



AGENDA
FLOWER MOUND PARKS BOARD
SPECIAL MEETING
JANUARY 11, 2018
FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS
6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP

All pagers and cell phones must be turned off in the Council Chambers.

A. CALL SPECIAL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

D. PRESENTATIONS

- Christmas Parade Awards

E. PUBLIC PARTICIPATION

Please fill out an "Appearance before Parks Board" form in order to address the Board, and turn the form in prior to Public Participation to Administrative Secretary Jade Olson. Speakers are normally limited to three minutes. Time limits can be adjusted by the Chair to accommodate more or fewer speakers.

The purpose of this item is to allow the public an opportunity to address the Parks Board on issues that are not the subject of a public hearing. Any item requiring a Public Hearing will allow the public to speak at the time that item appears on this agenda as indicated as a "Public Hearing". Parks Board members may not deliberate and may only cite facts or current policy in response to public comments. Issues regarding daily operational or administrative matters should first be dealt with at the administrative level by calling the Parks and Recreation Division at 972.874.6300 during business hours.

F. DIRECTOR'S REPORT

- Update and status report related to Parks and Recreation issues.

G. CONSENT AGENDA – Consent Items

This agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from the Consent Agenda by any Board member by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from a regular meeting of the Parks Board held on December 7, 2017

H. REGULAR ITEMS

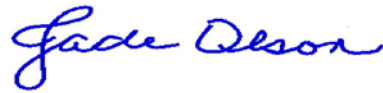
2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Rocky Hill Farms residential development generally located north of Cross Timbers Rd and west of Freeman Rd.

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for February 1, 2018.

J. ADJOURN SPECIAL MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: January 8, 2018 at 3:00 P.M. at least 72 hours prior to the scheduled time of said meeting.



Jade Olson, Administrative Secretary

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretative services must be made at least 48 hours prior to this meeting by contacting Jade Olson, Administrative Secretary at (972) 874-6425.



PARKS BOARD AGENDA ITEM NO: 1

DATE: January 11, 2018

FROM: Jade Olson, Administrative Secretary

ITEM: Consider approval of minutes from a Regular Meeting of the Parks Board held on December 7, 2017.

I. SUMMARY:

The Parks Board held a Regular Meeting on December 7, 2017.

II. BACKGROUND INFORMATION:

N/A

III. FISCAL IMPACT:

N/A

IV. LEGAL REVIEW:

N/A

V. ATTACHMENTS:

1. Draft minutes from the December 7, 2017 Regular Meeting of the Parks Board.

VI. RECOMMENDED MOTION OR ACTION:

Move to approve the minutes from a Regular Meeting of the Parks Board held on December 7, 2017.

THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 7th DAY OF DECEMBER 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 P.M.

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

Gloria Jones	Place 1 – Chair
Teresa Thomason	Place 3 – Vice Chair
Rick Kenyon	Place 4
Jodi Seay	Place 5
Ann Handren	Place 6
Ike Winfield	Place 7
Mark Mayer	Place 9 – Alternate

The following Board member was not in attendance:

Michael Kelly	Place 2
Firoz Vohra	Place 10 – Alternate

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
Gary Sims	Executive Director of Community Services
Clayton Litton	Parks Superintendent
Kari Biddix	Park Development Manager
John Habern	Park, Trails and Landscape Specialist
Mark Long	Twin Coves Park Manager
Jade Olson	Administrative Secretary

- A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.**
- B. INVOCATION – Russ McNamer**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PUBLIC PARTICIPATION**

Paul Stone, 4100 Broadway – informed the Board that he noticed there is a future Public Hearing agenda item at the upcoming P&Z and Town Council meetings to recommend amending the Land Development regulations (LDR 17002, Parks and Recreational areas) by amending Chapter 90 of the Town's Code of Ordinances. The proposed changes would exempt any proposed development utilizing the Town's current Mixed Use Zoning District where the Town's Planned Development District Zoning proposes development with a mixture of uses, residential, office, and commercial uses from review by the Parks Board. He thought Town staff should have briefed the Board of the upcoming changes. He said on PD Developments, which have a residential portion, there are so many things that go into PDs that are not just open spaces that have recreational interests, that he thinks it is important that the Park Board has a peek.

Tony Geraci, 2212 Lakeshore Dr – stated the he backs up to Rheudasil Park and Town staff has done a phenomenal job answering questions regarding the dredging of the pond.

Nancy Kleckner, 2608 Wisdom Creek – said from what she understands the Point Development Company is proposing 600 apartments in an already highly congested area. She said the development doesn't sound like a mixed use area and seems more of an apartment complex. She doesn't want the Town giving up some of the park dedication fees when the money could be used for other parks.

Tonya Balusek, 3705 Hillsdale – said she is not very happy about getting more apartments. She said if we must have apartments the Town should get all the money they can get and put it towards parks.

E. DIRECTOR'S REPORT

Chuck Jennings, Director of Parks and Recreation reported the following:

- The January – April Adventures guide hit homes yesterday and today. The cover highlights the new fire themed playground at Gaston Park.
- The Christmas Parade and Tree Lighting Ceremony will take place this Saturday at 6 p.m. There are over 50 floats signed up. The parade will start at Lexington and Spinks Rd and will continue to along Gerault Rd. just past the CAC. After the parade, residents are welcome to attend the Tree Lighting Ceremony at the CAC which will feature choirs/bands, food trucks, petting zoo, snow hill and a lot more!
- The CAC will be closed on Dec 24, Dec 25 and New Year's Day. The CAC will have adjusted hours on New Year's Eve from 7 a.m. – 5 p.m.
- Interesting fact about Dorothy's Dash ...Riley Nedrow from the Lake Cites Cross Country Club team based here in the FM area set the single age world record for 12-year-olds in a 5K road race with a time of 16:22!
- A second scoreboard was installed in the CAC gym in late November to better assist during adult basketball league games.
- All Fall adult leagues ended at the end of November. Registration for 2018 Spring Adult leagues began on December 1 and will run thru February 11. This includes flag football, softball and kickball.
- Denton County was placed under a mandatory Burn Ban yesterday. This will affect outdoor cooking on BBQ pits and fire ring use. Guests can still use fully enclosed cooking devices (wood, charcoal & propane) that they bring to the park. Signage was placed throughout the park and in the office notifying guests of the ban.
- Johnson Turf, Inc will be replacing under warranty an estimated 30 trees next week at Twin Coves Park. These trees were planted during construction and failed to thrive.
- The Seniors in Motion program has 2,089 members.
- The Flower Mound Senior Center had 3,710 membership card scans, averaging 186 members per day.
- The Senior Center served 232 Thanksgiving Lunches on Nov. 16 & 17.
- The SIM Christmas Party will be held on Tuesday, Dec. 12 at 5 p.m. Members will enjoy a traditional Christmas dinner along with live music performed by the Moonglass Band.

- On Monday night, I provided the Town Council with the pros and cons of several sites that are Town owned and LISD owned properties that could be considered for a 12 court tennis center. These were potential locations that have been discussed over the last year or so (CAC, Dunham Ranch, Liberty ES, and the LISD Admin campus off Timber Creek). Due to concerns at most of the sites and LISD's unwillingness to sell the Town property at this time the direction from the Council was to look for additional sites to consider purchasing and bring it back to them during the Executive Session to consider.
- I also presented an option to provide solar powered LED safety lighting at the dog park. The lights would be funded by a memorial gift from the Rawson Family. Their son Andrew tragically passed away last December while riding his bike on Gerault Rd. He was struck by a vehicle around dusk and the lack of street lighting was mentioned as a contributing factor. Andrew frequented the dog park and the Rawson's thought this would be a nice way to give back utilizing the memorial funds that they received. The goal of the project is to provide enough light for safe egress from the Hound Mound at dusk. The lights are not intended to extend park hours. The Council was very receptive to the idea and provided staff with some recommendations and direction so the project could continue to move forward.

Kari Biddix, Park Development Manager reported the following:

- Heritage Park Phase 4 plans will be submitted next week. Comments will go back to the consultants the following week and bid opening is set for January 25, 2018. Construction should begin in April if approved by Council and the anticipated completion date will be September 2018.
- The Rheudasil, Wilkerson, and Cortadera Park Pond Dredging and Bank Stabilization project is almost complete.
- Heritage Park Phase 3 has received the additional restroom and the flatwork is complete. Irrigation and sod around the restrooms will be finished this week. Mock ups of the splash pad concrete colors and textures are on site and have been approved by staff. Phase 3 should be completed by April or May.
- Spring Meadow Park playground is in progress. The next playground upgrades will be Oak Park and Bluebonnet Park.

F. CONSENT AGENDA

1. **Consider approval of minutes from a regular meeting of the Parks Board held on November 2, 2017.**

Board Deliberation

Board member Handren moved to approve the minutes of a regular meeting of the Parks Board held on November 2, 2017. Board member Kenyon seconded the motion.

VOTE ON THE MOTION

AYES: Mayer, Kenyon, Seay, Handren, Winfield
ABSTAINS: Thomason

G. REGULAR ITEMS

2. **Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for The Point residential development generally located east of FM 2499 and north of Silveron Blvd.**

Staff Presentation

John Habern – Park, Trails and Landscape Specialist

Portmanteau Consulting

Kendra Stephenson

Trammell Crow Residential Representative

Megan Smith

Board Deliberation

Board member Kenyon moved to recommend to Planning and Zoning Commission and Town Council cash, in the amount of \$7,289,587.20, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$800,876.00 for The Point residential development generally located east of FM 2499 and north of Silveron Blvd. Board member Thomason seconded the motion.

VOTE ON THE MOTION

AYES: Winfield, Handren, Thomason, Kenyon, Mayer

NAYS: Seay

H. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next Parks Board Regular Meeting is scheduled for January 4, 2018.

I. ADJOURNMENT

Board Member Thomason made a motion to adjourn the meeting. Board member Handren seconded the motion.

Chair Gloria Jones adjourned the Regular Meeting at 8:26 p.m.

TOWN OF FLOWER MOUND, TEXAS

Gloria Jones, Chair

ATTEST:

Jade Olson, ADMINISTRATIVE SECRETARY



Parks Board AGENDA ITEM NO. 2

DATE: January 11, 2018

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Rocky Hill Farms residential development generally located north of Cross Timbers Rd and west of Freeman Rd.

Background Information: The proposed development has one applications in with the Town: a Replat (RP17-0015) in order to develop a residential subdivision. The maximum residential density within the proposed development is 19 single family dwelling units to be developed under the agriculture zoning district (Minimum lot size of 2 acres).

Alternatives or Options: 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 19 dwelling unit lots = .6384 acres of Park Land Dedication required

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

- **\$65,500.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$65,500.00** per acre X .6384 acres = \$ 41,815.20 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 19 dwelling unit lots = \$26,372.00 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.

For further details regarding Agriculture Zoning District Developments, please see the following link to the Town's Master Plan, Cross Timbers Conservation Development District Area Plan:

<http://www.flower-mound.com/DocumentCenter/Home/View/8311>



Parks Board AGENDA ITEM NO. 2

Fiscal Impact: N/A

Legal Issues: N/A

Attachments:

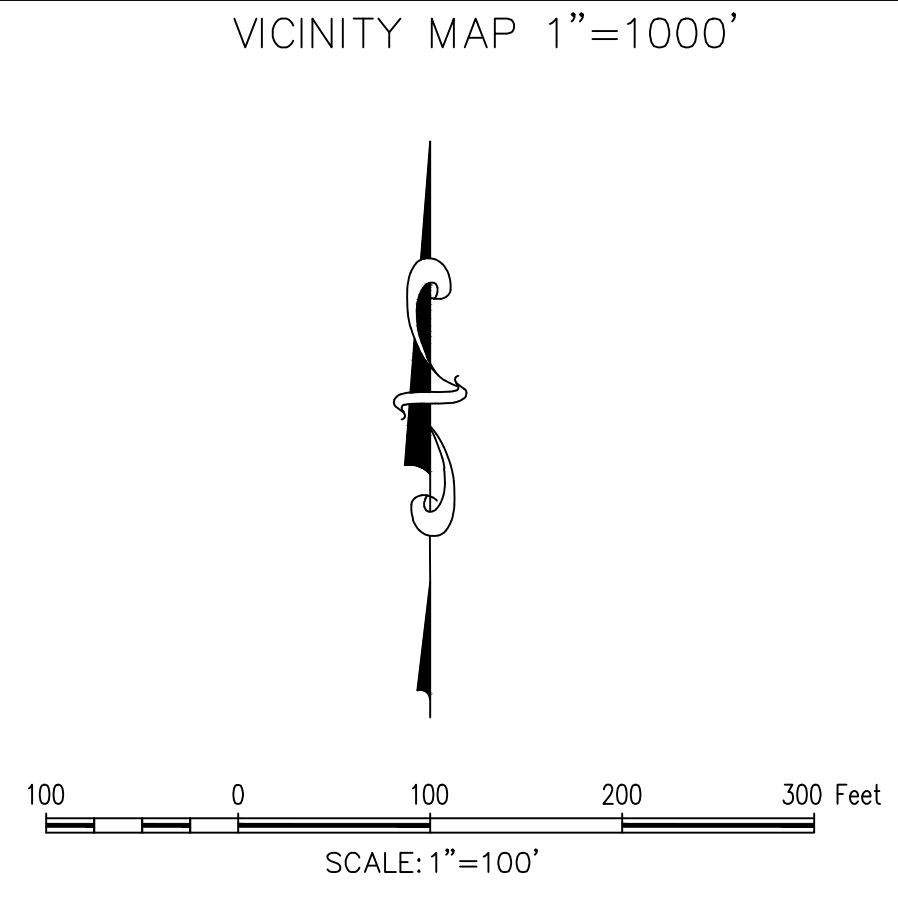
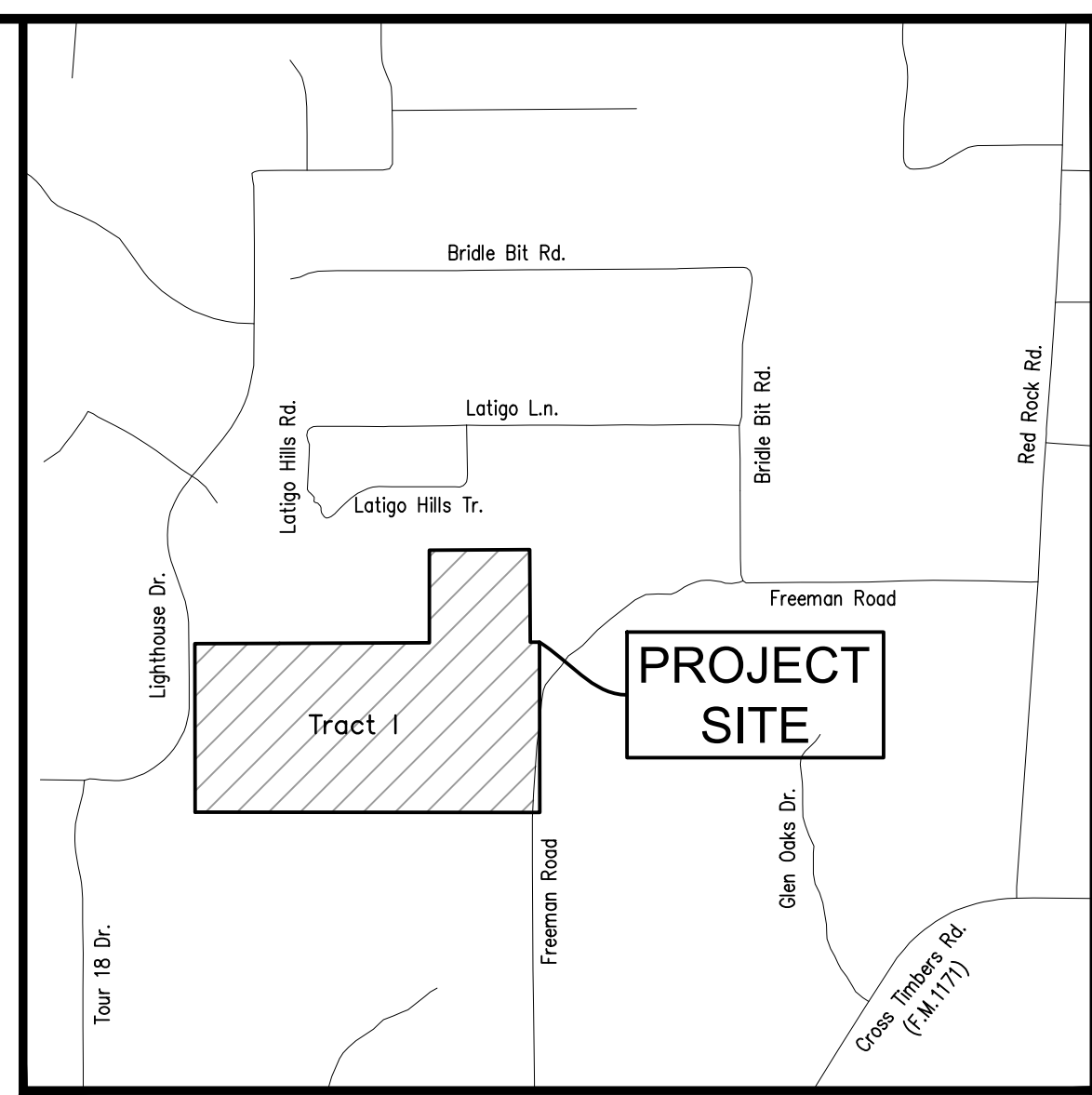
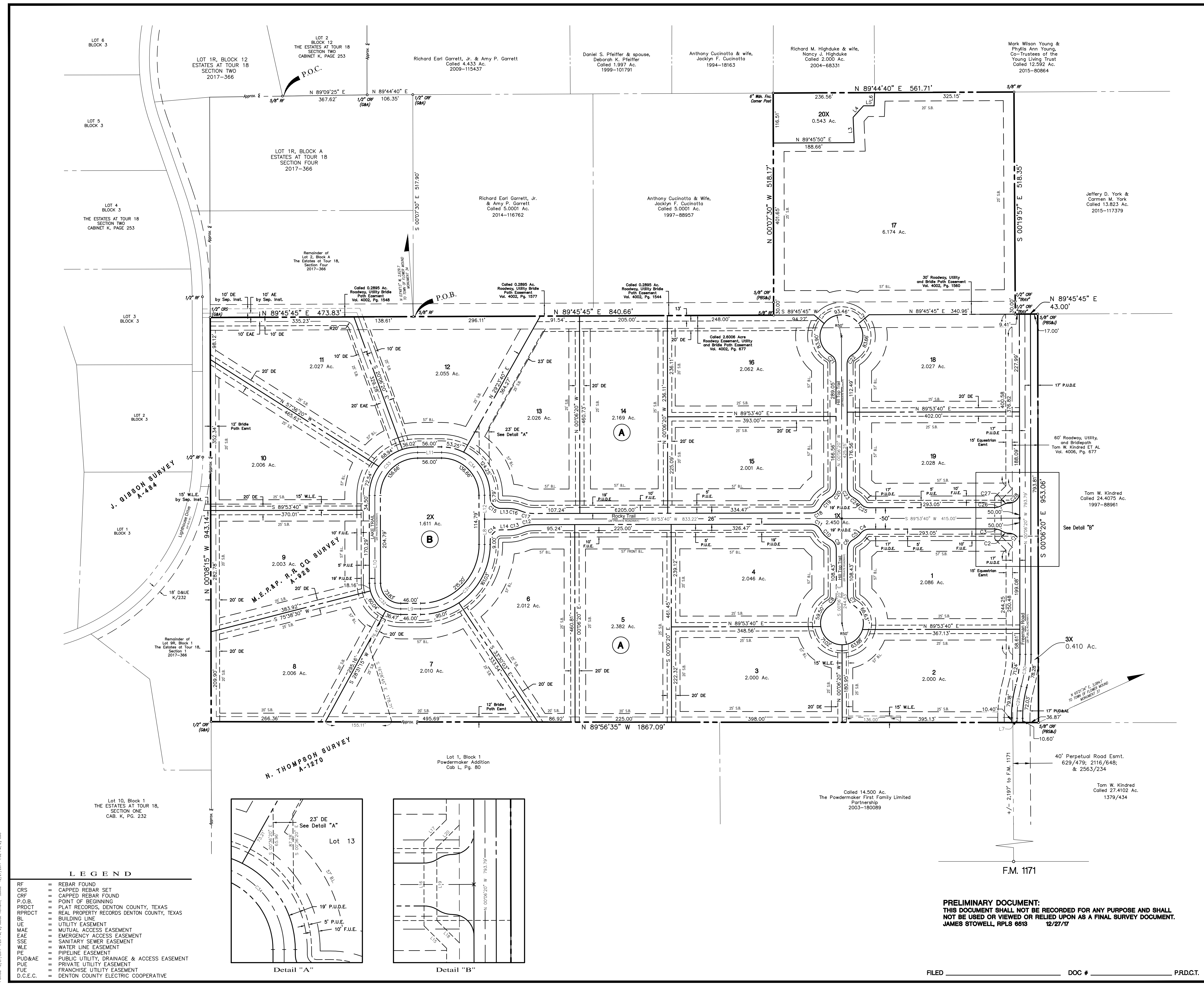
1. Rocky Hill Farms Replat

Recommendation:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **.6384 acres of land** and Park Development Fees in the amount of **\$26,372.00** for the Rocky Hill Farms residential development generally located north of Cross Timbers Rd and west of Freeman Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$41,815.20**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$26,372.00** for the Rocky Hill Farms residential development generally located north of Cross Timbers Rd and west of Freeman Rd.

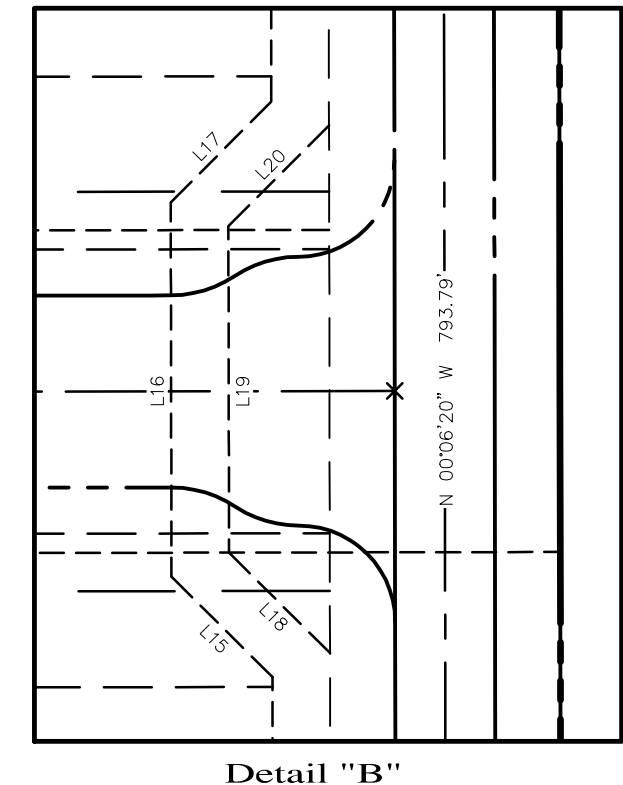
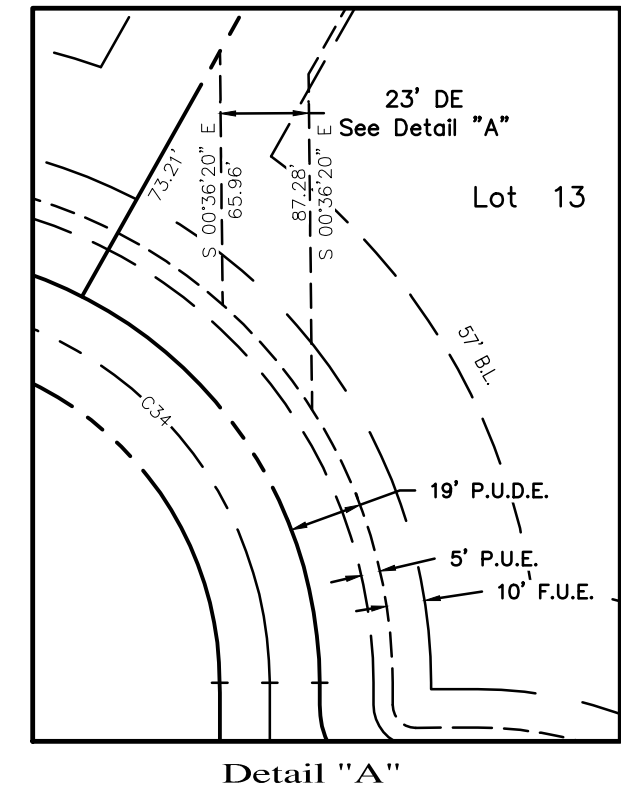


REPLAT
 A Record Plat of
 Lots 1-19 & 20X, Block A
 Lots 1X-3X, Block B
 Rocky Hill Farms
 Being a Replat of
 Part of Lot 2, Block A
 The Estates at Tour 18, Section Four
 and Part of Lot 9R, Block 1
 The Estates at Tour 18, Section One
 2017-366 P.R.D.C.T.
 48.706 Acres
 in the
 M.E.P. & P. R.R. Co. SURVEY, ABSTRACT NO. 928
 J. GIBSON SURVEY, ABSTRACT NO. 1270
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS

CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
 144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
 TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 10/24/17 SCALE: 1"=100' JOB. No. 16079

OWNER/DEVELOPER
 Stak Farms, LLC
 1920 E. State Hwy 114
 Southlake, Texas 76092
 Ph. 817.410.3800



LEGEND

RF	==	REBAR FOUND
CRS	==	CAPPED REBAR SET
CRF	==	CAPPED REBAR FOUND
P.O.B.	==	POINT OF BEGINNING
PRDCT	==	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	==	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
BL	==	BUILDING LINE
UE	==	UTILITY EASEMENT
MAE	==	MUTUAL ACCESS EASEMENT
EAE	==	EMERGENCY ACCESS EASEMENT
SSE	==	SANITARY SEWER EASEMENT
WLE	==	WATER LINE EASEMENT
PE	==	PIPELINE EASEMENT
PUD&AE	==	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
PUE	==	PRIVATE UTILITY EASEMENT
FUE	==	FRANCHISE UTILITY EASEMENT
D.C.E.C.	==	DENTON COUNTY ELECTRIC COOPERATIVE

PRELIMINARY DOCUMENT:
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 JAMES STOWELL, RPLS 0613 12/27/17

FILED _____ DOC # _____ PRDCT.

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