



Parks Board

September 7, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

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. PRESENTATIONS

1. As prescribed in the Youth Sports Contract, a report will be given by Flower Mound Lacrosse Association of their operations in regards to youth lacrosse in the Town of Flower Mound.
2. National Senior Center Month

F. STAFF/DIRECTOR REPORT

G. 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. 8/3/2023 Minutes - Consider approval of the minutes from August 3, 2023.

H. REGULAR ITEM(S)

1. Hines Conservation Residential Development - Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Hines Conservation residential development generally located north of Cross Timbers Road (FM 1171) and west of Kimball Xing.

I. COORDINATION OF CALENDARS

1. The next Parks Board meeting is scheduled for October 5, 2023.

J. ADJOURN

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: September 1, 2023, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

Jade Olson, 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 972.874.6076. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Parks Board



August 3, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

The Parks Board met in a regular meeting with the following members present:

Teresa Thomason, Chair
Rick Kenyon, Vice Chair
Allen Pichon, Place 2
Holly Royer, Place 5
Mark Mayer, Place 6
Jennifer Romaszewski, Place 7
Dart West, Place 8, Alternate
Ron Ruthven, Place 10, Alternate

with the following member(s) absent:

Susan Borella, Place 9, Alternate

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

Chuck Jennings, Director of Parks and Recreation
Travis Cunniff, Assistant Director of Parks and Recreation
John Habern, Parks, Trails, and Landscape Manager
David Powell, CAC Manager
Clayton Litton, Parks Superintendent
Brennon Peltier, Park Development Manager
Matt Chutchian, Athletics Supervisor
Jade Olson, Administrative Assistant

B. INVOCATION

Board member West gave the invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chair Thomason led the pledges.

D. PUBLIC COMMENT

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during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

N/A

E. PRESENTATIONS

1. As prescribed in the Youth Sports Contract, a report will be given by the Neighborhood Sports of the association's operations in regards to youth flag football.
David Inderlied with Neighborhood Sports provided the board with an update of the association's operations in regards to youth flag football.

F. STAFF/DIRECTOR REPORT

Chuck Jennings, Director of Parks and Recreation, Travis Cuniff, Assistant Director of Parks and Recreation, and Brennon Peltier, Park Development Manager provided updates.

G. 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. June 1, 2023 Minutes - Consider approval of the minutes from June 1, 2023.

ACTION:	Board Member Mayer moved to approve as presented in the agenda caption. Board Member Royer seconded the motion.
AYES:	Ron Ruthven, Jennifer Romaszewski, Richard Kenyon, Mark Mayer, Teresa Thomason, Holly Royer, Allen Pichon
NAYS:	None
ABSTAIN:	None
RESULT:	7 : 0

H. REGULAR ITEM(S)

1. Consider approval of a race request from Dallas Athletes Racing - Consider approval of a request from Dallas Athletes Racing, Inc. to hold a sanctioned triathlon event at the Community Activity Center and Gerault Park on Sunday, April 7, 2024

ACTION: Vice Chair Richard Kenyon moved to approve as presented in the agenda caption. Board Member Mayer seconded the motion.

AYES: Ron Ruthven, Jennifer Romaszewski, Richard Kenyon, Mark Mayer, Teresa Thomason, Holly Royer, Allen Pichon

NAYS: None

ABSTAIN: None

RESULT: 7 : 0

I. WORK SESSION

1. Review and discuss an update on the interpretive graphics and signage design for Peter's Colony Memorial Park.
Fred Walters with Mesa Design Group and Curtis Roberts with FD2S gave a presentation for Peters Colony Memorial Park.

J. COORDINATION OF CALENDARS

1. The next Parks Board Meeting is scheduled for September 7, 2023.

K. ADJOURN

Chair Thomason adjourned the meeting at 8:01 p.m. on Thursday, August 3, 2023 and all were in favor.



PARKS BOARD AGENDA H.1. REGULAR ITEM(S)

DATE: September 7, 2023

FROM: John Habern, Parks Trails & Landscape Manager

ITEM: **Consider recommending to Planning and Zoning Commission and Town Council
Park Land Dedication and Park Development Fee requirements for Hines
Conservation residential development generally located north of Cross Timbers
Road (FM 1171) and west of Kimball Xing.**

BACKGROUND: The proposed development has one application with the Town: a Conservation Development (CON23-0001) in order to develop a residential subdivision. The maximum residential density within the proposed development is 74 single-family dwelling units to be developed under the Conservation development standards (Minimum lot size of 1 acre).

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: The Board may wish to recommend land be dedicated for park use within the proposed development or receive cash in lieu of land.

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X 74 dwelling unit lots = 2.4864 acres of Park Land Dedication required

Conservation Development Incentives are as follows:

- 50% reduction in Park Land Dedication. 2.4864 acres of Park Land Dedication X 50% = 1.2432 acres of Park Land Dedication

Payment of cash in lieu of the otherwise dedicated parkland is determined as follows:

- \$100,000.00 per acre is the fair market value of land within the development as determined by the Town and the developer
- \$100,000.00 per acre X 1.2432 acres = \$124,320.00 payment of cash in lieu of land to satisfy Park Land Dedication

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X 74 dwelling unit lots = \$102,712.00 in Park Development Fees

For further details of the Town's Land Development Regulations regarding Park Land Dedication and Park Development Fees, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 90 – Subdivisions; Article VI. – Standards; Division 8. - Parks and Recreational Areas; Sections 90-441 through 90-448.

Link to the Flower Mound Code of Ordinances:

<http://library.municode.com/index.aspx?clientId=13329&stateId=43&stateName=Texas>

FISCAL IMPACT: N/A

N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

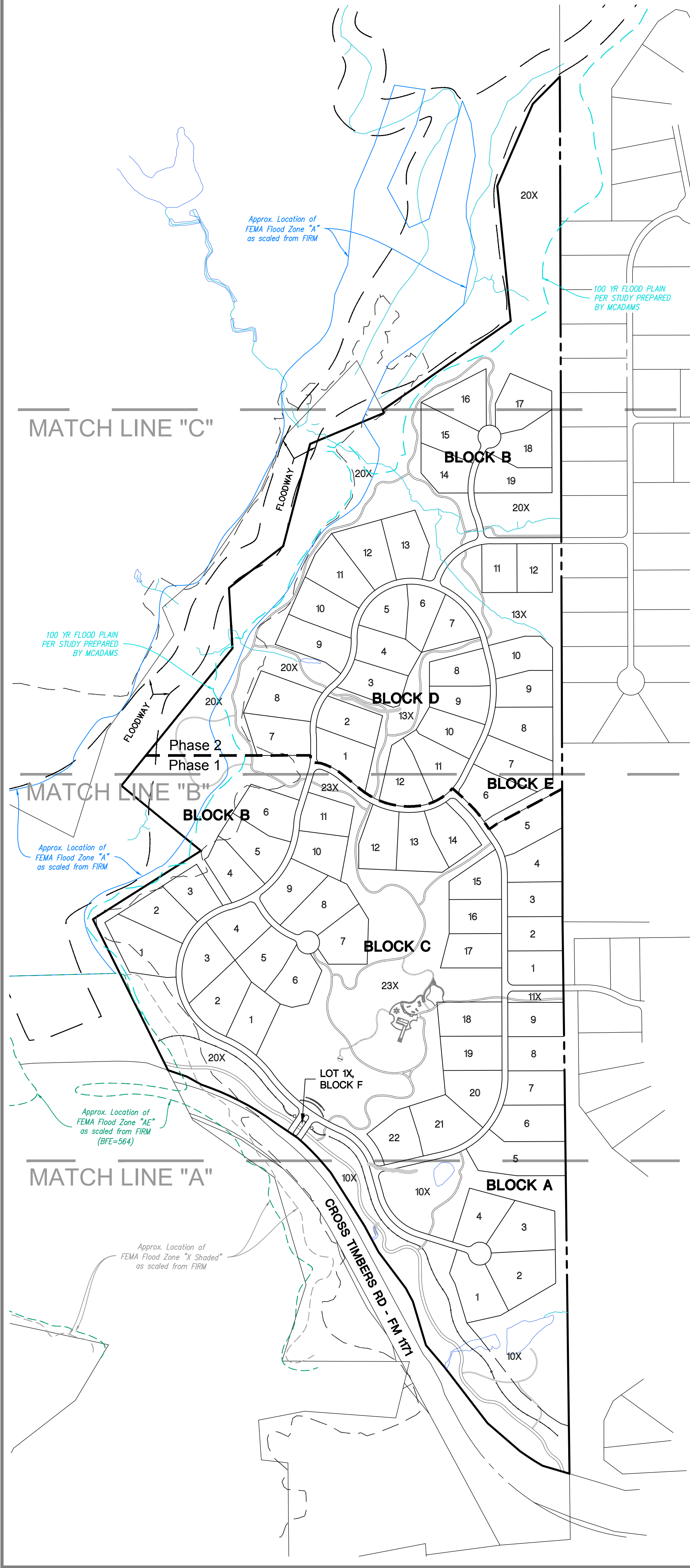
1. Hines Conservation Conceptual Plan_Attachment 1

DRAFT MOTION: Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of 1.2432 acres of land and Park Development Fees in the amount of \$102,712.00 for the Hines Conservation residential development generally located north of Cross Timbers Rd. (FM 1171) and west of Kimball Xing.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council cash, in the amount of \$124,320.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$102,712.00 for the Hines Conservation residential development generally located north of Cross Timbers Rd. (FM 1171) and west of Kimball Xing.

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

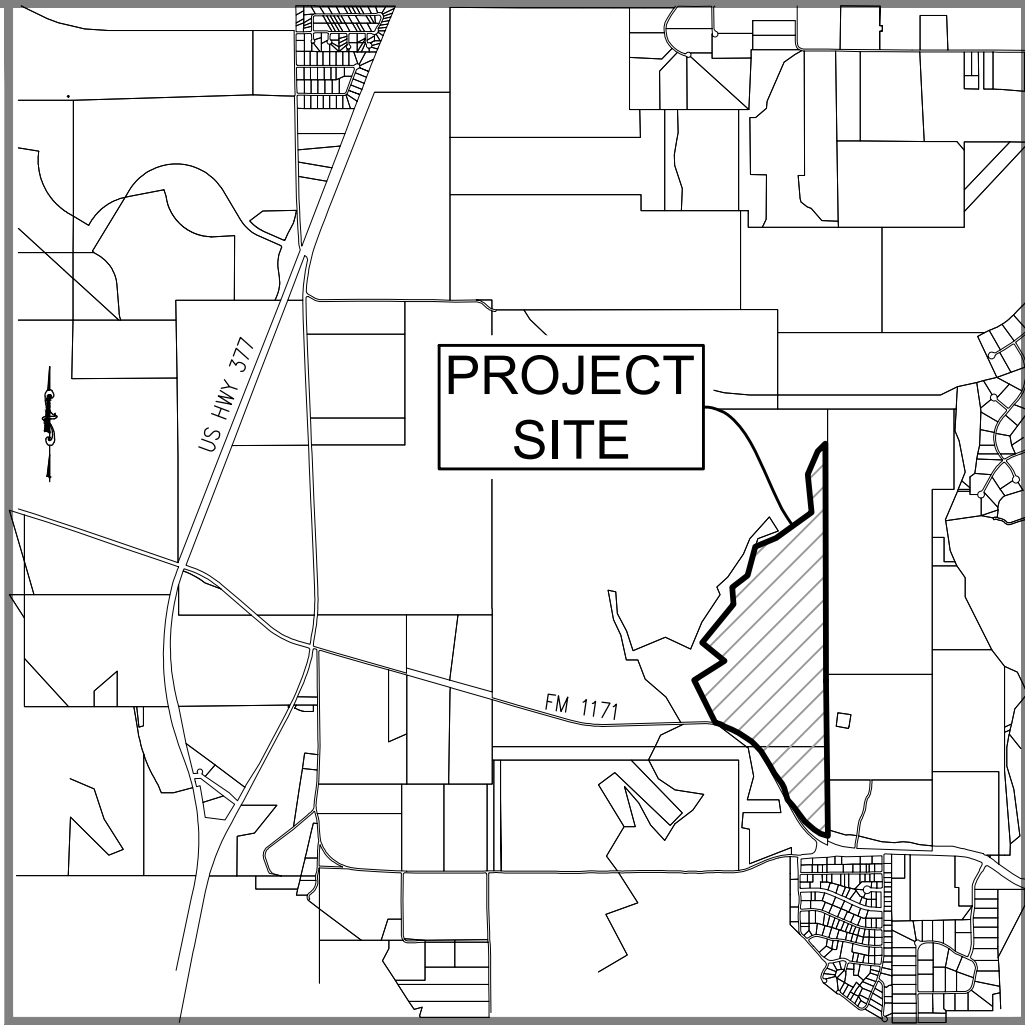
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK E	36,437	0.836
2	BLOCK E	36,325	0.834
3	BLOCK E	36,712	0.843
4	BLOCK E	42,542	0.977
5	BLOCK E	47,825	1.098
6	BLOCK E	42,208	0.969
7	BLOCK E	48,871	1.122
8	BLOCK E	48,954	1.124
9	BLOCK E	37,292	0.856
10	BLOCK E	38,932	0.894
11	BLOCK E	32,935	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" W	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
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940.240.1012
TBPE: 19762 TBP/L: 10194440
www.mcadamsco.com

CLIENT

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

SURVEYOR

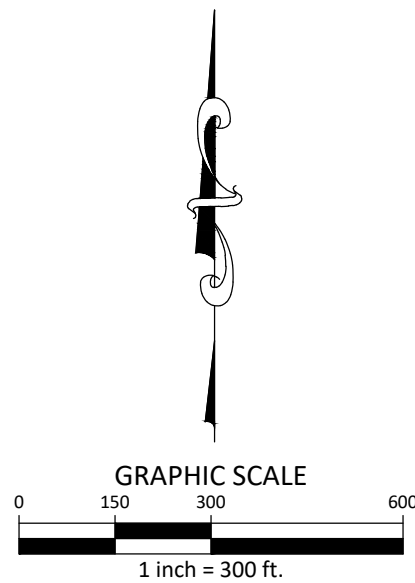
JAMES STOWELL, RPLS
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EMAIL: JSTOWELL@MCADAMSCO.COM

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
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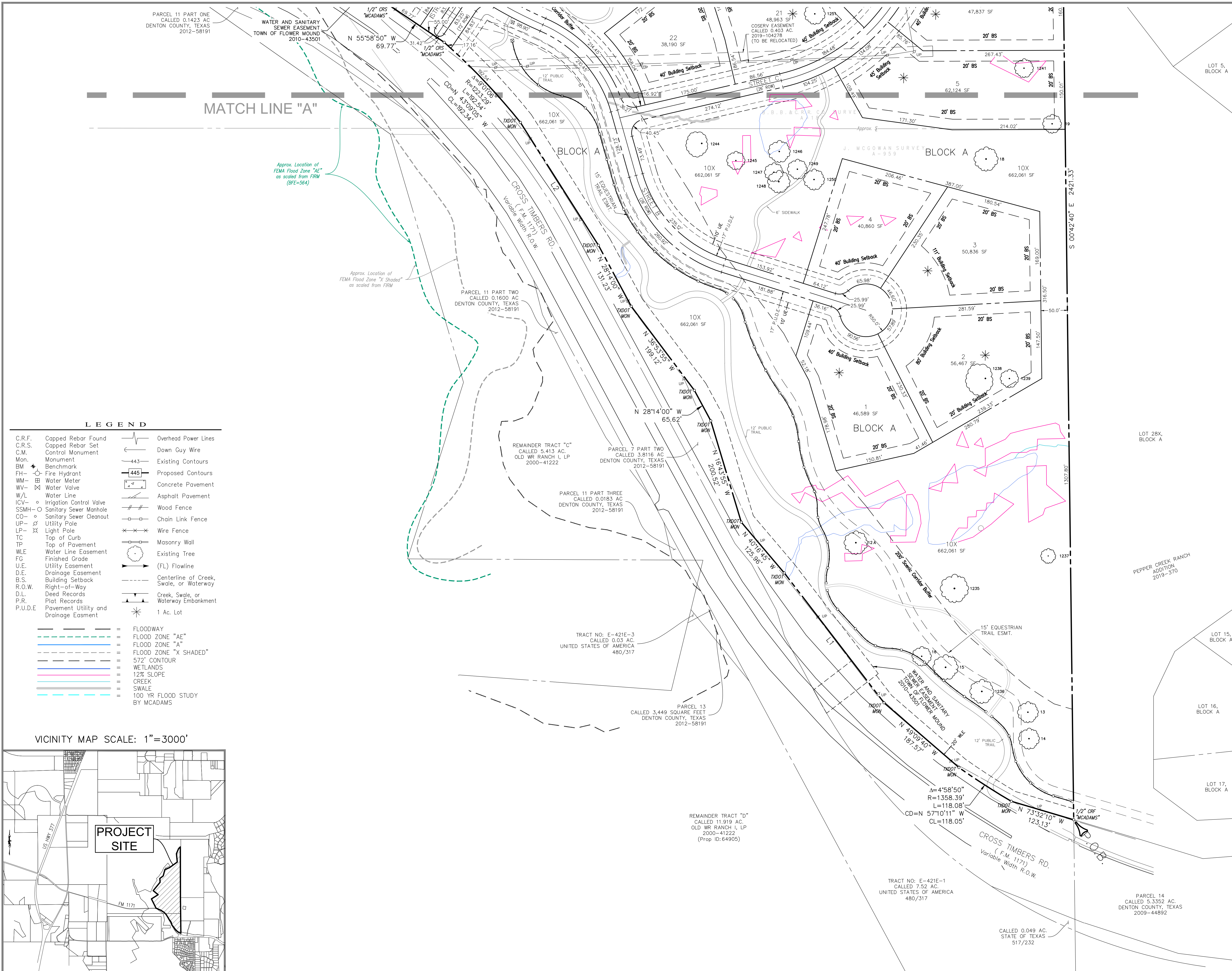
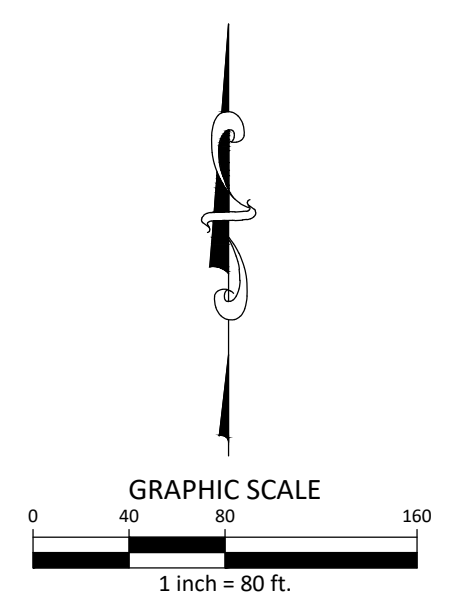
HINES
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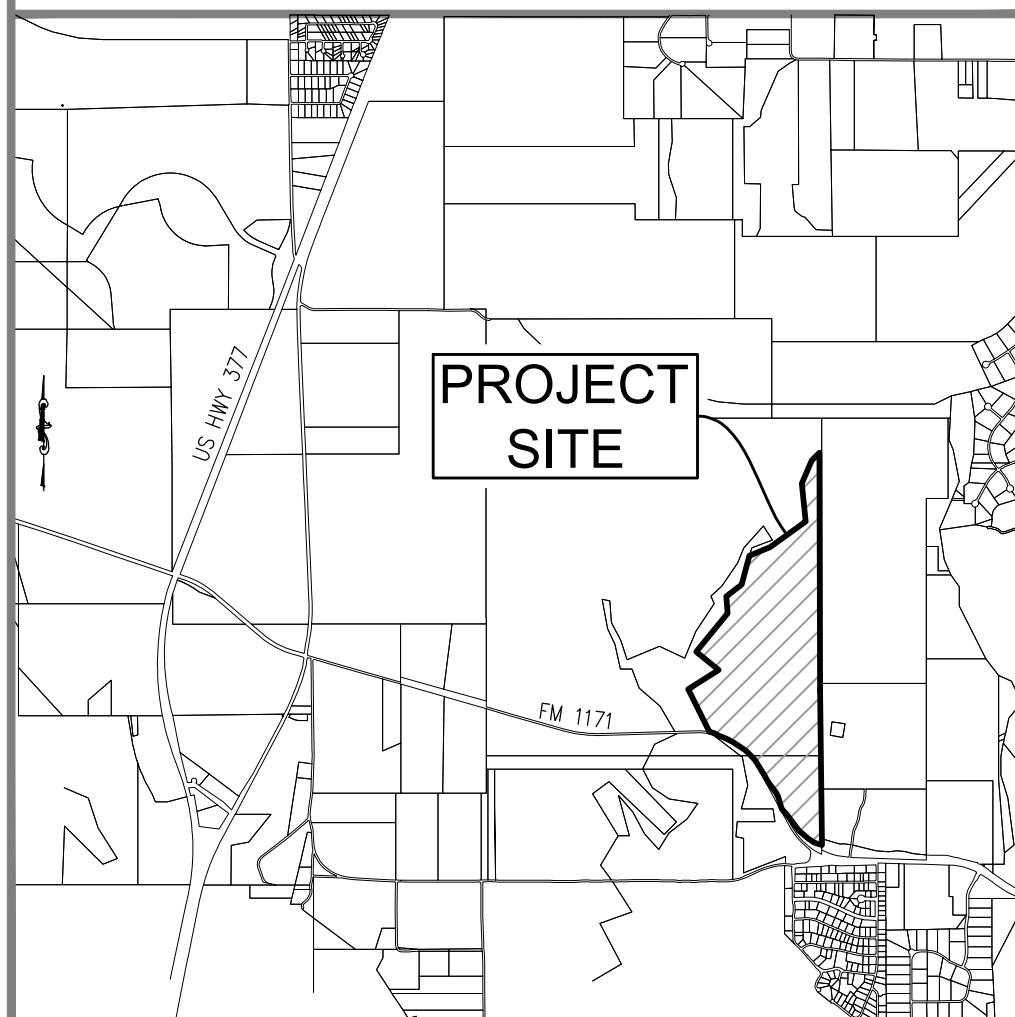
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148.008 ACRL3
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JAMES C. MMCOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

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



VICINITY MAP SCALE: 1"=3000'





201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
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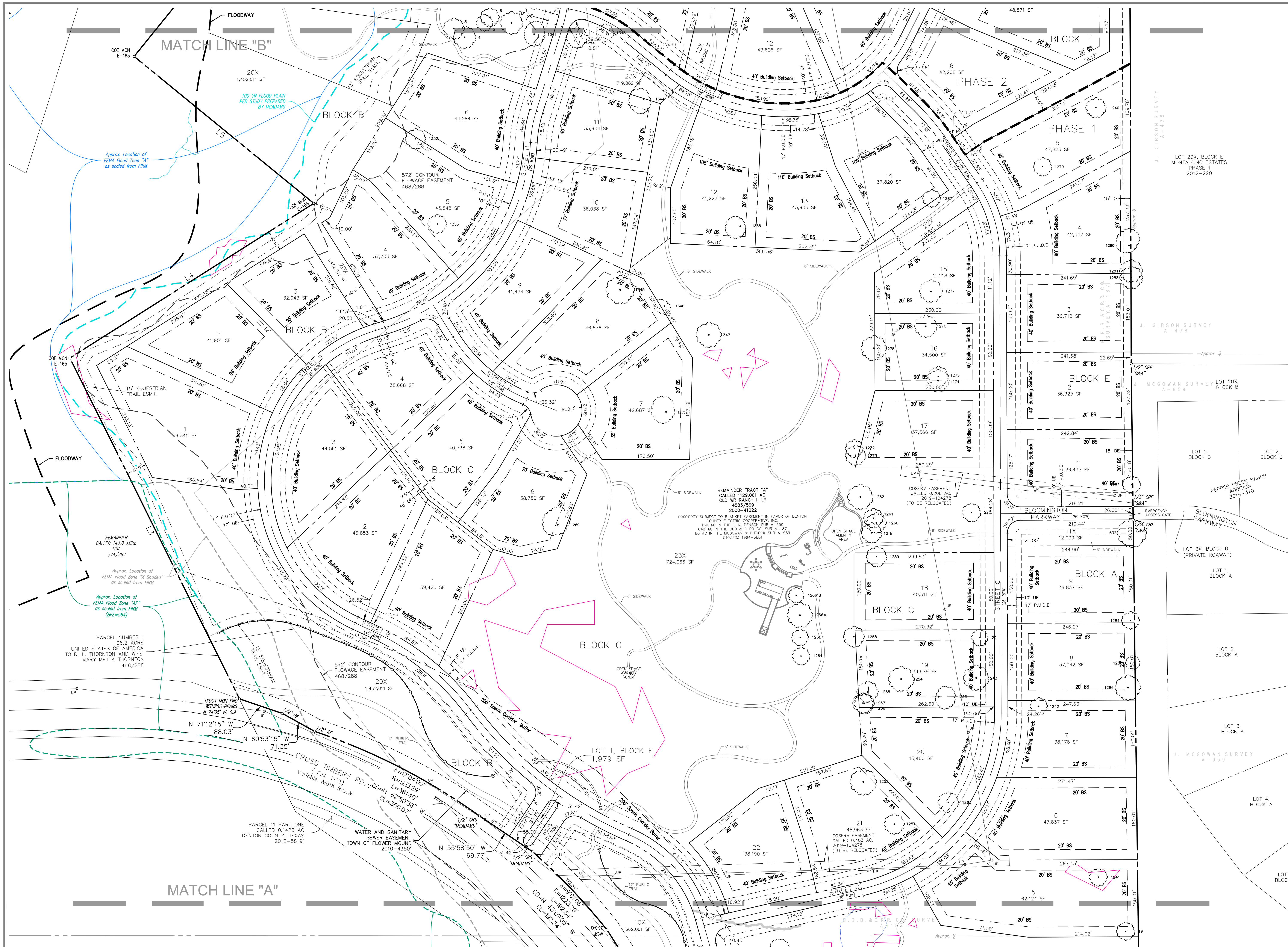
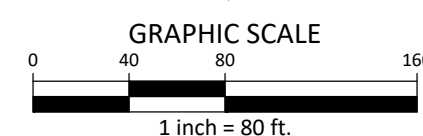
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ZONING CONCEPT PLAN
FM 1171 CONSERVATION DEVELOPMENT
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148.008 ACRES

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





201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 1019444
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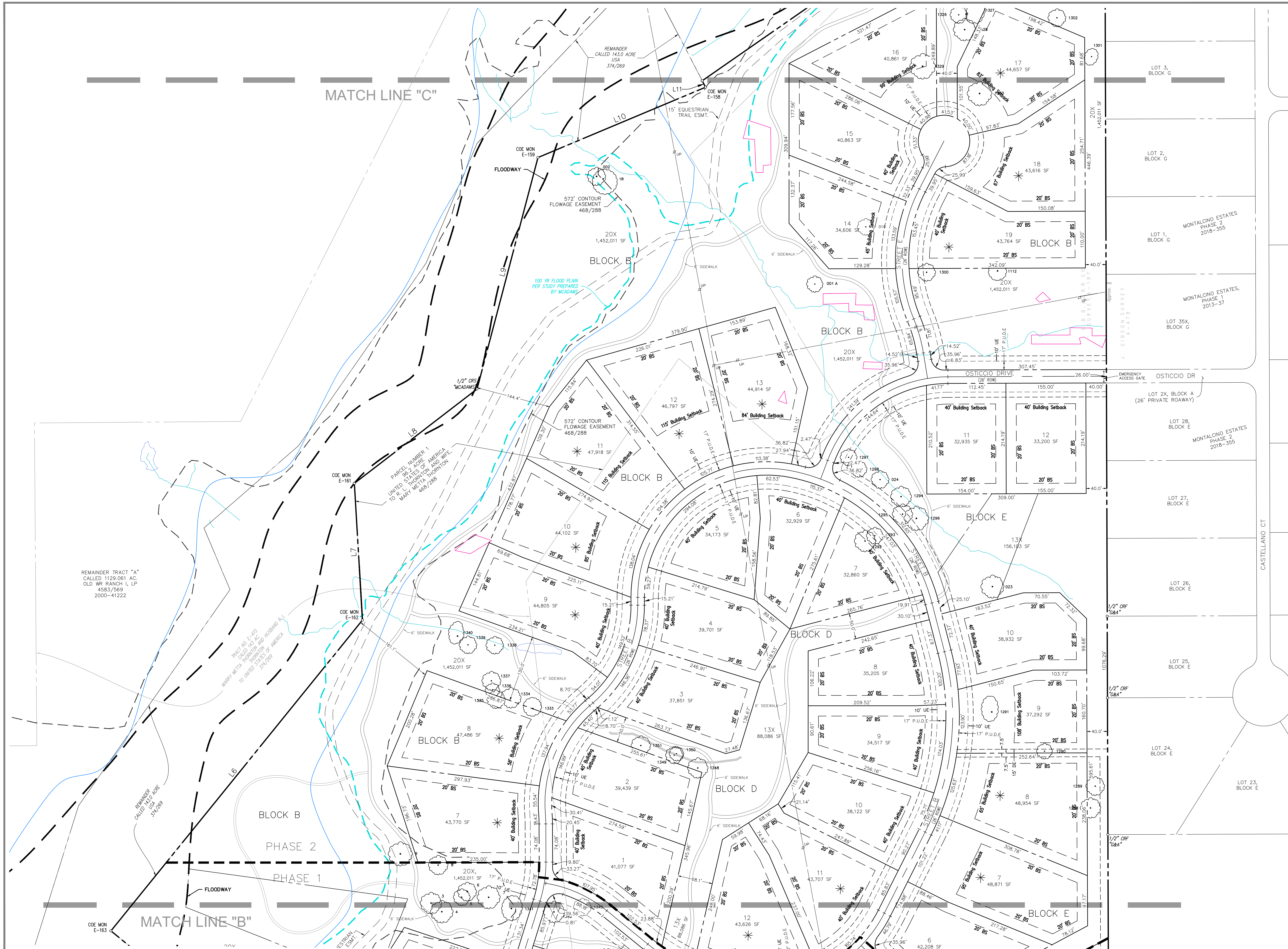
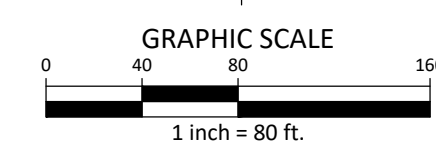
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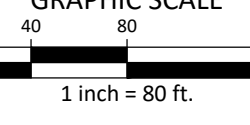
148.008 ACRES
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JAMES C. MMCOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

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



MATCH LINE "C"

MATCH LINE "C"



GRAPHIC SCALE



1 inch = 80 ft.

GRAPHIC SCALE

1 inch = 80 ft.

GRAPHIC SCALE

1 inch = 80 ft.

SURVEYOR**SURVEYOR****SURVEYOR****SURVEYOR**

ZONING CONCEPT PLAN

FM 1171 CONSERVATION DEVELOPMENT

ZONING CONCEPT PLAN

FM 1171 CONSERVATION DEVELOPMENT

ZONING CONCEPT PLAN

FM 1171 CONSERVATION DEVELOPMENT

ZONING CONCEPT PLAN

FM 1171 CONSERVATION DEVELOPMENT

PROJECT INFORMATION

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