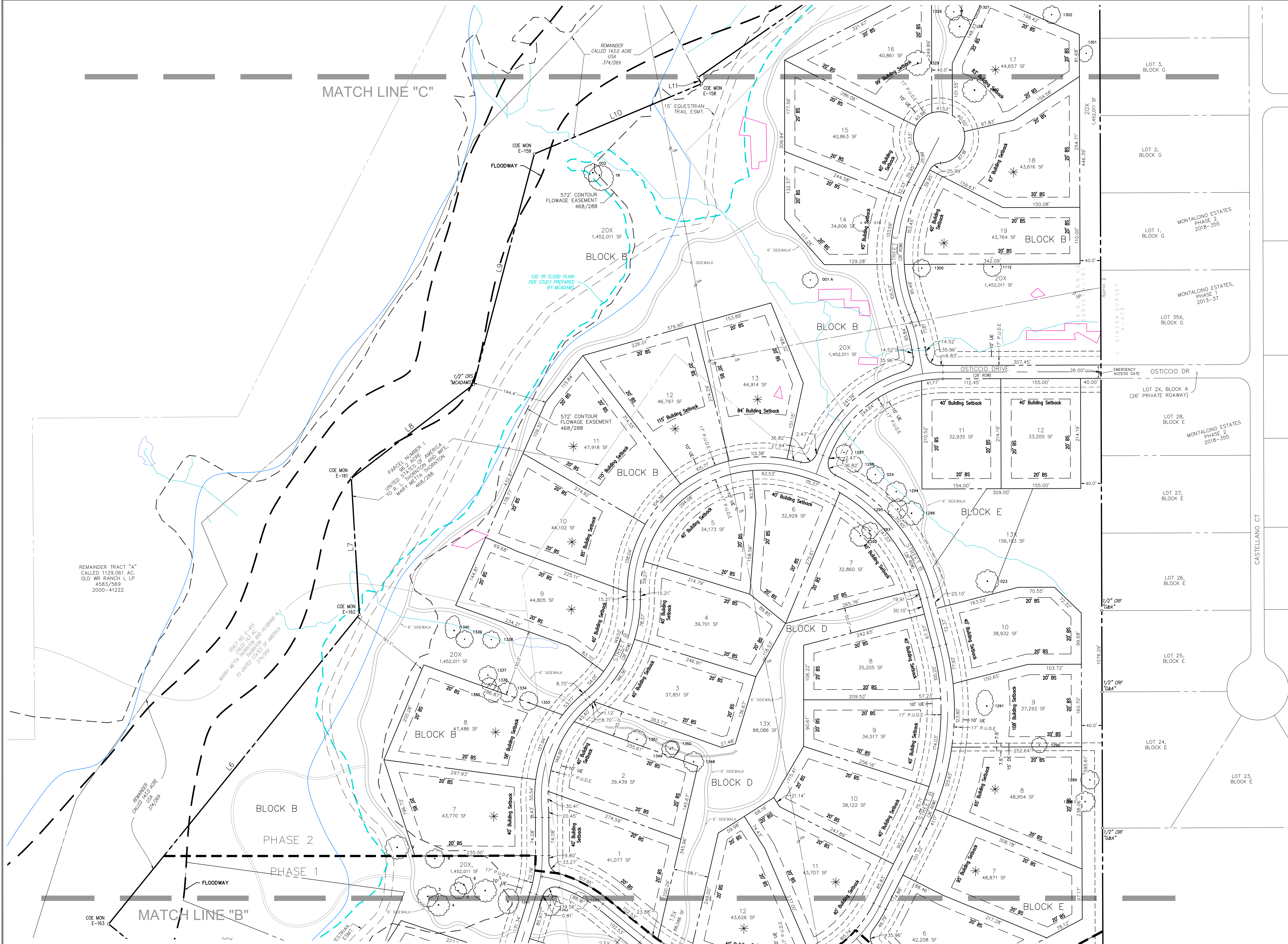
JAMES STOWELL, RPLS
111 HILLSIDE DR
LEWISVILLE, TX 75057
EMAIL: JSTOWELL@MCADAMSCO.COM

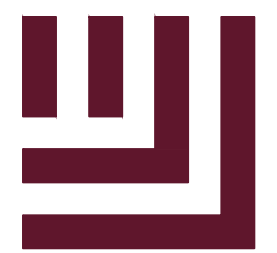
FM 1171 CONSERVATION DEVELOPMENT
LOTS 1-9 & 10X-11X, BLOCK A, LOTS 1-19 & 20X, BLOCK B, LOTS 1-22 & 23X, BLOCK C, LOTS 1-12 & 13X, BLOCK D,
LOTS 1-12 & 13X, BLOCK E, AND LOT 1X, BLOCK F,
148.008 ACRES

146:008 ACNLS
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JAMES C. MCMGOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

PROJECT NO.	HIN21002
FILENAME	HIN21002 ZONING CONCEPT PLAN
CHECKED BY	RR & JP
DRAWN BY	BC
SCALE	1"=80'
DATE	06/09/2023







McADAMS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TBPIS: 10194440
www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
PHONE: 972.716.2900
JEFF KENNEMER

SURVEYOR

JAMES STOWELL, RPLS
111 HILLSIDE DR
LEWISVILLE, TX 75057
EMAIL: JSTOWELL@MCADAMSCO.COM

ZONING CONCEPT PLAN

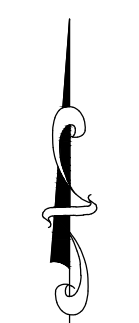
FM 1171 CONSERVATION DEVELOPMENT

LOTS 1-9 & 10X-11X, BLOCK A, LOTS 1-19 & 20X, BLOCK B, LOTS 1-22 & 23X, BLOCK C, LOTS 1-12 & 13X, BLOCK D, LOTS 1-12 & 13X, BLOCK E, AND LOT 1X, BLOCK F, 148.008 ACRES

B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JAMES C. MCMCGOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

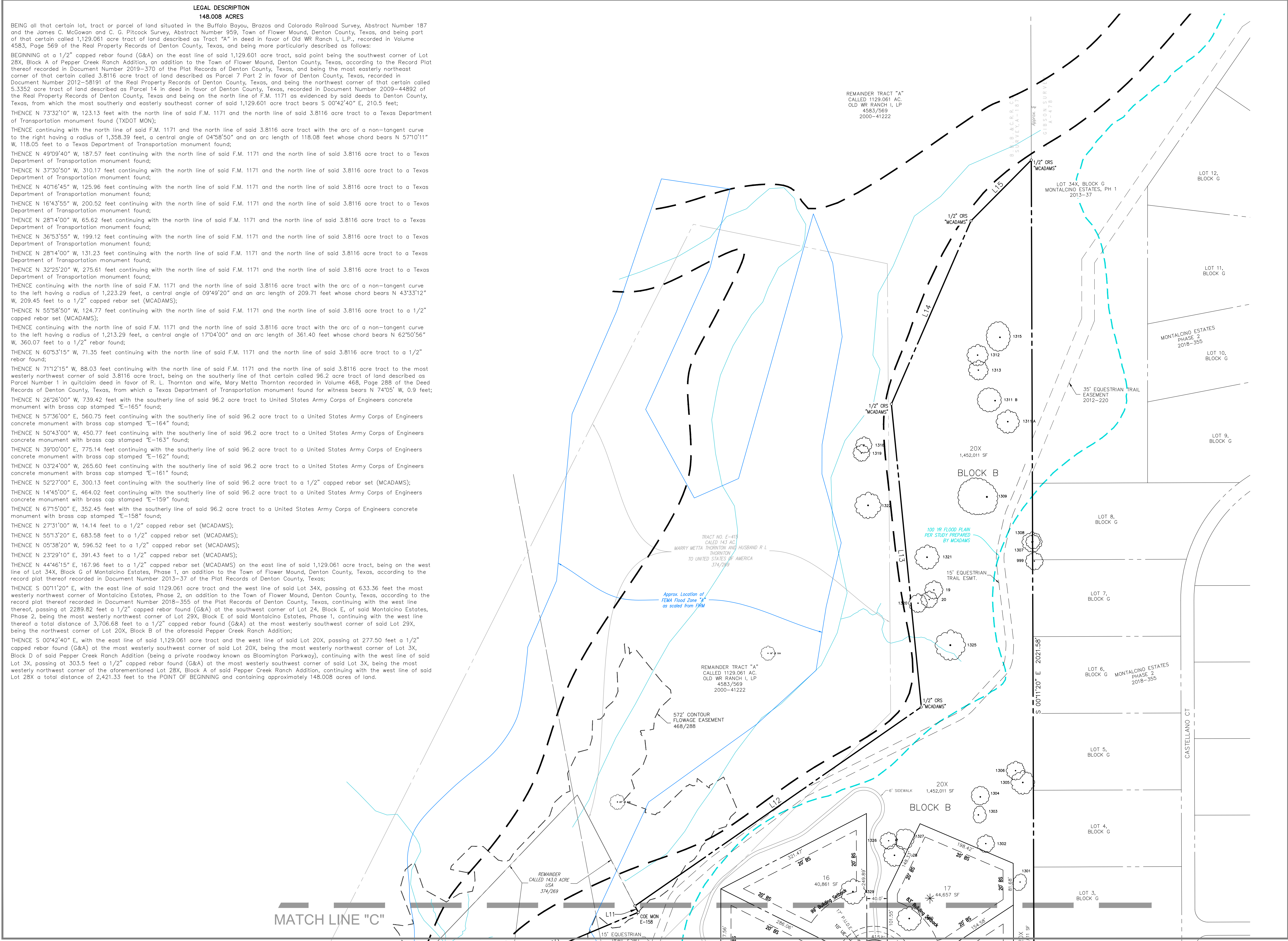
PROJECT INFORMATION

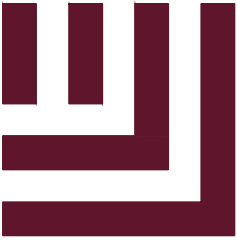
PROJECT NO.	HIN21002
FILENAME	HIN21002 ZONING CONCEPT PLAN
CHECKED BY	RR & JP
DRAWN BY	BC
SCALE	1"=80'
DATE	06/09/2023



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

M:\Projects\HIN\21002\14-Products\Planning\CAD\Zoning\HIN 21002 DEVELOPMENT PLAN ZONING BASE.dwg 9/12/2023 7:23:20 PM, Patricia Pant





McADAMS

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBP#E: 19762 TBP#L: 10194440
www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
PHONE: 972.716.2900
JEFF KENNEMER

SURVEYOR

JAMES STOWELL, RPLS
111 HILLSIDE DR
LEWISVILLE, TX 75057
EMAIL: JSTOWELL@MCADAMSCO.COM

ZONING CONCEPT PLAN
FM 1171 CONSERVATION DEVELOPMENT
LOTS 1-9 & 10X-11X, BLOCK A, LOTS 1-19 & 20X, BLOCK B, LOTS 1-22 & 23X, BLOCK C, LOTS 1-12 & 13X, BLOCK D,
LOTS 1-12 & 13X, BLOCK E, AND LOT 1X, BLOCK F,
148.008 ACRES
B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JAMES C. MCMCGOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

PROJECT INFORMATION

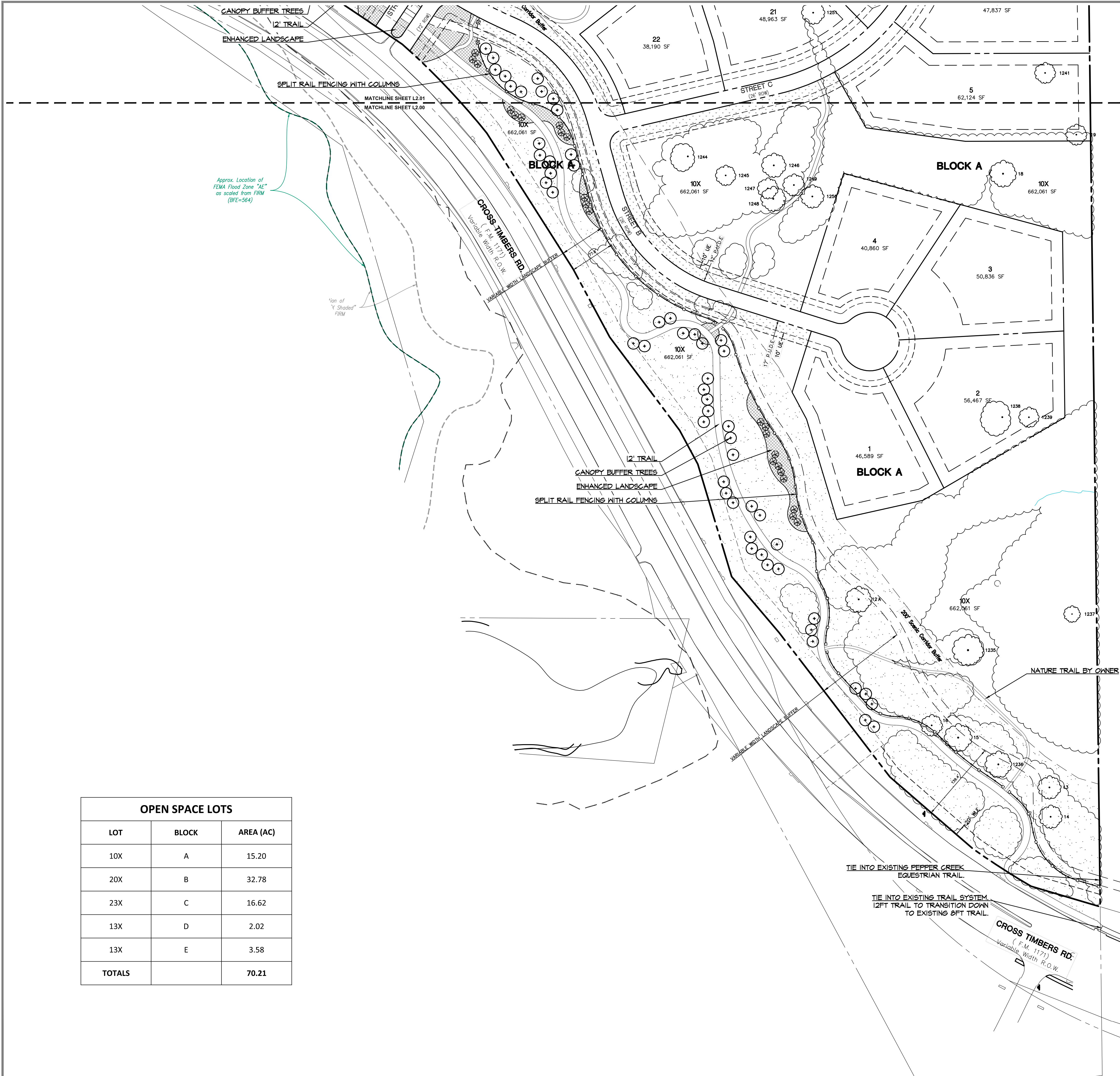
PROJECT NO.	HIN21002
FILENAME	HIN21002 ZONING CONCEPT PLAN
CHECKED BY	RR & JP
DRAWN BY	BC
SCALE	1"=80'
DATE	06/09/2023



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

M:\Projects\HIN\HIN21002\04-Production\Planning and AE\Exhibits\Planning\CAD\Zoning\HIN21002-LS.dwg, 8/17/2023 6:12:52 PM, Megan Hatcher

OPEN SPACE LOTS		
LOT	BLOCK	AREA (AC)
10X	A	15.20
20X	B	32.78
23X	C	16.62
13X	D	2.02
13X	E	3.58
TOTALS		70.21



STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 1171 - Cross Timbers Rd		50 ft.	Min. 50 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 25 Lf.	FM 1171 - 2,520 Lf.	101 (3" cal.) trees	79 (3" cal.) trees + 40 ornamental trees (at 3:1) + existing trees
PERIMETER FENCING			
STANDARD	REQUIRED	PROVIDED	
FM 1171 - Cross Timbers Rd	Perimeter fences required adjacent to ROW of arterial and collector streets.	4' split rail fence	

- Notes:
- Trees planted within the open space must include tree species denoted as appropriate under Section 94-68 of the ToFM code of ordinances.
 - Outdoor lighting shall be included per the lighting requirements per Ord 54-22. Design to be completed during plat review and approval.
 - In an effort to preserve existing environmental features within the open space "X" lots (such as existing topography, natural swales, streams, upland wooded habitat, tree canopy, specimen trees or similar), bar ditches, drainage swales, water lines, franchise utility easements or other infrastructure improvements that are located within the 17' P.U.D.E and 10' U.E., may be coordinated to be consolidated to one side of the street. When lots are present on both sides of the road, streets must include 17' P.U.D.E and 10' U.E. on both sides of the road. Where lots are located on one side of the road and an "X" lot is present on the other side, the 17' P.U.D.E and 10' U.E., and their related improvements, may be located on one side of the road.
 - When the easements are present within X-lots, they are to be sodded with Buffalo Sod.
 - Enhanced landscaping may consist of shrubs, ground covers, ornamental trees, etc. that are above and beyond what is required per the Town code and not regulated by Town ordinance.
 - Width of landscape buffer varies throughout the length of the frontage. Required buffer trees must be installed within the landscape buffer.
 - Final location of the equestrian trail to be determined based on land conditions and must be pin tagged in the field by the Landscape Architect and town environmental staff.
 - Final location of the nature trail is to be determined. Alignment subject to change based on site features.

GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

CONCEPT PLANT SCHEDULE

	CANOPY TREE
	ORNAMENTAL TREE
	ENHANCED LANDSCAPE
	BERMUDA SOD
	BUFFALO SOD

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Hines Conservation Subdivision

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW,
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 8/1/2023

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-LS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET

CONCEPT LANDSCAPE
PLAN

L2.00

HINES CONSERVATION
SUBDIVISION

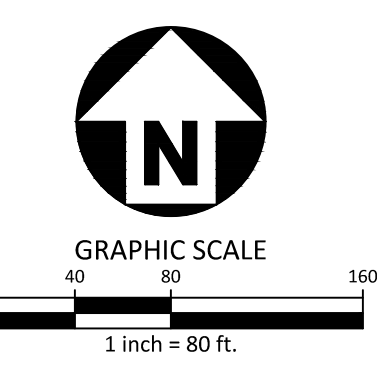
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

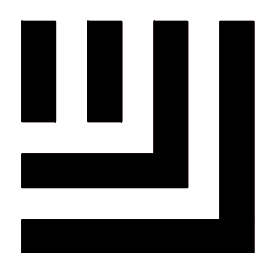
www.mcadamsco.com

CLIENT
HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNEMER



CONCEPT PLANT SCHEDULE

- CANOPY TREE
- ORNAMENTAL TREE
- ENHANCED LANDSCAPE
- BERMUDA SOD
- BUFFALO SOD



McADAMS

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

HINES CONSERVATION SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 8/1/2023



REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	HIN21002
FILENAME	HIN21002-LS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET	
CONCEPT LANDSCAPE PLAN	
L2.01	



IBFL. 19702 IBFL3. 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNEMER

HINES CONSERVATION SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 8/1/2023

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
2826



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

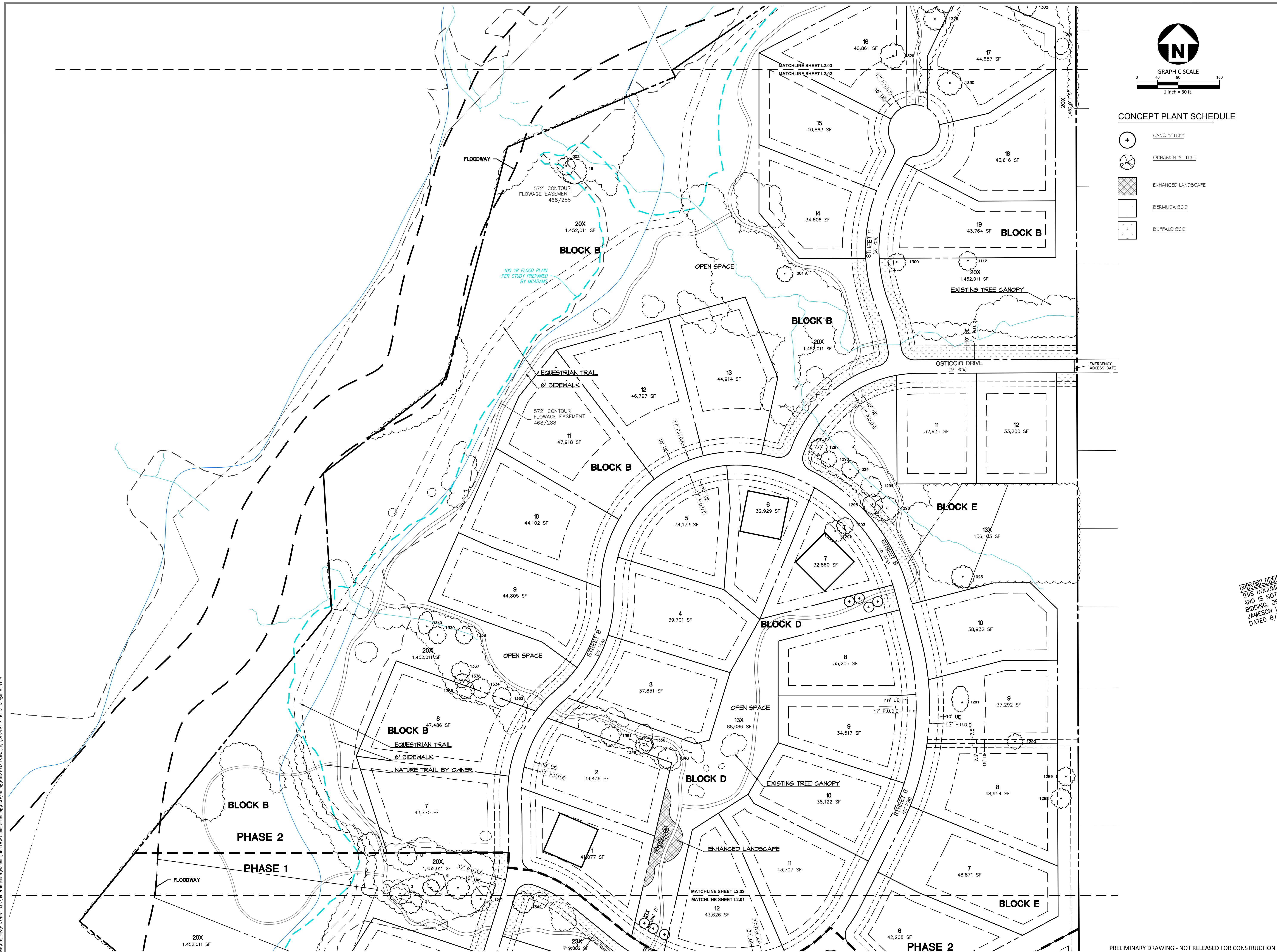
PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-LS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

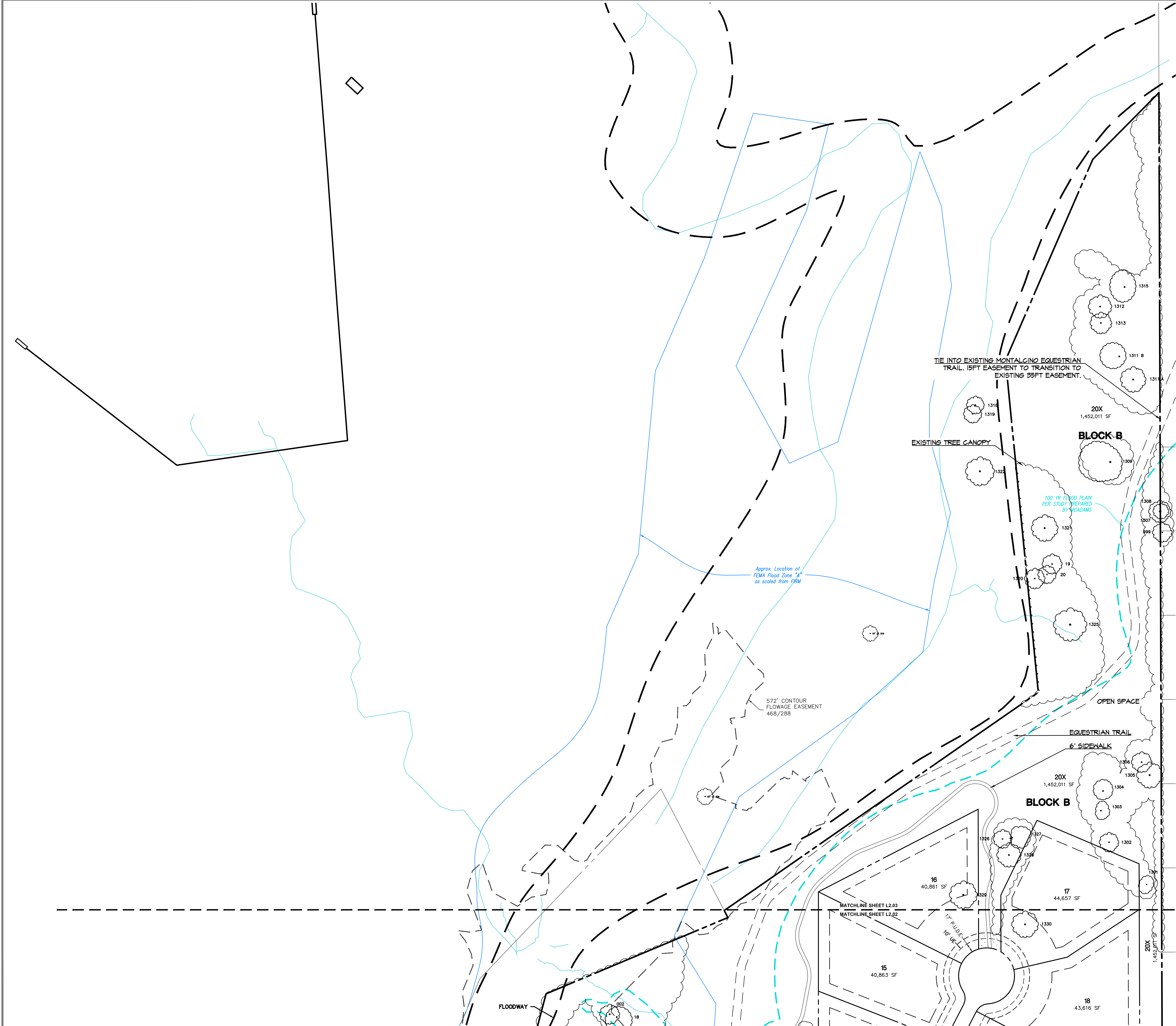
SHEET

CONCEPT LANDSCAPE PLAN

L2.02



M:\Projects\HIN\HIN21002\04-Production\Planning and AE\Exhibits\Planning\CAD\Zoning\HIN21002-LS.dwg, 8/17/2023 4:13:31 PM, Megan Hatcher



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

CONCEPT PLANT SCHEDULE

	CANOPY TREE
	ORNAMENTAL TREE
	ENHANCED LANDSCAPE
	BERMUDA SOD
	BUFFALO SOD

TIE INTO EXISTING MONTALCINO EQUESTRIAN TRAIL. 15FT EASEMENT TO TRANSITION TO EXISTING 35FT EASEMENT.

EXISTING TREE CANOPY

100 YR FLOOD PLAIN PER STUDY PREPARED BY MCADAMS

Approx. Location of FEMA Flood Zone "A" as scaled from DFM

572' CONTOUR FLOWAGE EASEMENT 468/288

OPEN SPACE

EQUESTRIAN TRAIL

6' SIDEWALK

17' PLUG 10' WIDE

20X 1,452,011 SF

20X 1,452,011 SF

20X 1,452,011 SF

15 40,863 SF

16 40,861 SF

17 44,657 SF

18 43,616 SF

19 1325

20 1320

1315

1312

1313

1311 B

1311

1309

1308

1307

1306

1305

1304

1303

1302

1301

1300

1322

1321

1319

1318

1317

1316

1314

1313

1312

1311

1310

1309

1308

1307

1306

1305

1304

1303

1302

1301

1300

1299

1298

1297

1296

1295

1294

1293

1292

1291

1290

1289

1288

1287

1286

1285

1284

1283

1282

1281

1280

1279

1278

1277

1276

1275

1274

1273

1272

1271

1270

1269

1268

1267

1266

1265

1264

1263

1262

1261

1260

1259

1258

1257

1256

1255

1254

1253

1252

1251

1250

1249

1248

1247

1246

1245

1244

1243

1242

1241

1240

1239

1238

1237

1236

1235

1234

1233

1232

1231

1230

1229

1228

1227

1226

1225

1224

1223

1222

1221

1220

1219

1218

1217

1216

1215

1214

1213

1212

1211

1210

1209

1208

1207

1206

1205

1204

1203

1202

1201

1200

1199

1198

1197

1196

1195

1194

1193

1192

1191

1190

1189

1188

1187

1186

1185

1184

1183

1182

1181

1180

1179

1178

1177

1176

1175

1174

1173

1172

1171

1170

1169

1168

1167

1166

1165

1164

1163

1162

1161

1160

1159

1158

1157

1156

1155

1154

1153

1152

1151

1150

1149

1148

1147

1146

1145

1144

1143

1142

1141

1140

1139

1138

1137

1136

1135

1134

1133

1132

1131

1130

1129

1128

1127

1126

1125

1124

1123

1122

1121

1120

1119

1118

1117

1116

1115

1114

1113

1112

1111

1110

1109

1108

1107

1106

1105

1104

1103

1102

1101

1100

1099

1098

1097

1096

1095

1094

1093

1092

1091

1090

1089

1088

1087

1086

1085

1084

1083

1082

1081

1080

1079

1078

1077

1076

1075

1074

1073

1072

1071

1070

1069

1068

1067

1066

1065

1064

1063

1062

1061

1060

1059

1058

1057

1056

1055

1054

1053

1052

1051

1050

1049

1048

1047

1046

1045

1044

1043

1042

1041

1040

1039

1038

1037

1036

1035

1034

1033

1032

1031

1030

1029

1028

1027

1026

1025

1024

1023

1022

1021

1020

1019

1018

1017

1016

1015

1014

1013

1012

1011

1010

1009

1008

1007

1006

1005

1004

1003

1002

1001

1000

999

998

997

996

995

994

993

992

991

990

989

988

987

986

985

984

983

982

981

980

979

978

977

976

975

974

973

972

971

970

969

968

967

966

965

964

963

962

961

960

959

958

957

956

955

954

953

952

951

950

949

948

947

946

945

944

943

942

941

940

939

938

937

936

935

934

933

932

931

930

929

928

927

926

925

924

923

922

921

920

919

918

917

916

915

914

913

912

911

910

909

908

907

906

905

904

903

902

901

900

899

898

897

896

895

894

893

892

891

890

889

888

887

886

885

884

883

882

881

880

879

878

877

876

875

874

873

872

871

870

869

868

867

866

865

864

863

862

861

860

859

858

857

856

855

854

853

852

851

850

849

848

847

846

845

844

843

842

841

840

839

838

837

836

835

834

833

832

831

830

829

828

827

826

825

824

823

822

821

820

819

818

817

816

815

814

813

812

811

810

809

808

807

806

805

804

803

802

801

800

799

798

797

796

795

794

793

792

791

790

789

788

787

786

785

784

783

782

781

780

779

778

777

776

775

774

773

772

771

770

769

768

767

766

765

764

763

762

761

760

759

758

757

756

755

754

753

752

751

750

749

748

747

746

745

744

743

742

741

740

739

738

737

736

735

734

733

732

731

730

729

728

727

726

725

724

723

722

721

720

719

718

717

716

715

714

713

712

711

710

709

708

707

706

705

704

703

702

701

700

699

698

697

696

695

694

693

692

691

690

689

688

687

686

685

684

683

682

681

680

679

678

677

676

675

674

673

672

671

670

669

668

667

666

665

664

663

662

661

660

659

658

657

656

655

654

653

652

651

650

649

648

647

646

645

644

643

642

641

640

639

638

637

636

635

634

633

632

631

630

629

628

627

626

625

624

623

622

621

620

619

618

617

616

615

614

613

612

611

610

609

608

607

606

605

604

603

602

601

600

599

598

597

596

595

594

593

592

591

590

589

588

587

586

585

584

583

582

581

580

579

578

577

576

575

574

573

572

571

570

569

568

567

566

565

564

563

562

561

560

559

558

557

556

555

554

553

552

551

550

549

548

547

546

545

544

543

542

541

540

539

538

537

536

535

534

533

532

531

530

529

528

527

526

525

524

523

522

521

520

519

518

517

516

515

514

513

512

511

510

509

508

507

506

505

504

503

502

501

500

499

498

497

496

495

494

493

492

491

490

489

488

487

486

485

484

483

482

481

480

479

478

477

476

475

474

473

472

471

470

469

468

467

466

465

464

463

462

461

460

459

458

457

456

455

454

453

452

451

450

449

448

447

446

445

444

443

442

441

440

439

438

437

436

435

434

433

432

431

430

429

428

427

426

425

424

423

422

421

420

419

418

417

416

415

414

413

412

411

410

409

408

407

406

405

404

403

402

401

400

399

398

397

396

395

394

393

392

391

390

389

388

387

386

385

384

383

382

381

380

379

378

377

376

375

374

373

372

371

370

369

368

367

366

365

364

363

362

361

360

359

358

357

356

355

354

353

352

351

350

349

348

347

346

345

344

343

342

341

340

339

338

337

336

335

334

333

332

331

330

329

328

327

326

325

324

323

322

321

320

319

318

317

316

315

314

313

312

311

310

309

308

307

306

305

304

303

302

301

300

299

298

297

296

295

294

293

292

291

290

289

288

287

286

285

284

283

282

281

280

279

278

277

276

275

274

273

272

271

270

269

268

267

266

265

264

263

262

261

260

259

258

257

256

255

254

253

252

251

250

249

248

247

246

245

244

243

242

241

240

239

238

237

236

235

234

233

232

231

230

229

228

227

226

225

224

223

222

221

220

219

218

217

216

215

214

213

212

211

210

209

208

207

206

205

204

203

202

201

200

199

198

197

196

195

194

193

192

191

190

189

188

187

186

185

184

183

182

181

180

179

178

177

176

175

174

173

172

171

170

169

168

167

166

165

164

163

162

161

160

159

158

157

156

155

154

153

152

151

150

149

148

147

146

145

144

143

142

141

140

139

138

137

136

135

134

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

111

110

109

108

107

106

105

104

103

102

101

100

99

98

97

96

95

94

93

92

91

90

89

88

87

86

85

84

83

82

81

80

79

78

77

76

75

74

73

72

71

70

69

68

67

66

65

64

63

62

61

60

59

58

57

56

55

54

53

52

51

50

49

48

47

46

45

44

43

42

41

40

39

38

37

36

35

34

33

32

31

30

29

28

27

26

25

24

23

22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262
phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

CLIENT
HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNEMER

**HINES CONSERVATION
SUBDIVISION**
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW,
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 8/1/2023

NO.	DATE	DESCRIPTION

PLAN INFORMATION

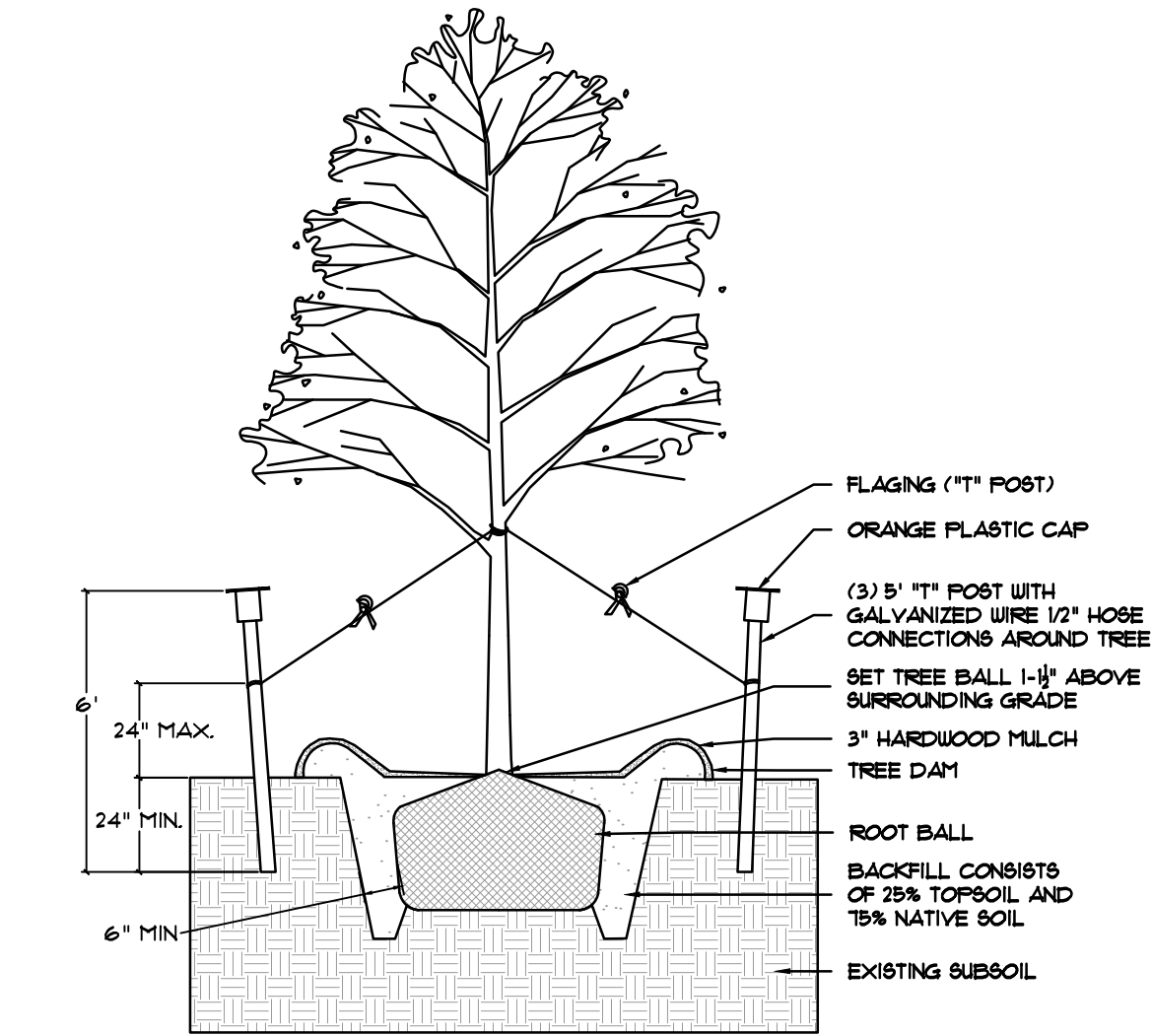
PROJECT NO.	HIN21002
FILENAME	HIN21002-LS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET

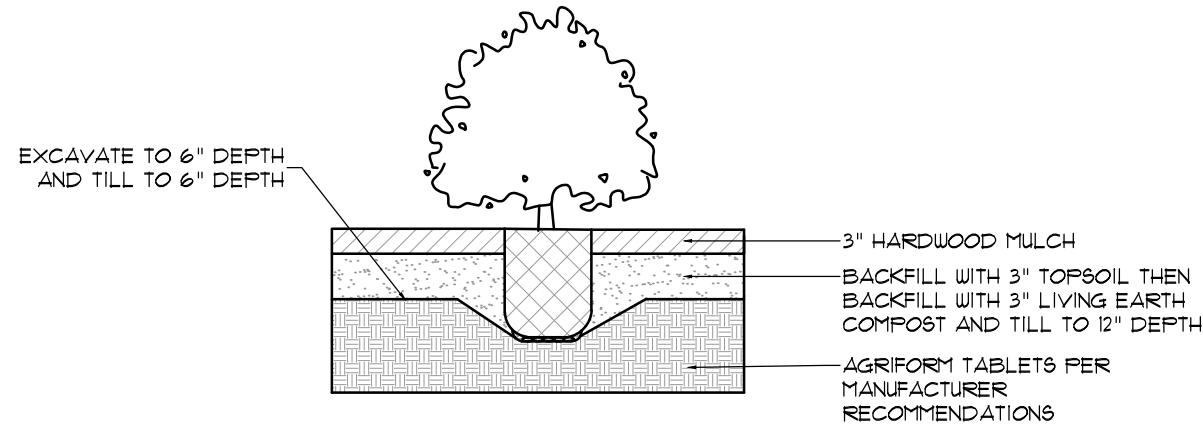
**CONCEPT LANDSCAPE
PLAN**

L2.03

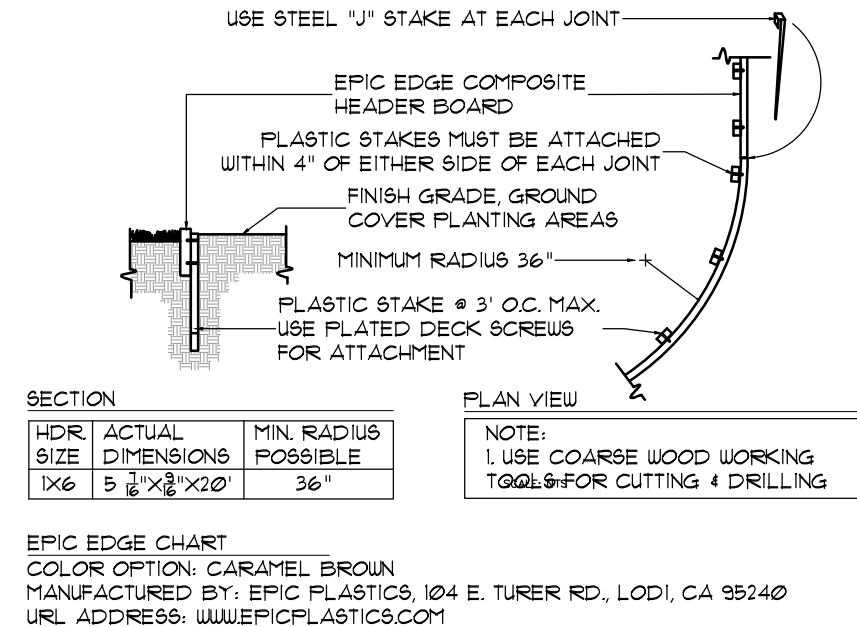
X:\Projects\HIN\HIN21002\04-Production\Planning and ALE\Submittal\Planning\CAD\Zoning\HIN21002-LS.dwg, 8/17/2023 5:13:40 PM, Megan Hatcher



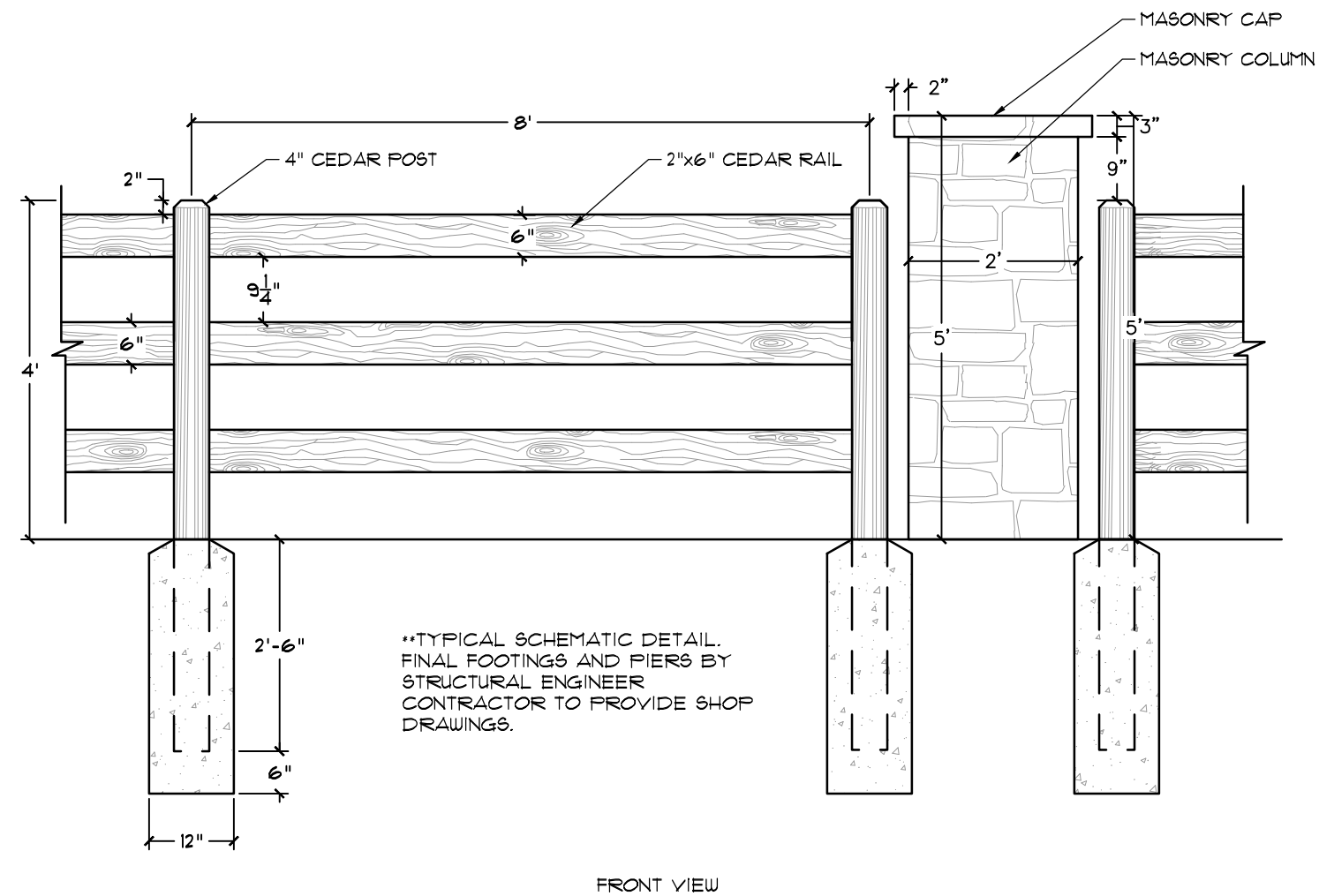
1. TREE STAKING DETAIL
1/4"=1'



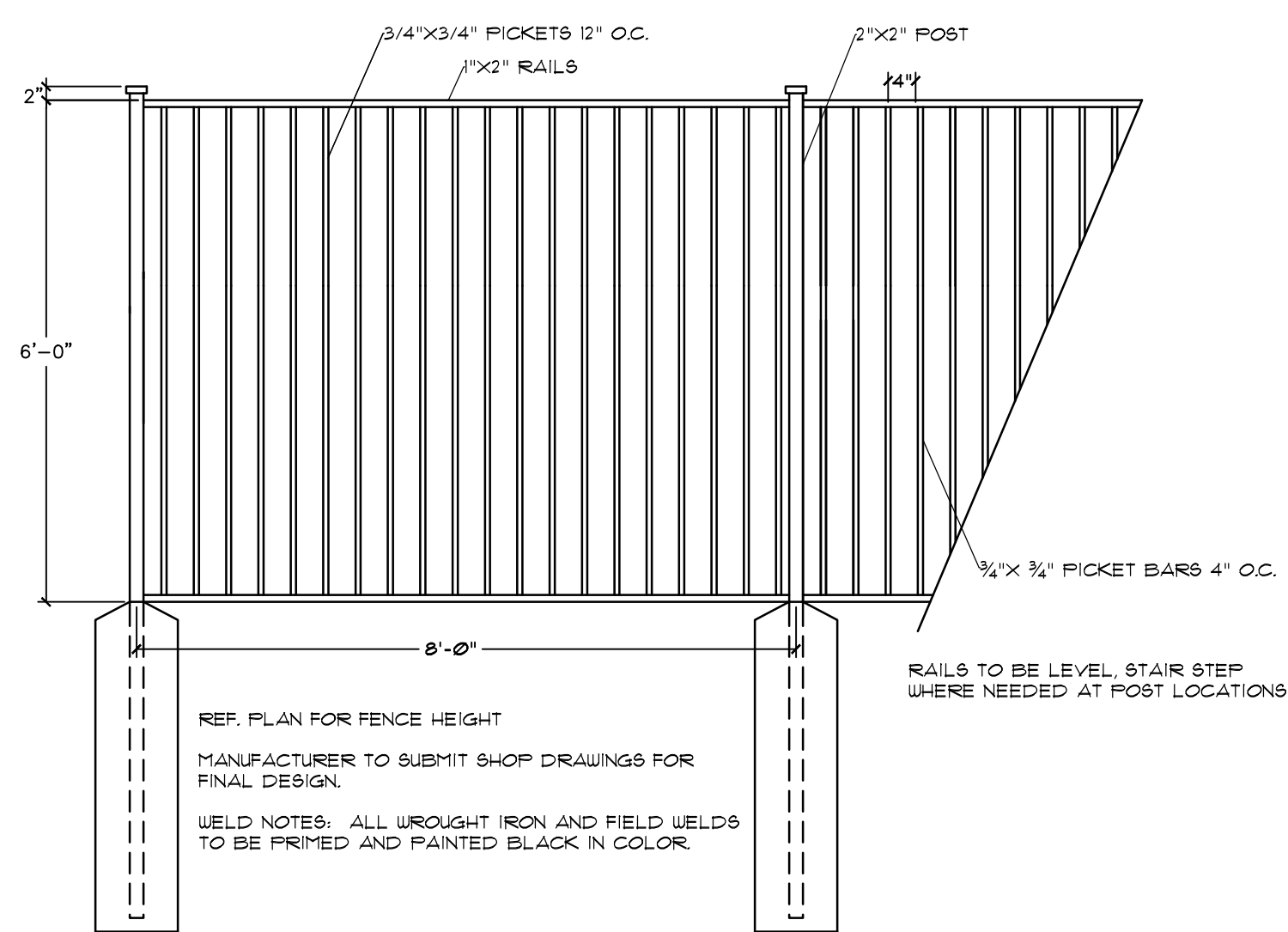
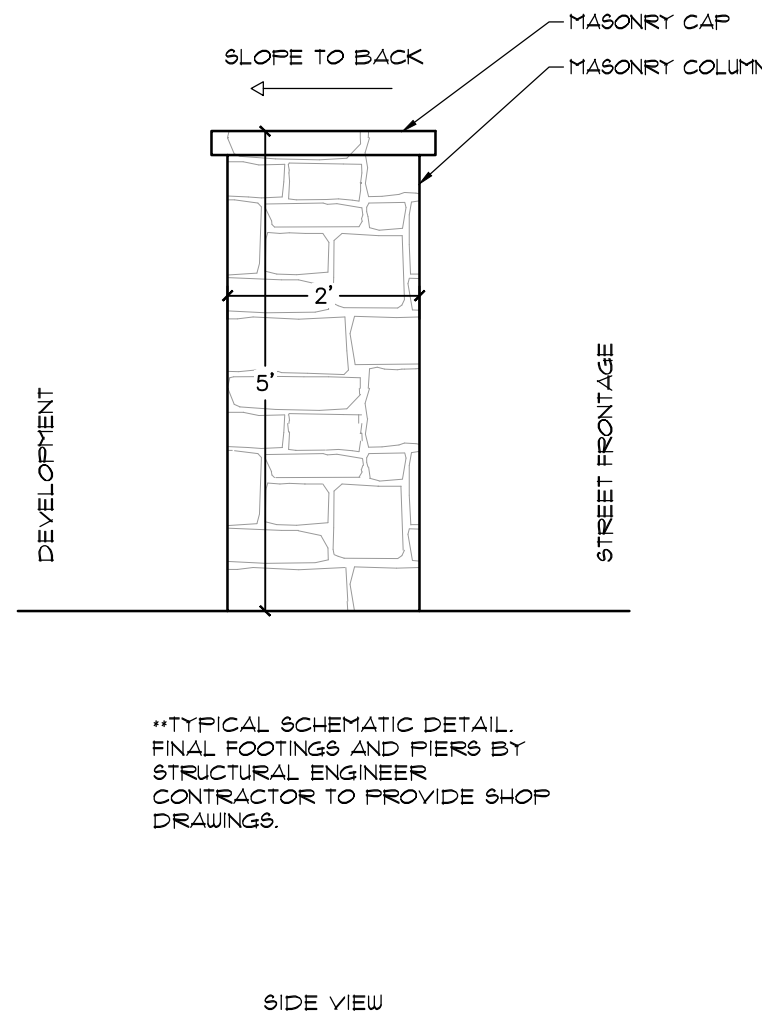
2. SHRUB PLANTING DETAIL
1/2"=1'



3. CEDAR SPLIT RAIL FENCE HEADER BOARD
NTS



4. CEDAR SPLIT RAIL FENCE & MASONRY COLUMN DETAIL
1/2"=1'

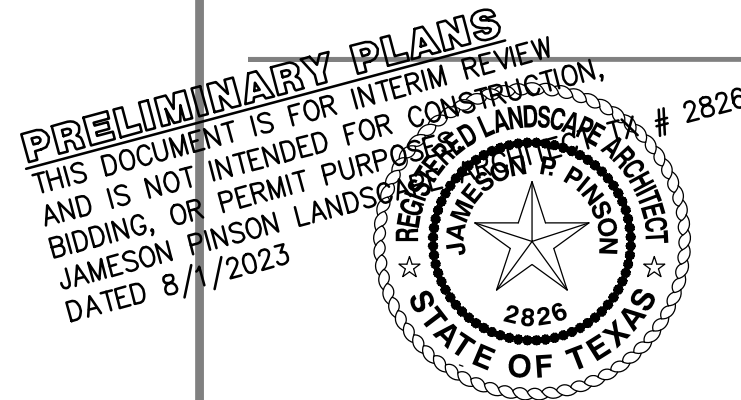


5. 6' ORNAMENTAL FENCE
1/2"=1'

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNEMER

HINES CONSERVATION
SUBDIVISION
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

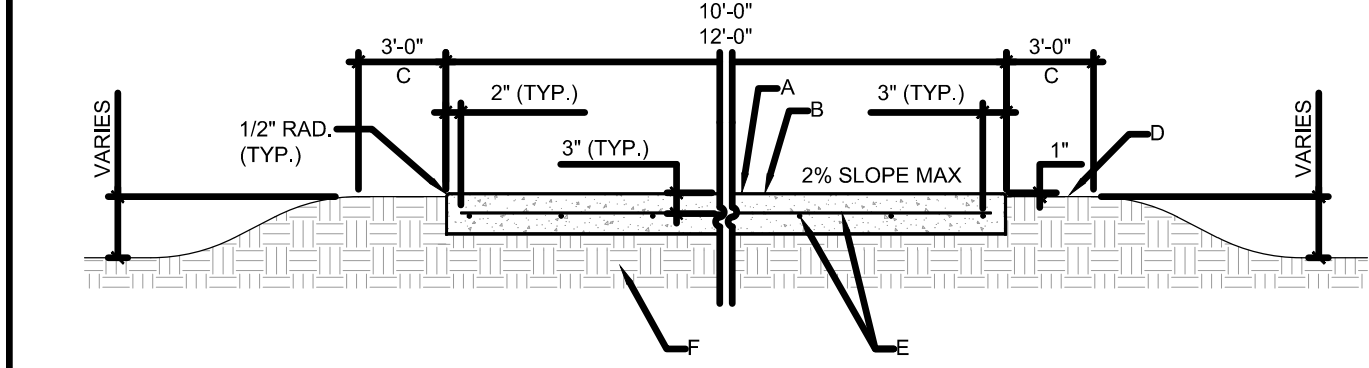
PROJECT NO. HIN21002
FILENAME HIN21002-LS.DWG
CHECKED BY XXX
DRAWN BY MAH
SCALE -
DATE 08.01.2023

SHEET

CONCEPT LANDSCAPE
DETAILS

L2.04

M:\Projects\HIN\HIN21002\04-Production\Planning and AE\Exhibits\Planning\CAD\Zoning\HIN21002-LS.dwg, 8/17/2023 4:13:52 PM, Megan Hutcher



CONCRETE TRAIL SECTION

GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH M.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF TRAIL.
4. CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
5. DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

CONSTRUCTION NOTES:

- A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
- B. HEAVY BROOM FINISH
- C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
- D. FINISH GRADE
- E. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
- F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

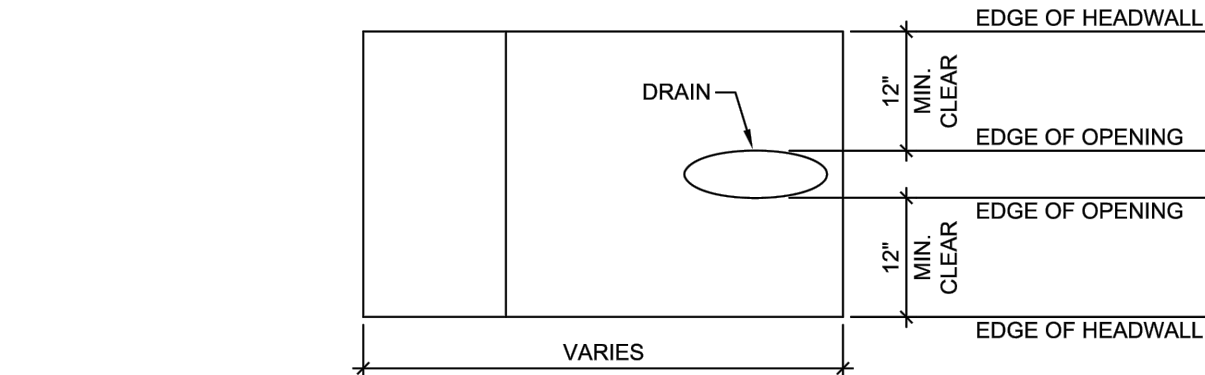
1. LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END. FOUR PER JOINT @ 1'-6" O.C. WITH CAP.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

	PARKS & RECREATION CONSTRUCTION DETAILS	DATE: AUG 2022
	12'-0" WIDE	SHEET: 1 OF 1
	MULTI-USE CONCRETE TRAIL	SHEET: P-1
NOT TO SCALE		

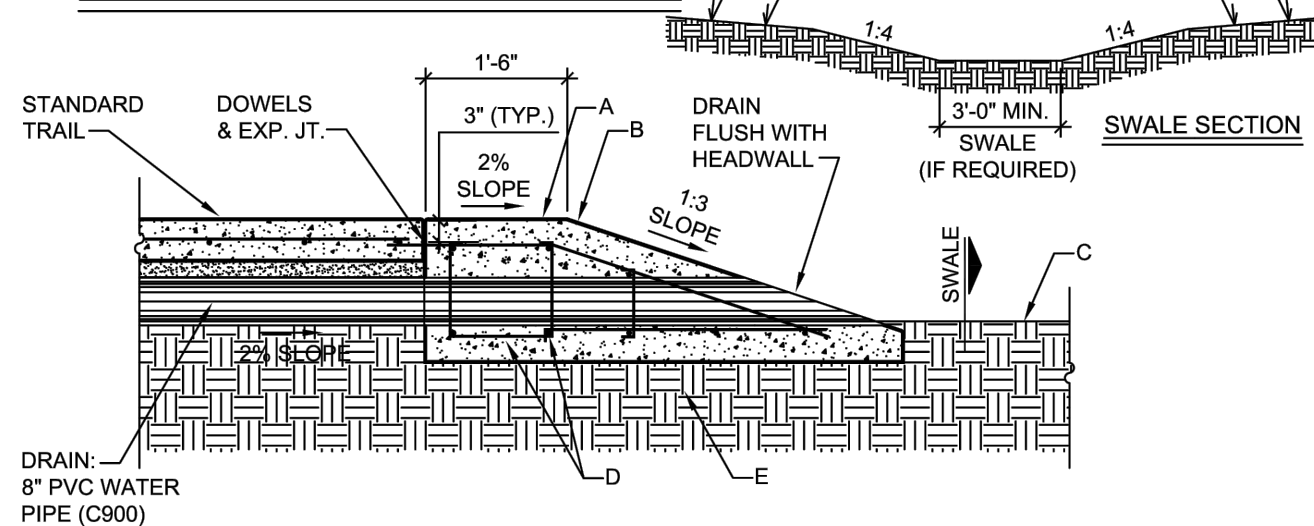
*NOTE: All newly constructed multi-use trails should be a minimum of 12' in width, unless there are existing ROW constraints, then 10' may be considered.

1. MULTI-USE CONCRETE TRAIL

NTS



CONCRETE HEADWALL PLAN



CONCRETE HEADWALL SECTION

GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC AS DIRECTED.

CONSTRUCTION NOTES:

- A. 3600 PSI CONCRETE
- B. HEAVY BROOM FINISH
- C. FINISH GRADE - CUT SWALE TO DRAIN (MIN. 3%)
- D. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
- E. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

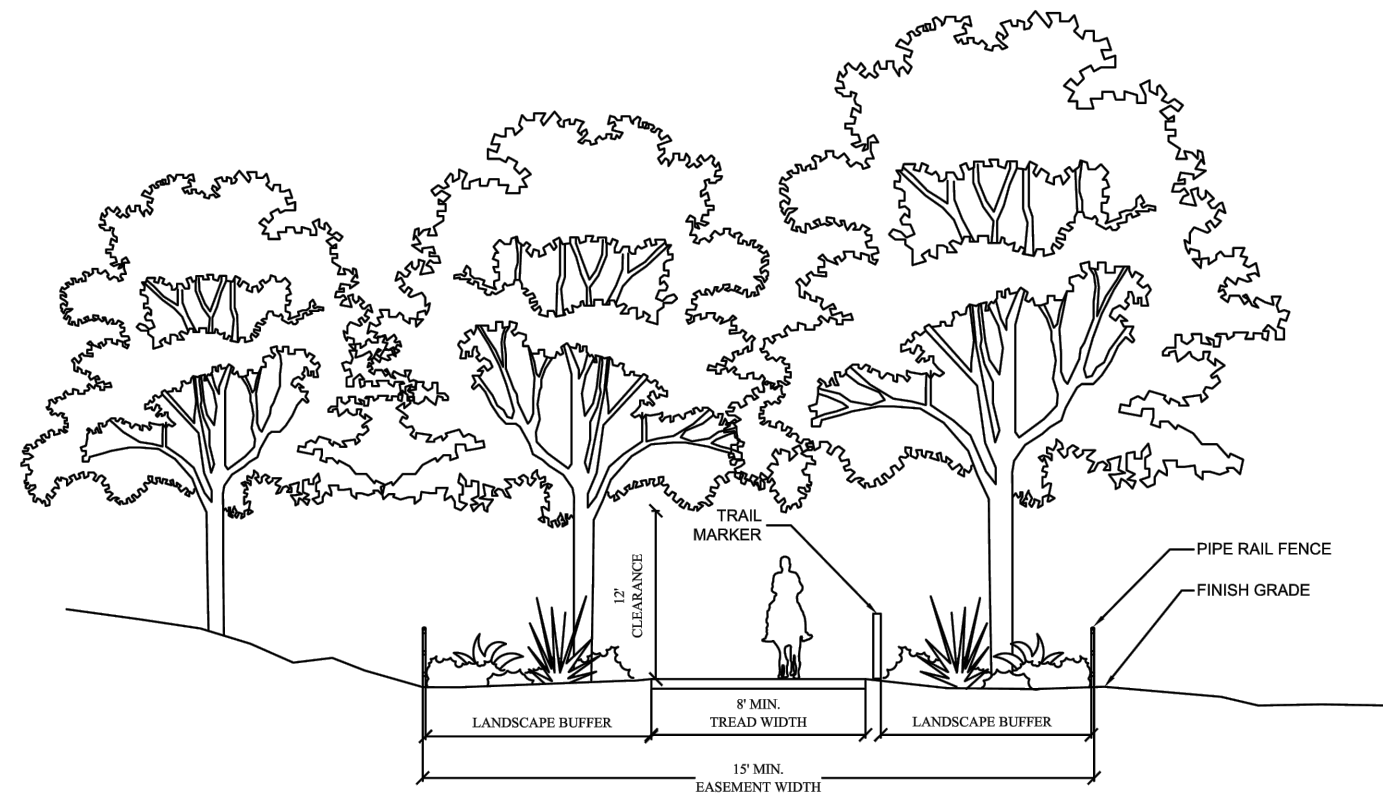
GENERAL NOTES:

1. LOCATE DOWELS (FOR EXPANSION JOINTS) ON 1'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

	PARKS & RECREATION CONSTRUCTION DETAILS	DATE: MAY 2015
	MULTI-USE TRAIL CONCRETE HEADWALL	SHEET: 1 OF 1
	NOT TO SCALE	SHEET: P-2

2. MULTI-USE TRAIL CONCRETE HEADWALL

NTS



EQUESTRIAN TRAIL SECTION

GENERAL NOTES:

1. GRADE TRAIL FOR POSITIVE DRAINAGE AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED.
2. THE TRAIL MAY REQUIRE EROSION CONTROL METHODS TO BE IMPLEMENTED WHERE IT CROSSES BELOW GRADE CROSSINGS. CONTRACTOR TO INFORM THE TOWN OF ANY AREAS WITHIN THE TRAIL EASEMENT THAT MAY REQUIRE ADDITIONAL EROSION CONTROL DUE TO POTENTIAL DRAINAGE FLOW OVER THE TRAIL.
3. MEANDERING THE TRAIL ALIGNMENT IS PREFERRED WHEN POSSIBLE.
4. LANDSCAPE BUFFER TO BE A MINIMUM OF 5 FEET. PIPE RAIL FENCING NOT REQUIRED IN AREAS WHERE A LANDSCAPE BUFFER IS PROVIDED.
5. ALL EQUESTRIAN TRAIL ALIGNMENT, FENCING LOCATIONS AND LANDSCAPE BUFFER DESIGN AND LAYOUT SHALL BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY CONSTRUCTION.
6. PIPE RAIL FENCING SHALL BE PER DETAIL P-4.
7. TRAIL MARKERS SHALL BE CARSONITE HIGH PERFORMANCE ROAD MARKERS, BROWN IN COLOR, OR APPROVED EQUAL. THE TRAIL MARKERS ARE TO BE PLACED ON ONE SIDE OF THE TRAIL AND PLACEMENT TO BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ORDERING ANY MATERIAL.
8. IRRIGATION HEADS ARE PROHIBITED WITHIN THE EQUESTRIAN TRAIL EASEMENT. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY INSTALLATION. OVERSPRAY OF THE EQUESTRIAN TRAIL IS ALLOWED TO ACCOMPLISH FULL COVERAGE OF THE LANDSCAPED AREA.
9. MUST PROVIDE A 12 FOOT HEIGHT CLEARANCE AND AN 8' WIDTH CLEARANCE OF ANY OBSTRUCTIONS WITHIN THE EASEMENT.

	PARKS & TRAILS CONSTRUCTION DETAILS	DATE: MAY 2015
	15' WIDE EQUESTRIAN TRAIL EASEMENT	SHEET: 1 OF 1
	NOT TO SCALE	SHEET: P-5

3. 15' WIDE EQUESTRIAN TRAIL EASEMENT

NTS



McADAMS

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012

fax 972. 436. 9715

TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES

2700 COMMERCE STREET, STE 1600

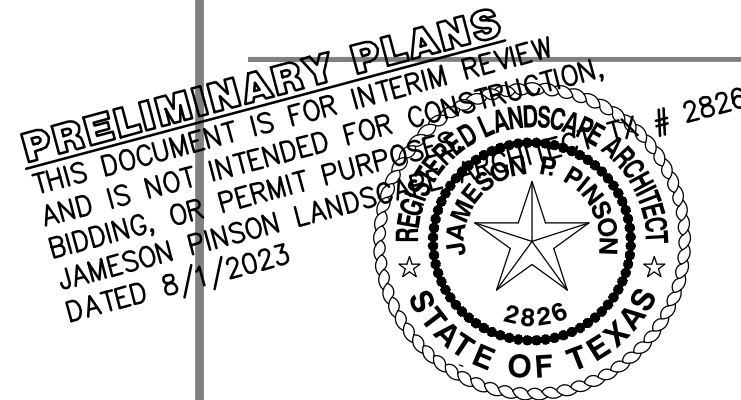
DALLAS, TEXAS 75226

972. 716. 2900

JEFF KENNER

HINES CONSERVATION SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

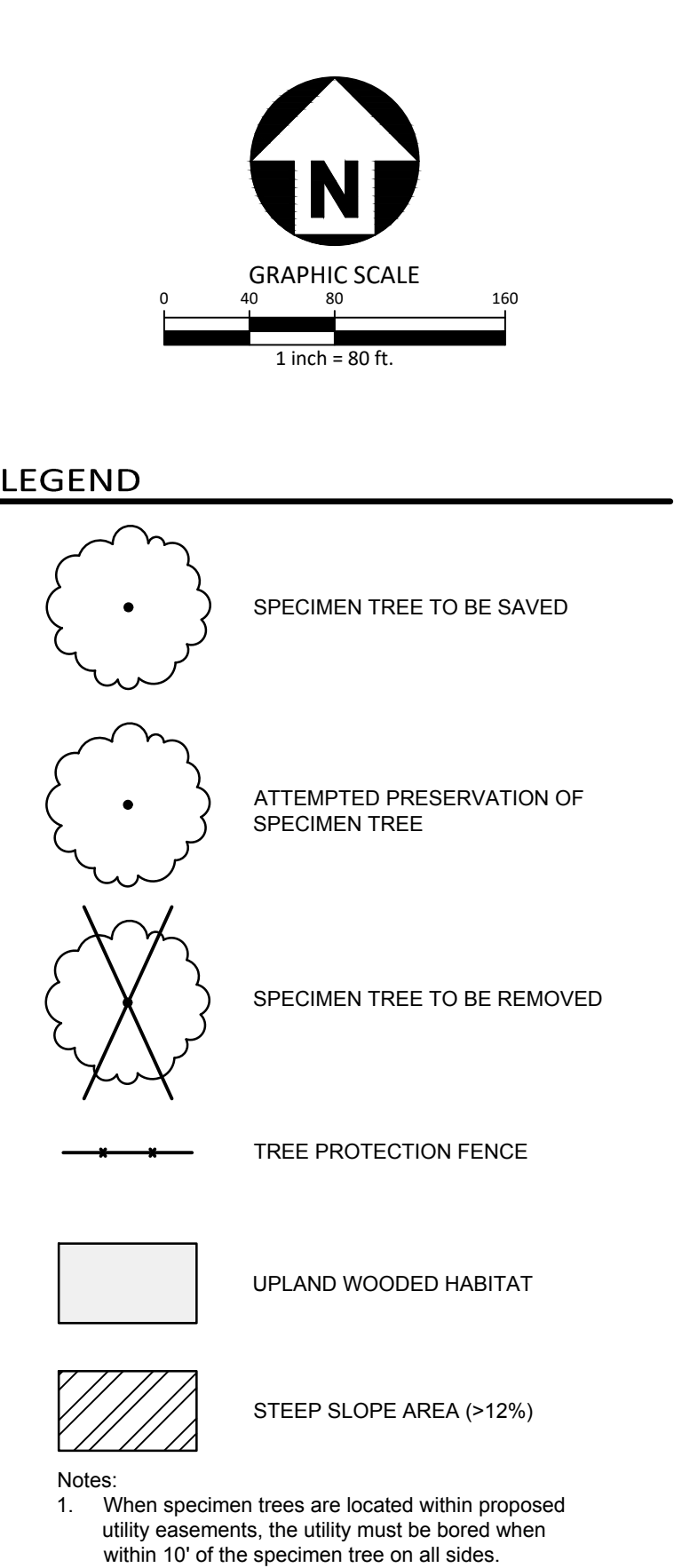
PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-LS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	-
DATE	08.01.2023

SHEET

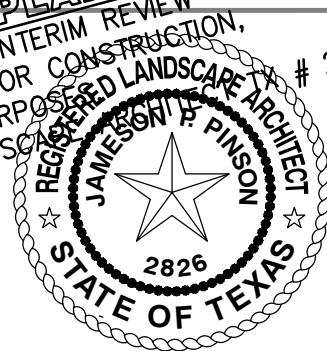
CONCEPT LANDSCAPE DETAILS

L2.05



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 8/1/2023

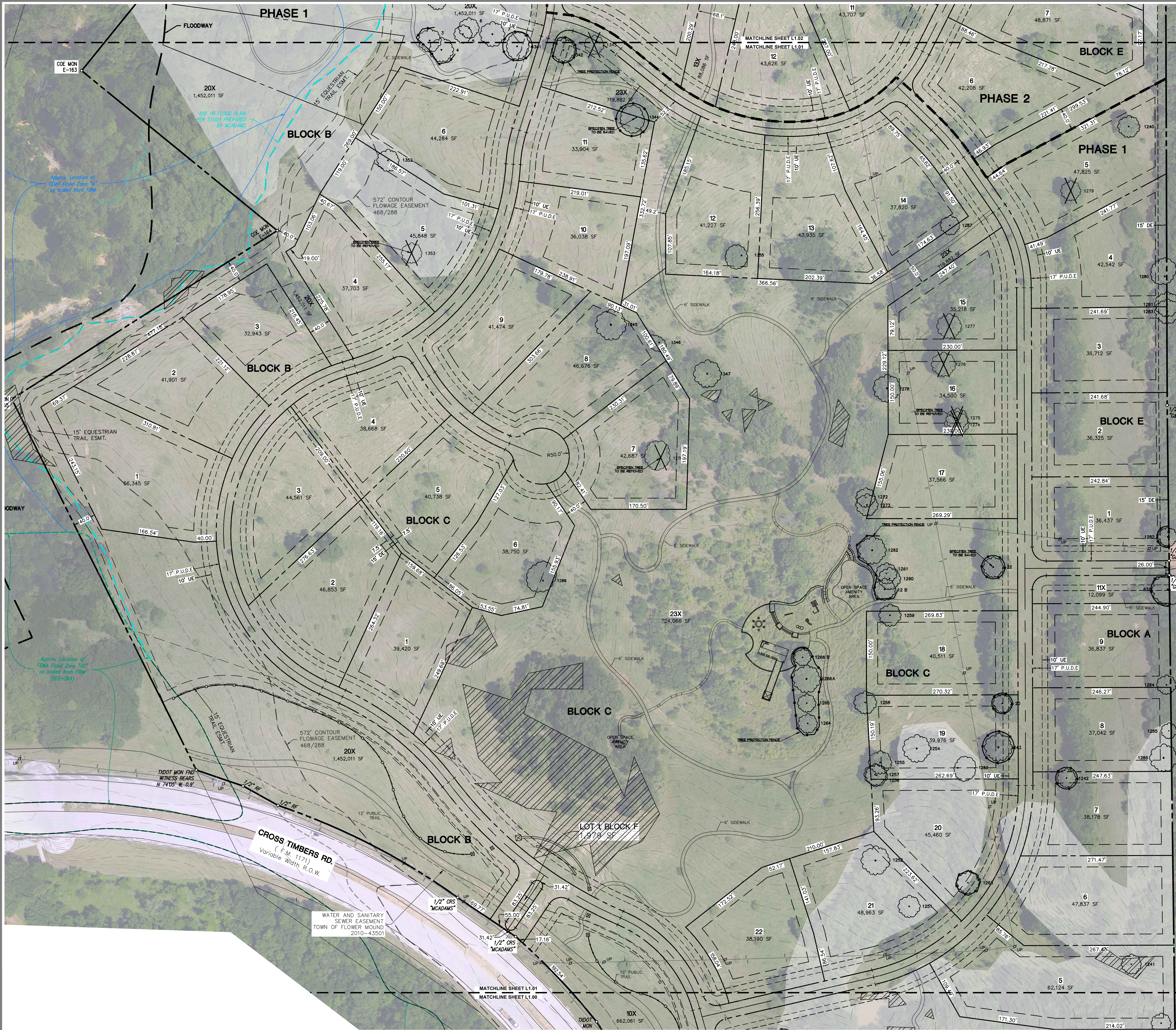
REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
2826



NO.	DATE	DESCRIPTION
-----	------	-------------

L1.00

M:\Projects\HIN\HIN21002\04-Production\Planning and LA\Exhibits\Planning\CAD\Zoning\HIN21002-TS.dwg, 8/1/2023 5:49:50 PM, Marie Reinke

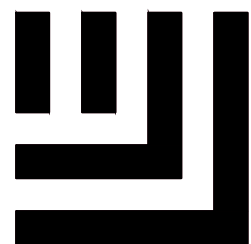


GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

- SPECIMEN TREE TO BE SAVED
- ATTEMPTED PRESERVATION OF SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- UPLAND WOODED HABITAT
- STEEP SLOPE AREA (>12%)

Notes:
1. When specimen trees are located within proposed utility easements, the utility must be bored when within 10' of the specimen tree on all sides.



McADAMS

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

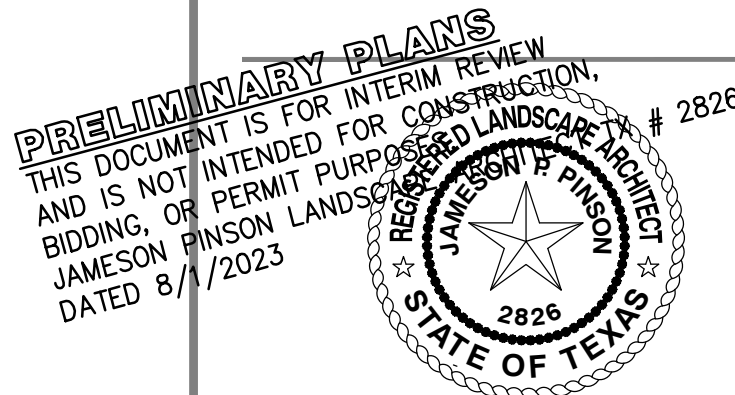
www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

HINES CONSERVATION
SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET

SPECIMEN TREE SURVEY

L1.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LEGEND

SPECIMEN TREE TO BE SAVED

ATTEMPTED PRESERVATION OF SPECIMEN TREE

SPECIMEN TREE TO BE REMOVED

TREE PROTECTION FENCE

UPLAND WOODED HABITAT

STEEP SLOPE AREA (>12%)

Notes:

1. When specimen trees are located within proposed utility easements, the utility must be bored when within 10' of the specimen tree on all sides.

McAdams

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

**HINES CONSERVATION
SUBDIVISION**

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW,
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 8/1/2023

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET

SPECIMEN TREE SURVEY

L1.02



GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

Notes:
1. When specimen trees are located within proposed utility easements, the utility must be bored when within 10' of the specimen tree on all sides.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

HINES CONSERVATION
SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES
JAMESON B. PINSON LANDSCAPE ARCHITECT
DATED 8/1/2023

REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET

SPECIMEN TREE SURVEY

L1.03

M:\Projects\HIN\HIN21002\04-Production\Planning and Layouts\Habitat\Planning\CAD\Zoning\HIN21002-TS.dwg, 8/17/2023 5:52:44 PM, Marie Renke

TREE CHART

LIST #	TAG #	CALIPER "	COMMON NAME	BOTANICAL NAME	REMOVED	MITIGATION	UWH	CONDITION
1	1 A	21	CEDAR ELM	Ulmus crassifolia	NO		YES	
2	1 B	24	CEDAR ELM	Ulmus crassifolia	NO		YES	
3	2	24	CEDAR ELM	Ulmus crassifolia	NO		YES	
4	3	23	CEDAR ELM	Ulmus crassifolia	NO		YES	
5	4	22	CEDAR ELM	Ulmus crassifolia	NO		YES	
6	5	21	CEDAR ELM	Ulmus crassifolia	NO		YES	
7	6	19	CEDAR ELM	Ulmus crassifolia	NO		YES	
8	7	23	CEDAR ELM	Ulmus crassifolia	NO		YES	
9	8	24	CEDAR ELM	Ulmus crassifolia	NO		YES	
10	9	29	CEDAR ELM	Ulmus crassifolia	NO		YES	
11	10	22	POST OAK	Quercus stellata	YES	22	YES	
12	12 A	21	CEDAR ELM	Ulmus crassifolia	NO		YES	
13	12 B	22	POST OAK	Quercus stellata	NO		NO	
14	13	22	CEDAR ELM	Ulmus crassifolia	NO		YES	
15	14	21	CEDAR ELM	Ulmus crassifolia	NO		YES	
16	15	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
17	16	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
18	18	21	CEDAR ELM	Ulmus crassifolia	NO		YES	
19	19	24	POST OAK	Quercus stellata	NO		YES	
20	20	22	BLACK JACK OAK	Quercus marilandica	ATTEMPT TO SAVE		NO	
21	22	22	BLACK JACK OAK	Quercus marilandica	NO		NO	
22	23	24	POST OAK	Quercus stellata	NO		YES	
23	24	20	POST OAK	Quercus stellata	NO		YES	
24	519	19	CEDAR ELM	Ulmus crassifolia	NO		YES	
25	526	20	CEDAR ELM	Ulmus crassifolia	NO		YES	
26	632	27	POST OAK	Quercus stellata	NO		NO	
27	999	20	CEDAR ELM	Ulmus crassifolia	NO		NO	
28	1112	26	POST OAK	Quercus stellata	NO		NO	
29	1235	30	CEDAR ELM	Ulmus crassifolia	NO		NO	
30	1236	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
31	1237	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
32	1238	28	CEDAR ELM	Ulmus crassifolia	NO		NO	
33	1239	20	CEDAR ELM	Ulmus crassifolia	NO		YES	
34	1240	26	POST OAK	Quercus stellata	NO		NO	
35	1241	22	POST OAK	Quercus stellata	NO		YES	
36	1242	20	BLACK JACK OAK	Quercus marilandica	NO		NO	
37	1243	22	POST OAK	Quercus stellata	ATTEMPT TO SAVE		NO	
38	1244	26	POST OAK	Quercus stellata	NO		YES	
39	1245	20	CEDAR ELM	Ulmus crassifolia	NO		YES	
40	1246	25	POST OAK	Quercus stellata	NO		YES	
41	1247	24	POST OAK	Quercus stellata	NO		YES	
42	1248	27	POST OAK	Quercus stellata	NO		YES	POOR
43	1249	22	POST OAK	Quercus stellata	NO		YES	
44	1250	24	CEDAR ELM	Ulmus crassifolia	NO		YES	
45	1251	22	POST OAK	Quercus stellata	NO		YES	
46	1252	32	POST OAK	Quercus stellata	NO		YES	
47	1253	24	POST OAK	Quercus stellata	NO		YES	
48	1254	22	POST OAK	Quercus stellata	NO		YES	
49	1255	25	POST OAK	Quercus stellata	NO		NO	
50	1256	22	POST OAK	Quercus stellata	NO		NO	
51	1257	22	POST OAK	Quercus stellata	NO		NO	
52	1258	25	POST OAK	Quercus stellata	NO		NO	
53	1259	24	BLACK JACK OAK	Quercus marilandica	NO		NO	
54	1260	23	POST OAK	Quercus stellata	NO		NO	
55	1261	22	POST OAK	Quercus stellata	NO		NO	
56	1262	29	BLACK JACK OAK	Quercus marilandica	NO		NO	
57	1263	27	POST OAK	Quercus stellata	ATTEMPT TO SAVE		YES	
58	1264	22	POST OAK	Quercus stellata	NO		NO	
59	1265	21	BLACK JACK OAK	Quercus marilandica	NO		NO	
60	1266 A	20	BLACK JACK OAK	Quercus marilandica	NO		NO	
61	1266 B	20	BLACK JACK OAK	Quercus marilandica	NO		NO	
62	1269	24	CEDAR ELM	Ulmus crassifolia	NO		NO	POOR
63	1270	22	POST OAK	Quercus stellata	YES	22	NO	
64	1272	19	BLACK JACK OAK	Quercus marilandica	NO		NO	
65	1273	22	BLACK JACK OAK	Quercus marilandica	NO		NO	
66	1274	22	POST OAK	Quercus stellata	YES	22	NO	
67	1275	22	POST OAK	Quercus stellata	YES	22	NO	
68	1276	20	BLACK JACK OAK	Quercus marilandica	YES	20	NO	
69	1277	27	POST OAK	Quercus stellata	YES	27	NO	
70	1278	30	TEXAS ASH	Fraxinus texensis	NO		NO	
71	1279	22	POST OAK	Quercus stellata	YES	22	NO	
72	1280	22	POST OAK	Quercus stellata	NO		NO	
73	1281	24	POST OAK	Quercus stellata	NO		NO	
74	1282	22	BLACK JACK OAK	Quercus marilandica	NO		NO	

LIST #	TAG #	CALIPER "	COMMON NAME	BOTANICAL NAME	REMOVED	MITIGATION	UWH	CONDITION
75	1283	23	POST OAK	Quercus stellata	NO		NO	
76	1284	19	BLACK JACK OAK	Quercus marilandica	NO		NO	
77	1285	19	BLACK JACK OAK	Quercus marilandica	NO		NO	
78	1286	26	POST OAK	Quercus stellata	NO		NO	
79	1287	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
80	1288	22	POST OAK	Quercus stellata	NO		YES	
81	1289	24	POST OAK	Quercus stellata	NO		YES	
82	1290	20	CEDAR ELM	Ulmus crassifolia	ATTEMPT TO SAVE		YES	
83	1291	22	POST OAK	Quercus stellata	NO		YES	
84	1292	20	CEDAR ELM	Ulmus crassifolia	NO		YES	
85	1293	19	CEDAR ELM	Ulmus crassifolia	ATTEMPT TO SAVE		YES	
86	1294	23	POST OAK	Quercus stellata	NO		YES	
87	1295	26	POST OAK	Quercus stellata	ATTEMPT TO SAVE		NO	
88	1296	27	POST OAK	Quercus stellata	ATTEMPT TO SAVE		YES	
89	1297	19	CEDAR ELM	Ulmus crassifolia	ATTEMPT TO SAVE		YES	
90	1298	19	CEDAR ELM	Ulmus crassifolia	ATTEMPT TO SAVE		YES	
91	1300	23	POST OAK	Quercus stellata	ATTEMPT TO SAVE		NO	
92	1301	20	CEDAR ELM	Ulmus crassifolia	NO		NO	
93	1302	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
94	1303	20	CEDAR ELM	Ulmus crassifolia	NO		NO	
95	1304	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
96	1305	27	CEDAR ELM	Ulmus crassifolia	NO		NO	
97	1306	20	CEDAR ELM	Ulmus crassifolia	NO		NO	
98	1307	24	CEDAR ELM	Ulmus crassifolia	NO		NO	
99	1308	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
100	1309	40	PECAN	Carya illinoinensis	NO		NO	
101	1311 A	30	PECAN	Carya illinoinensis	NO		NO	
102	1311 B	30	PECAN	Carya illinoinensis	NO		NO	
103	30	26	CEDAR ELM	Ulmus crassifolia	NO		NO	
104	1313	24	PECAN	Carya illinoinensis	NO		NO	
105	1315	30	PECAN	Carya illinoinensis	NO		NO	
106	1318	20	CEDAR ELM	Ulmus crassifolia	NO		YES	
107	1319	20	CEDAR ELM	Ulmus crassifolia	NO		YES	
108	1320	21	CEDAR ELM	Ulmus crassifolia	NO		YES	
109	1321	32	CEDAR ELM	Ulmus crassifolia	NO		YES	
110	1322	20	CEDAR ELM	Ulmus crassifolia	NO		YES	
111	1323	31	CEDAR ELM	Ulmus crassifolia	NO		YES	
112	1324	32	CEDAR ELM	Ulmus crassifolia	NO		YES	
113	1325	35	CEDAR ELM	Ulmus crassifolia	NO		YES	
114	1326	22	POST OAK	Quercus stellata	NO		YES	
115	1327	24	POST OAK	Quercus stellata	NO		YES	
116	1328	26	POST OAK	Quercus stellata	NO		YES	
117	1329	23	POST OAK	Quercus stellata	NO		YES	
118	1330	30	POST OAK	Quercus stellata	NO		YES	
119	1333	21	CEDAR ELM	Ulmus crassifolia	NO		YES	
120	1334	24	CEDAR ELM	Ulmus crassifolia	NO		YES	
121	1335	23	CEDAR ELM	Ulmus crassifolia	NO		YES	
122	1336	19	CEDAR ELM	Ulmus crassifolia	NO		YES	
123	1337	19	CEDAR ELM	Ulmus crassifolia	NO		YES	
124	1338	23	CEDAR ELM	Ulmus crassifolia	NO		YES	
125	1339	23	CEDAR ELM	Ulmus crassifolia	NO		YES	
126	1340	19	CEDAR ELM	Ulmus crassifolia	NO		YES	
127	1341	25	CEDAR ELM	Ulmus crassifolia	ATTEMPT TO SAVE		YES	
128	1342	21	CEDAR ELM	Ulmus crassifolia	ATTEMPT TO SAVE		NO	
129	1343	19	CEDAR ELM	Ulmus crassifolia	YES	19	NO	
130	1344	21	CEDAR ELM	Ulmus crassifolia	NO		NO	
131	1345	30	CEDAR ELM	Ulmus crassifolia	NO		NO	
132	1346	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
133	1347	21	CEDAR ELM	Ulmus crassifolia	NO		NO	
134	1348	21	CEDAR ELM	Ulmus crassifolia	NO		NO	
135	1349	20	CEDAR ELM	Ulmus crassifolia	NO		NO	
136	1350	19	CEDAR ELM	Ulmus crassifolia	NO		NO	
137	1351	21	CEDAR ELM	Ulmus crassifolia	NO		NO	
138	1352	24	CEDAR ELM	Ulmus crassifolia	NO		NO	
139	1353	23	CEDAR ELM	Ulmus crassifolia	YES	23	YES	
140	1355	22	CEDAR ELM	Ulmus crassifolia	NO		NO	
						199		

MITIGATION CALCULATIONS	
Total # of specimen trees:	140
Specimen trees to be removed:	9
Specimen tree cal. Inches removed:	199
Specimen tree mitigation (2x cal. Inches removed):	398



McADAMS

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

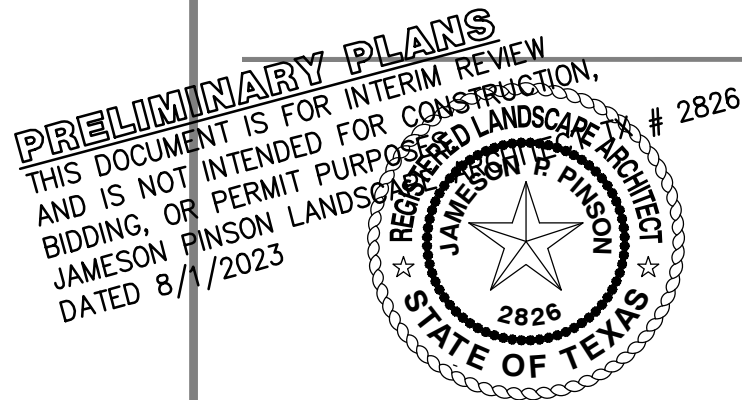
www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNERMER

HINES CONSERVATION
SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

PROJECT NO. HIN21002
FILENAME HIN21002-TS.DWG
CHECKED BY XXX
DRAWN BY MAH
SCALE 40 SCALE
DATE 08.01.2023

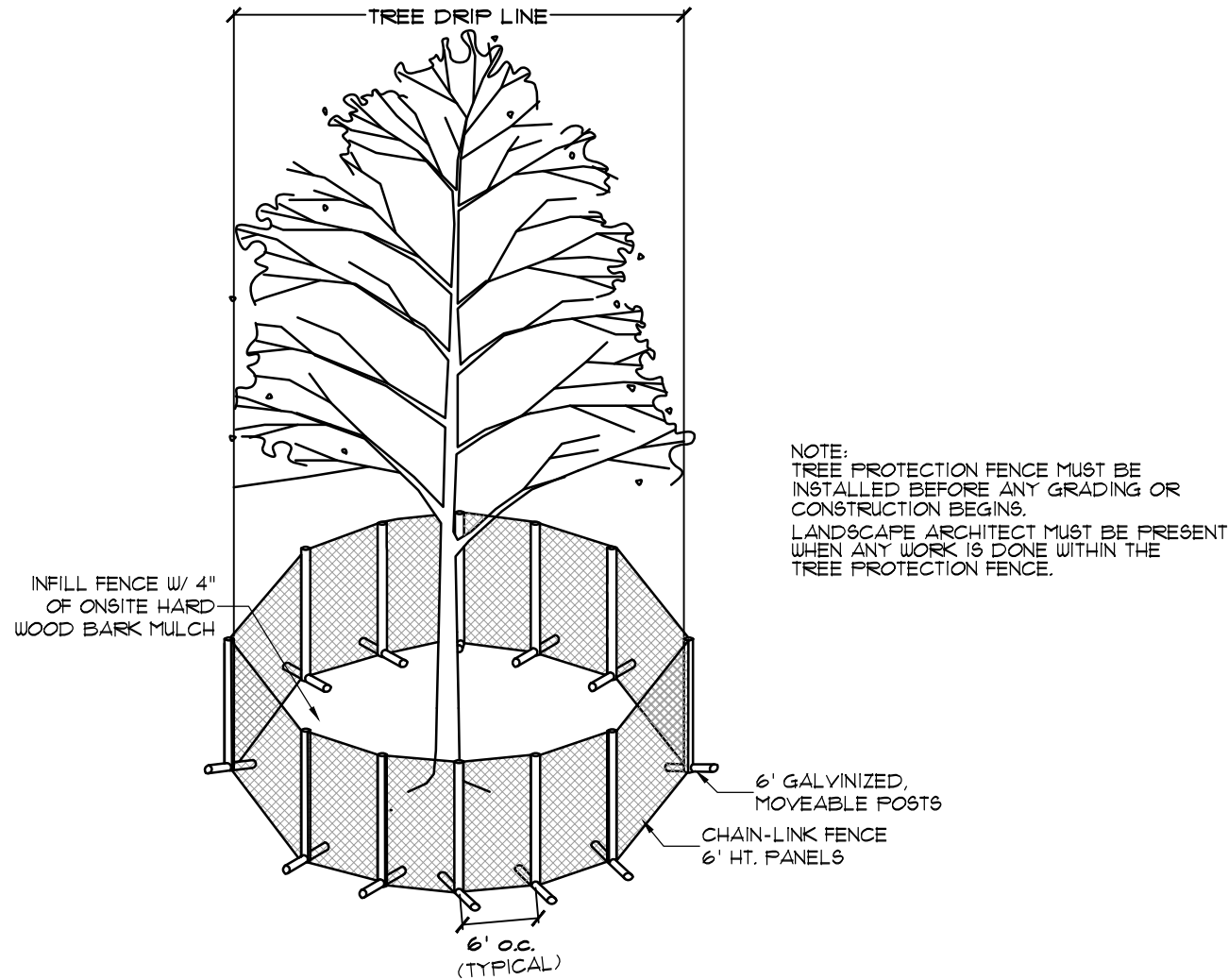
SHEET

SPECIMEN TREE CHART

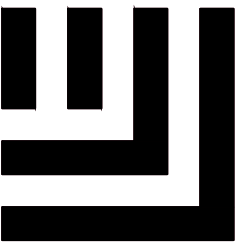
L1.04

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the wound-wood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. SPECIMEN TREE PROTECTION FENCING
1/4"=1'



McADAMS

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

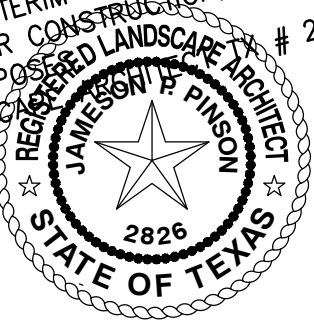
CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

HINES CONSERVATION
SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECT, P.C.
DATED 8/1/2023



REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

PLAN INFORMATION

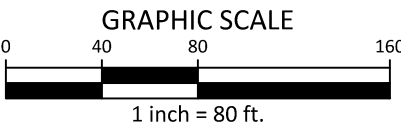
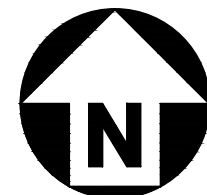
PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	40 SCALE
DATE	08.01.2023

SHEET

SPECIMEN TREE NOTES
& DETAILS

L1.05

M:\Projects\HIN\HIN21002\04-Production\Planning and AE\Exhibits\Planning\CAD\Zoning\HIN21002-OSP.dwg, 8/7/2023 6:00:52 PM, Marie Renke



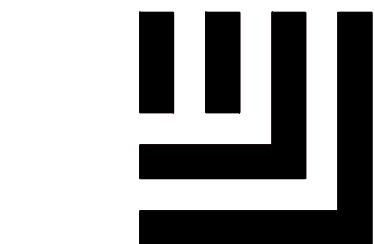
LEGEND

- ZONE A - WOODED NATURAL OPEN SPACE
- ZONE B - NATIVE OPEN SPACE
- ZONE C - TRANSITION OPEN SPACE
- ZONE D - ESTATE OPEN SPACE
- UPLAND WOODED HABITAT
- RIPARIAN OR WETLAND HABITAT
- EXISTING TREE CANOPY
- CREEK OR STREAM
- ECO-FRIDGE BUFFER
- 20 FT OFFSET INTO ECO-FRIDGE BUFFER
- BAR DITCH AREA WITHIN OPEN SPACE

OPEN SPACE CALCULATIONS		
OPEN SPACE CATEGORIES	AREA (AC)	PERCENTAGE
WOODED NATURAL OPEN SPACE	27.6	18.7%
NATIVE OPEN SPACE	18.3	12.4%
TRANSITION OPEN SPACE	17.9	12.1%
ESTATE OPEN SPACE	6.4	4.3%
TOTAL OPEN SPACE	70.2	47.4%
TOTAL OPEN SPACE LESS BAR DITCHES	68.4	46.2%
TOTAL OPEN SPACE LESS P.U.D.E. ESMTS.	67.6	45.7%

Notes:
1. Parkland acreage required for this development equals 2.49 ac. The acreage of the active park designed on site equals 0.62 ac.

OPEN SPACE LOTS		
LOT	BLOCK	AREA (AC)
10X	A	15.20
20X	B	32.78
23X	C	16.62
13X	D	2.02
13X	E	3.58
TOTALS		70.21



McAdams

The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

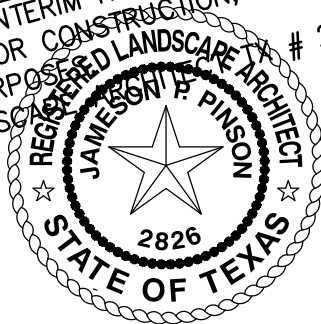
CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

HINES CONSERVATION
SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW,
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 8/1/2023



REVISIONS

NO. DATE DESCRIPTION

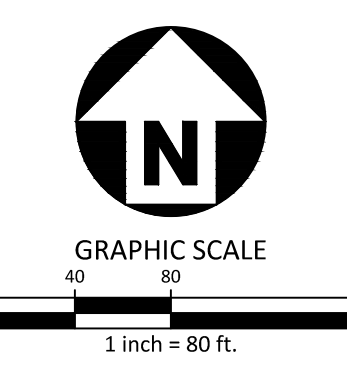
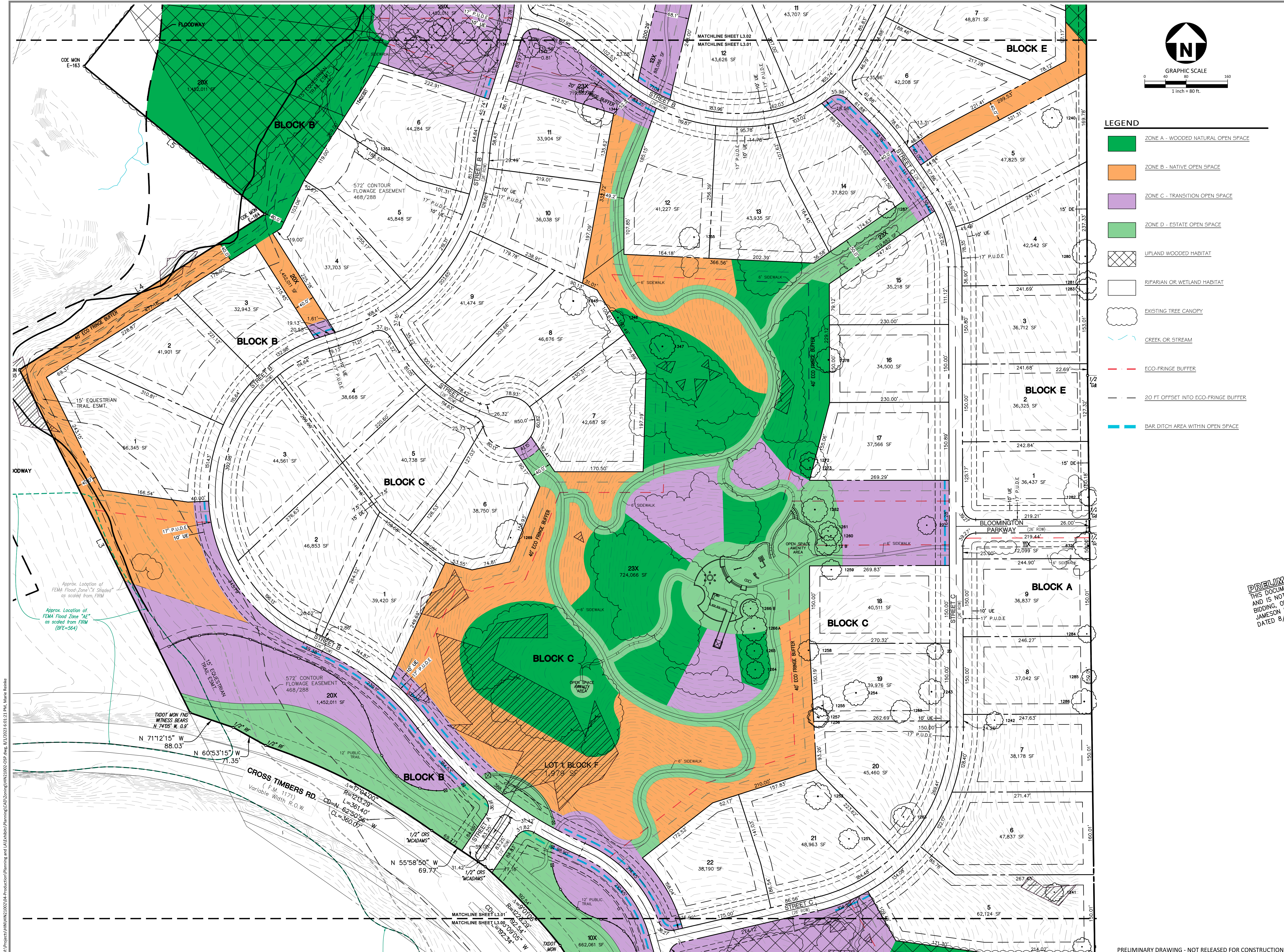
PLAN INFORMATION

PROJECT NO. HIN21002
FILENAME HIN21002-OSP.DWG
CHECKED BY XXX
DRAWN BY MAH
SCALE 80 SCALE
DATE 08.01.2023

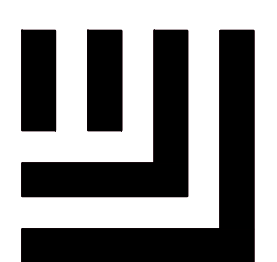
SHEET

OPEN SPACE PLAN

L3.00



- LEGEND**
- ZONE A - WOODED NATURAL OPEN SPACE
 - ZONE B - NATIVE OPEN SPACE
 - ZONE C - TRANSITION OPEN SPACE
 - ZONE D - ESTATE OPEN SPACE
 - UPLAND WOODED HABITAT
 - RIPARIAN OR WETLAND HABITAT
 - EXISTING TREE CANOPY
 - CREEK OR STREAM
 - ECO-FRinge BUFFER
 - 20 FT OFFSET INTO ECO-FRinge BUFFER
 - BAR DITCH AREA WITHIN OPEN SPACE



McAdams
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

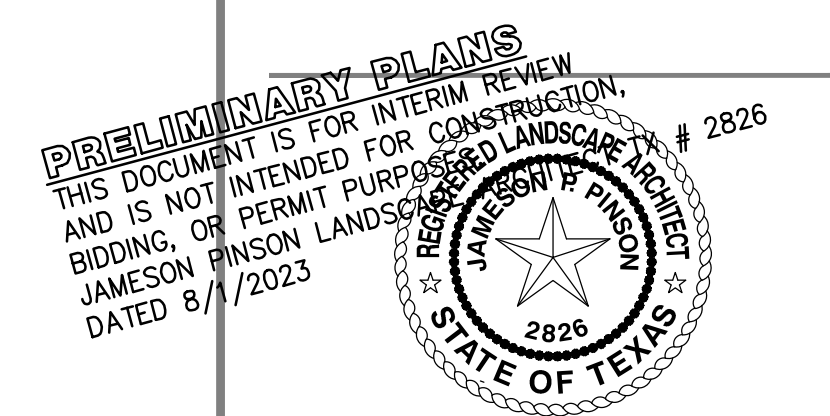
www.mcadamsco.com

CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

**HINES CONSERVATION
SUBDIVISION**

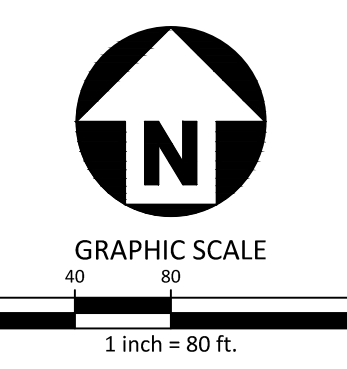
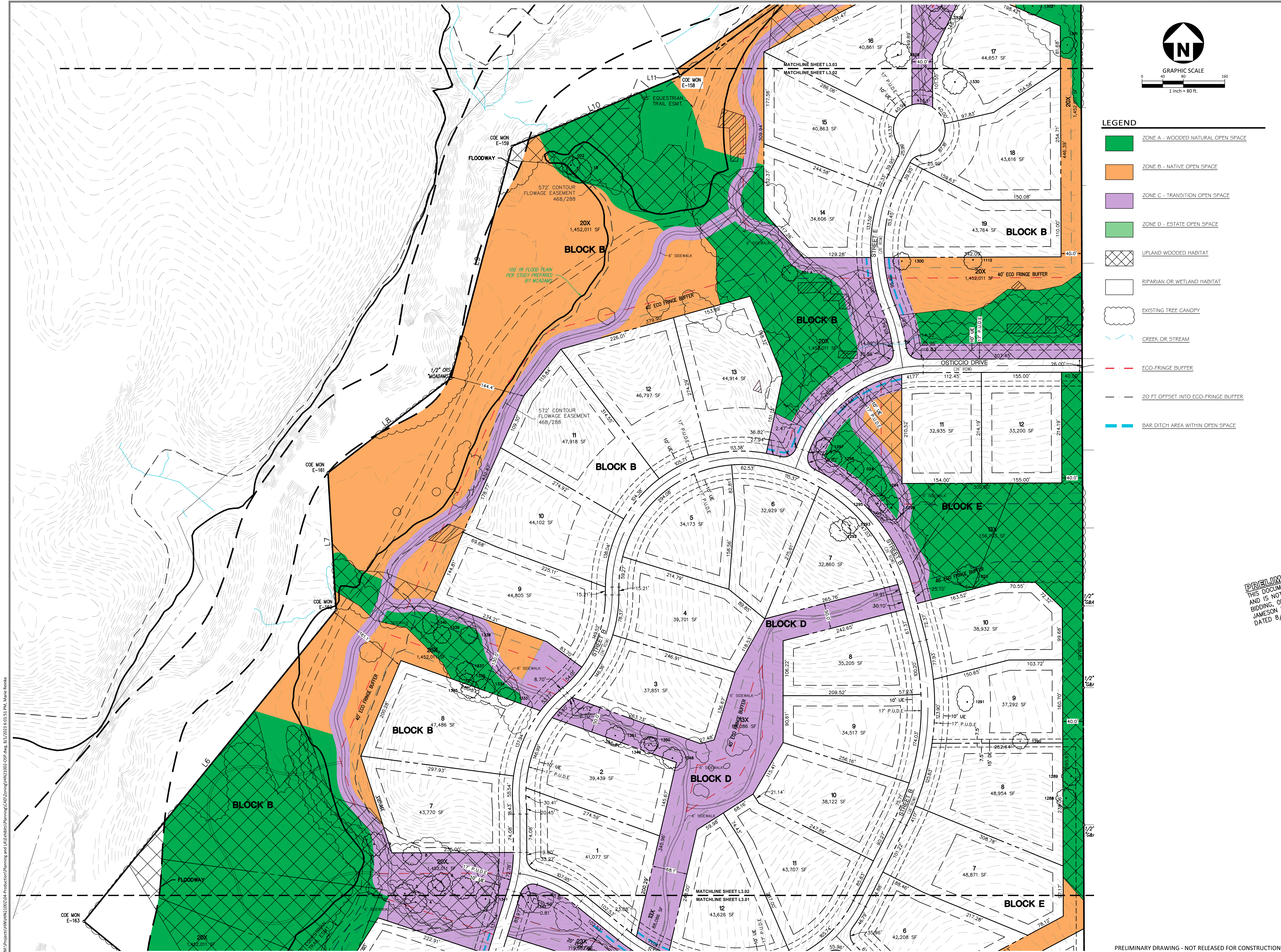
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



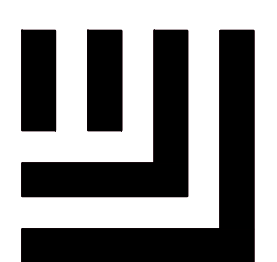
REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	HIN21002
FILENAME	HIN21002-OSP.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET	
OPEN SPACE PLAN	
L3.01	



- LEGEND**
- ZONE A - WOODED NATURAL OPEN SPACE
 - ZONE B - NATIVE OPEN SPACE
 - ZONE C - TRANSITION OPEN SPACE
 - ZONE D - ESTATE OPEN SPACE
 - UPLAND WOODED HABITAT
 - RIPARIAN OR WETLAND HABITAT
 - EXISTING TREE CANOPY
 - CREEK OR STREAM
 - ECO-FRIDGE BUFFER
 - 20 FT OFFSET INTO ECO-FRIDGE BUFFER
 - BAR DITCH AREA WITHIN OPEN SPACE



McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

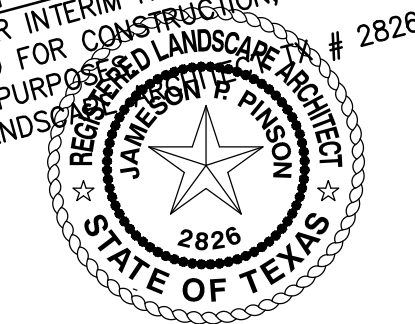
CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

**HINES CONSERVATION
SUBDIVISION**

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

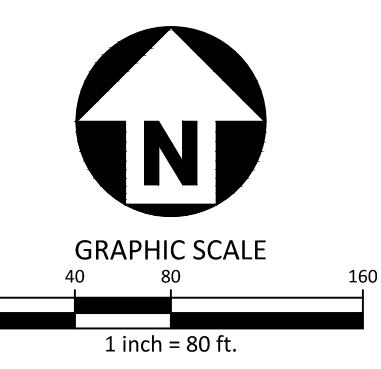
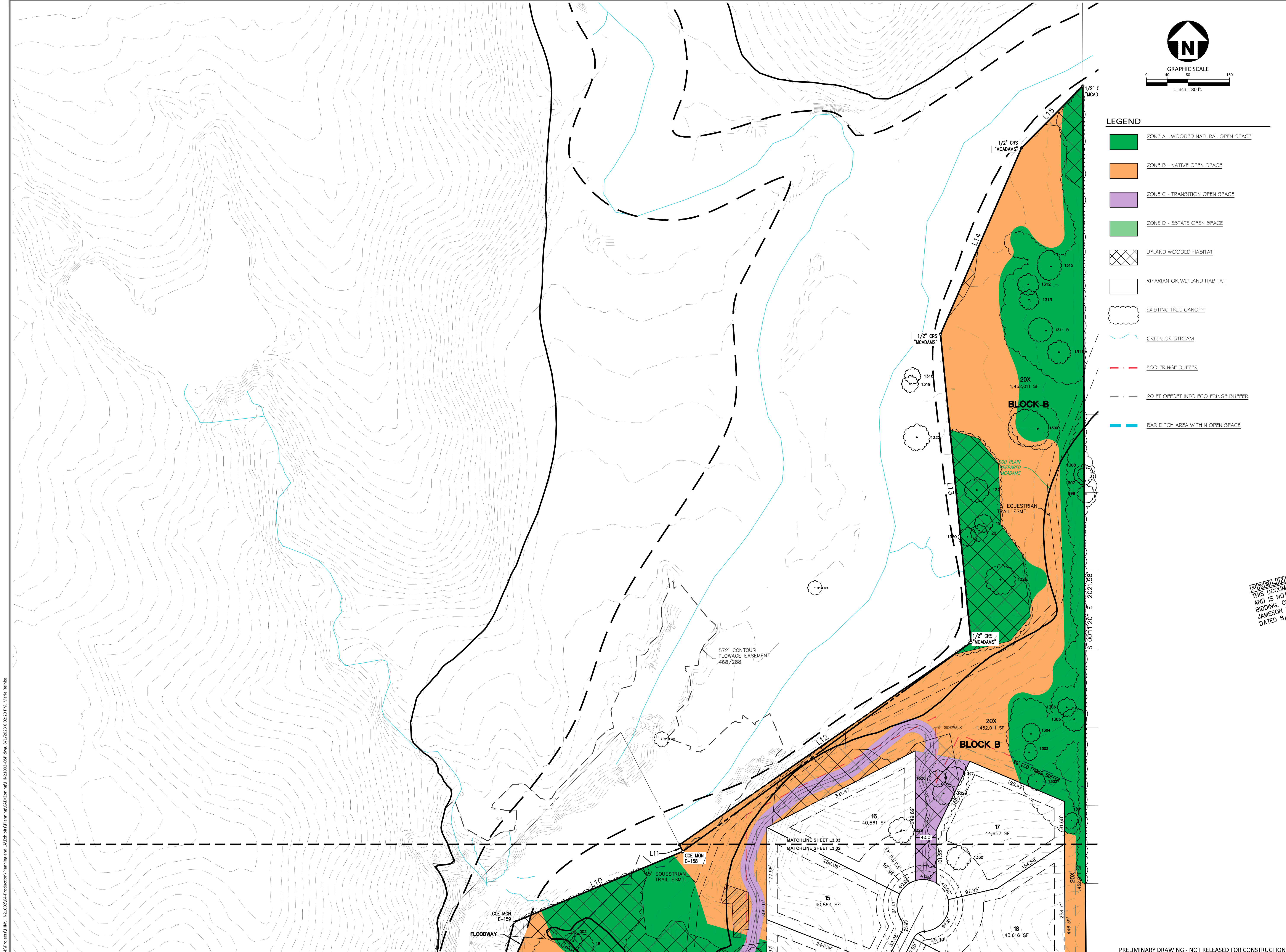
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 8/1/2023



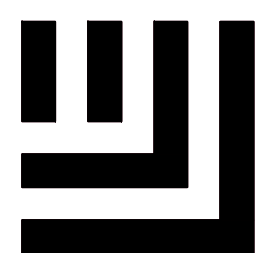
REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	HIN21002
FILENAME	HIN21002-OSP.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET	
OPEN SPACE PLAN	
L3.02	



- LEGEND**
- ZONE A - WOODED NATURAL OPEN SPACE
 - ZONE B - NATIVE OPEN SPACE
 - ZONE C - TRANSITION OPEN SPACE
 - ZONE D - ESTATE OPEN SPACE
 - UPLAND WOODED HABITAT
 - RIPARIAN OR WETLAND HABITAT
 - EXISTING TREE CANOPY
 - CREEK OR STREAM
 - ECO-FRIDGE BUFFER
 - 20 FT OFFSET INTO ECO-FRIDGE BUFFER
 - BAR DITCH AREA WITHIN OPEN SPACE



McADAMS
The John R. McAdams Company, Inc.
201 Country View Drive
Roanoke, Texas 76262

phone 940. 240. 1012
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

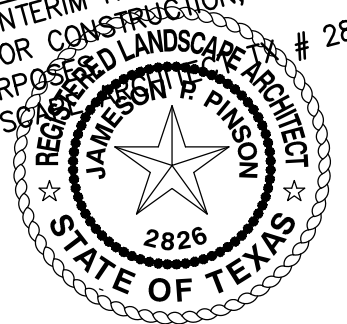
CLIENT

HINES
2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
972. 716. 2900
JEFF KENNER

**HINES CONSERVATION
SUBDIVISION**

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW,
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 8/1/2023



REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	HIN21002
FILENAME	HIN21002-OSP.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	08.01.2023

SHEET	
OPEN SPACE PLAN	
L3.03	

M:\Projects\HIN\HIN21002\04-Production\Planning and L&E\Submittal\Planning\CAD\Zoning\HIN21002-OSP.dwg, 8/1/2023 6:02:20 PM, Marie Renke

OPEN SPACE MANAGEMENT PLAN
Planned Development District 196 - (PD-196)
FM 1171 Conservation Development

Maintenance of Common Areas:

The Hines Conservation Subdivision has dedicated **70.2 acres** as open space, which is equivalent to **47.4%** of the gross land acreage.

The open space is divided into different classifications according to its present state or its intended or future uses. All Open Space Common Areas are to be conveyed to the Homeowners Association (HOA) by the Developer. The HOA will be established by the Developer as a Nonprofit Corporation. The members will be the Hines Conservation Subdivision Lot owners with one (1) vote for each Lot owner in all matters. A Board of Directors will be elected by the homeowners to manage and oversee the business and all other matters of the HOA, including the conservation requirements of the Town.

The structure and guidelines for the HOA will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer after the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth all enforcement guidelines.

The maintenance and management of the Common Areas will be the responsibility of the HOA Board of Directors. The Common Areas and their care will be as follows:

1. Zone A – Wooded Natural Open Space

- a. Description:
 - i. Wooded areas with tree coverage ranging from 25-100%.
 - ii. Wooded open space areas may include steep slopes, riparian habitat, and upland wooded habitat.
 - iii. Wooded open space areas are comprised of approximately 27.6 acres.
- b. Maintenance:
 - i. This open space will remain primarily in its natural state with all wildlife habitats virtually undisturbed.
 - ii. Limited clearing and maintenance shall be performed to accommodate improvements within this open space to preserve habitats.
 - iii. Limited grading may be performed to install passive amenities, including but not limited to decomposed granite trails, sidewalks, infrastructure, equestrian trails or seating areas.
 - iv. Heavily treed areas will be under the supervision of an ISA certified arborist or certified forester, retained by the Developer and/or the HOA
 - v. Eco-fringe (40' max) buffer within this zone may be maintained regularly to a maximum depth of 20' from a residential lot line.
- c. Uses:
 - i. In coordination with the native open space, the wooded open space areas will contribute to the rural vistas and may be used for hiking, wildlife observation, and other passive recreation.

2. Zone B – Native Open Space

a. Description:

- i. Open space within the development that lacks significant tree cover. They are not a part of the ancient Cross Timbers habitat, and therefore do not need to be maintained as they are. The plan is to over-seed and maintain the meadows with native grasses and wildflowers, which will be part of the scenic country vistas along FM 1171 and some of the interior open spaces.
- ii. Native open space areas are comprised of approximately 18.3 acres.

b. Maintenance:

- i. Grading may be performed to install passive amenities, including but not limited to decomposed granite trails, sidewalks, infrastructure, equestrian trails or seating areas.
- ii. Bramble sprouts and under growth may be controlled by cultivation or herbicide.
- iii. Natural prairie open space will be mowed twice a year during June 15th-30th and August 15th-30th. Mow height shall not remove plant material lower than 8". Mowing may not occur during the blooming cycle.
- iv. Natural prairie open space will over-seeded with native grasses in the spring and wildflowers in the spring or fall depending on species until such time that the wildflowers and native grasses will replace existing Bermuda grass.
- v. Eco-fringe (40' max) buffer within this zone may be maintained regularly to a maximum depth of 20' from a residential lot line.

c. Uses:

- i. Scenic views are a significant function for the meadows, and may be used for passive recreation

3. Zone C – Transition Open Space

a. Description:

- i. Open space located in adjacent to lots, within landscape buffers, and within trail connections in open space areas.
- ii. Semi-manicured open space areas comprised of approximately 17.9 acres.

b. Maintenance:

- i. Open space area to be maintained quarterly.
- ii. Tree canopy areas may be limbed up to and clearing of understory plant material including saplings up to 4" in diameter is allowed.
- iii. All easements are to be planted or maintained with native vegetation. Bar ditches within X-lots are to be sodded with Buffalo sod.

c. Uses:

- i. Eco-fringe (40' max) buffer within this zone may be maintained regularly to a maximum depth of 20' from a residential lot line.

4. Zone D – Estate Open Space

a. Description:

- i. Open space located along streets, adjacent to trails, within landscape buffers, between lots, and within trail connections in open space areas.

- ii. Manicured open space areas compromised of approximately 6.4 acres.
- b. Maintenance:
 - i. Open space are to be maintained bi-weekly. Regular mowing as needed per seasonal grass growth.
 - ii. Tree canopy areas may be limbed up to and clearing of understory plant material including saplings up to 4" in diameter is allowed.
 - iii. Edge between Bermuda grass and native grasses to be maintained by herbicidal or mechanical means
 - iv. All easements are to be planted or maintained with native vegetation. Bar ditches within X-lots are to be sodded with Buffalo sod.
 - v. Supervision and maintenance of culverts
- c. Uses:
 - i. Pedestrian access throughout the open space for the residents and guest
 - ii. Private parks and amenities
 - iii. Drainage and utilities

The objective for all areas is to establish a program - which will be embraced by the members of the HOA - to restore the native settings of the meadows, and woodlands, and maintenance of grasslands and then be subject to an ongoing Conservation Program.

The husbandry by the HOA will provide an environment which will be much more than isolated and forgotten woodlands, and meadows, but rather a natural habitat to be preserved, protected and enjoyed by all. Native grasses and wildflowers shall come from species within the Native American Seed company mixes – “Blackland Prairie Mix”, “Shade-Friendly Grass Mix”, and “Native Texas Mix” are all potential options. Grasslands are the enjoyment of use by residents.

Prohibited activities include but are not limited to the removal of protected trees within the open space unless otherwise allowed by town ordinance, burning, dumping or illegal activities as listed in the Town of Flower Mound Code of Ordinances.

All open space areas shall be supervised by the Conservation Committee appointed by the HOA Board of Directors. The Conservation Committee will be under the supervision of an ISA certified arborist, certified forester, or by a certified conservationist to be retained by the HOA. The Conservation Committee will fulfill the conservation covenants as provided in the deed restrictions.

Please refer to the open space plan, the environmental protection plan (EPP), and the Planned Development – 196 (PD-196) for additional clarification.



PLANNING & ZONING COMMISSION AGENDA K.2. WORK SESSION

DATE: August 28, 2023
FROM: John Chapman, Planner
ITEM: MPA23-0004 & LDR23-0002 - Urban Design Plan & Area Plans

BACKGROUND:

I. ITEM SUMMARY

This work session item provides the Planning and Zoning Commission (P&Z) the opportunity to discuss and review potential modifications to the “Urban Design Plan” (UDP) and “Area Plans” components of the Town’s Master Plan. Additionally, P&Z will have the opportunity to discuss and review potential nonresidential design standards from the UDP which may be incorporated into the Town’s Code of Ordinances.

This application will require a future public hearing and recommendation from the Planning and Zoning Commission, and final action by the Town Council.

II. BACKGROUND

Town Council was provided with a presentation of the “Urban Design Plan” at their April 20, 2023, work session meeting. Following staff presentation and discussion, Council directed staff to engage in updating photos, graphics and maps, clarify façade material and glass percentage language, and to incorporate color representations.

[April 20, 2023, Meeting Link](#)

III. ANALYSIS

Town staff will provide a presentation to discuss the following recommendations:

Urban Design Plan

- Review new photos, graphics, and maps.
- Review the use of illustrative definitions to support standards and photos.
- Review simplified language related to façade materials, including masonry, alternative masonry, and glass.
- Review façade colors (primary and accent) and visual color matrix.
- Discuss interest in incorporating development related to the Long Prairie District and updating existing language.
- Relocate language related to the Lakeside Business District and Denton Creek District to the “Area Plans” Master Plan component.

Area Plans

- Relocate language related to the Lakeside Business District and Denton Creek District to the “Area Plans” Master Plan component.
- Review updated photos, graphics, and maps.
- Discuss updating language to be similar to the “Median and Right-of-Way Design Guidelines” Master Plan component.
- Discuss amending the District Elements map for the Lakeside Business District and Denton Creek District to reflect previous Master Plan Amendments to the “Transportation Plan” and “Median and Right-of-Way Design Guidelines”.
- Discuss language pertaining to the flexibility of private street yard area landscaping.

Land Development Regulations Amendment

- Discuss amending Sections 98-1163 (Exterior wall construction in R-1, R-2, O, A or SF-E districts; exceptions) and 98-1164 (Exterior wall construction in C-1, C-2, I-1 and I-2 districts) to reflect recommendations contained within the UDP.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

None

DRAFT MOTION: No action is required on this item.