



AGENDA
FLOWER MOUND PARKS BOARD
REGULAR MEETING
MARCH 1, 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 REGULAR 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. 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.

E. DIRECTOR'S REPORT

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

F. 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 February 1, 2018.

G. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Tinley Park residential development generally located south of Flower Mound Rd. and west of Duncan Ln.
3. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Magnolia Court residential development generally located north of Spinks Rd. and west of Gerault Rd.
4. Consider approval of the commissioning of three custom-made life-size animal sculptures from Sweety Bowman, and purchase of nine additional sculptures chosen from quotes provided by companies that supply bronze sculptures.

H. RECESS REGULAR MEETING

I. CALL WORK SESSION TO ORDER

J. WORK SESSION ITEMS

5. Review and discuss a recommendation of park projects for FY 2019 – 2023 to be incorporated in to the Town's Five Year Capital Improvement Projects list.

K. ADJOURN – WORK SESSION

L. RECONVENE REGULAR MEETING

M. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for April 5, 2018.

N. ADJOURN REGULAR 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: February 26, 2018 at 5:00 p.m. at least 72 hours prior to the scheduled time of said meeting.



Jade Olson, Administrative Secretary



Parks Board AGENDA ITEM NO: 1

DATE: March 1, 2018

FROM: Jade Olson, Administrative Secretary

ITEM: Consider approval of minutes from a Regular Meeting of the Parks Board held on February 1, 2018.

I. SUMMARY:

The Parks Board held a Regular Meeting on February 1, 2018.

II. BACKGROUND INFORMATION:

N/A

III. FISCAL IMPACT:

N/A

IV. LEGAL REVIEW:

N/A

V. ATTACHMENTS:

1. Draft minutes from the February 1, 2018, 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 February 1, 2018.

THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 1ST DAY OF FEBRUARY 2018, 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:

Teresa Thomason	Place 3 – Vice Chair
Rick Kenyon	Place 4
Jodi Seay	Place 5
Mark Mayer	Place 9 – Alternate
Firoz Vohra	Place 10 – Alternate

The following Board members were not in attendance:

Gloria Jones	Place 1 – Chair
Michael Kelly	Place 2
Ann Handren	Place 6
Ike Winfield	Place 7

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
Matt Chutchian	Athletic Supervisor
Jade Olson	Administrative Secretary

- A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.**
- B. INVOCATION – Mike Liles**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PRESENTATIONS**

Matt Chutchian, Athletics Supervisor, introduced FMYFA President Albert Montero to represent FMYFA. The Board was updated with FMYFA's operations in regards to youth football.

- E. PUBLIC PARTICIPATION**

N/A

- F. DIRECTOR'S REPORT**

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

- Concrete extensions will be installed at Twin Coves in the RV section on sites 1 & 9 to alleviate RV's rutting up the ground.
- Staff will be installing dog waste stations throughout Twin Coves Park.
- Park staff has completed half of the re-potting of the trees at the Green Acres nursery. We are stepping up the pot size from 5 gallons to 15 gallons. This is the final pot size.
- Athletic field crews are diligently working on field maintenance in preparations for the return of Spring Season's Youth and Adult Leagues.
- The SIM program currently has 1,958 members. During the month of January, the Flower Mound Senior Center had 3,427 membership card scans.
- On Thursday, Jan. 25, SIMA partnered with the SIM program to present the third annual Elite Chef Competition. 110 SIM members and guests purchased tickets for the event which rose over \$2,000 for the program. The event featured four chefs from local senior living communities who demonstrated how to prepare delicious dishes. Participants were then invited to vote for their favorite. This year, Chef Santos Marines from iCare Rehabilitation Hospital won for his flank steak and mushroom gravy dish.
- On Tuesday, Feb. 6, AARP will begin their Tax Aid program at the Flower Mound Senior Center. AARP will be here each Tuesday from 3 p.m. – 8 p.m. from Feb. 6 – April 10. The Tax Aid program is a free tax preparation service for seniors provided by AARP.
- The next special event is Movie in the Park and the movie to be shown is Beauty and the Beast on Friday, March 9, from 6 to 10 p.m. at Bakersfield Park. The movie will start at dusk. Some of the cast members from the movie will be on site to take pictures with the kids, and food trucks will be available for concessions.
- The next round of swim lessons will begin on Monday, February 5. Parks and Recreation Staff will teach 91 students to swim during the next round of swim lessons. So if you know someone who would like to learn an important life skills have them sign up for lessons. Registration is ongoing for the next session which will start on Monday, March 5.
- Staff just completed end-of-year numbers for the CAC and the building had a total attendance of over 390,000 visits. This is an approximation of how many people walked through the front door for classes, events, programs, fitness center usage, rentals, and athletic leagues.
- Recreation staff is in the process of securing a vendor to have the outdoor deck resurfaced. Colors and patterns have been narrowed down and the work should be completed before the pool opens in May. The product is the same as what was used for the indoor pool a few months back. The product will help keep summer deck temperatures cooler and minimize slips and falls.
- All adult leagues offered through the Town will begin starting the week of February 26.
- Girls soccer will start using Chinn Chapel Soccer Complex this weekend.

Kari Biddix, Park Development Manager reported the following:

- Heritage Park Phase 4 is in between design and construction. Construction will begin in April, and anticipated completion date will be October 2018.
- Rheudasil Park and Wilkerson Park ponds will be finished pending the fountain and aeration installation. Rheudasil's temporary irrigation system will be repaired to water the sod. Staff is going to wait for the pond to fill naturally with rain water. Water has to acclimate before the fish and turtles can be restocked.
- Cortadera Park pond now has a fountain and a light fixture.
- The Heritage Park Phase 3 cistern has been installed. The splash pad concrete is close to completion. Ribbon cutting is scheduled for the last week of April and the park will be open at that time.
- Oak Park and Bluebonnet Park are currently under construction for a new playground.

G. CONSENT AGENDA

1. Consider approval of minutes from a special meeting of the Parks Board held on January 11, 2018.

Board Deliberation

Board member Kenyon moved to approve the minutes of a special meeting of the Parks Board held on January 11, 2018. Board member Mayer seconded the motion.

VOTE ON THE MOTION

AYES: Mayer, Kenyon, Seay, Vohra

NAYS: None

H. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park requirements for the Lakeside Village mixed-use development generally located west of Lakeside Pkwy and north of Rockledge Park.

Staff Presentation

John Habern – Park, Trails and Landscape Specialist

Realty Capital

Richard Myers

Board Deliberation

Board member Kenyon moved to recommend approval to Planning and Zoning Commission and Town Council cash, in the amount of \$2,893,094.40, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$317,852.00 for the Lakeside Village development generally located west of Lakeside Pkwy and north of Rockledge Park. Board member Mayer seconded the motion.

VOTE ON THE MOTION

AYES: Vohra, Seay, Kenyon, Mayer
NAYS: None

I. CLOSE REGULAR MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEMS

3. Review and discuss appointment of a Parks Board Committee whose charge is to make a recommendation regarding a name for the park property located on the 3.3 acre tract adjacent to the Flower Mound Public Library.

Gloria Jones, Mark Mayer, and Jodi Seay were appointed.

L. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next Parks Board Regular Meeting is scheduled for March 1, 2018.

M. ADJOURNMENT

Board Member Mayer made a motion to adjourn the meeting. Board member Seay seconded the motion.

Vice Chair Thomason adjourned the Regular Meeting at 7:46 p.m.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason, Vice Chair

ATTEST:

Jade Olson, Administrative Secretary



Parks Board AGENDA ITEM NO. 2

DATE: March 1, 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 Tinley Park residential development generally located south of Flower Mound Rd. and west of Duncan Ln.**

Background Information: The proposed development has two applications in with the Town: a Master Plan Amendment (MPA17-0012) and a Zoning Planned Development (ZPD17-0014) in order to develop a residential subdivision. The maximum residential density within the proposed development is 39 single family dwelling units to be developed under the SF-5 District standards (minimum lot size of 6,000 square feet)

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 **39** dwelling unit lots = **1.3104 acres of Park Land Dedication required**

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

- **\$180,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$180,000.00** per acre X 1.3104 acres = **\$ 235,872.00** 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 **39** dwelling unit lots = **\$54,132.00** 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 of the Town's Land Development Regulations regarding Single Family District - 15, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 98 – Zoning; Article III. – District Regulations; Division 6. – SF-15, Single Family Residential District-15.



Parks Board AGENDA ITEM NO. 2

Link to the Flower Mound Code of Ordinances:

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

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

1. Tinley Park Conceptual Plan

Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **1.3104 acres of land** and Park Development Fees in the amount of **\$54,132.00** for the Tinley Park residential development generally located south of Flower Mound Rd. and west of Duncan Ln.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$235,872.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$54,132.00** for the Tinley Park residential development generally located south of Flower Mound Rd. and west of Duncan Ln.

DEVELOPMENT DATA

PROPOSED USE: PD FOR SINGLE FAMILY DISTRICT-5 (SF-5) USES
 CURRENT ZONING: AGRICULTURAL

TOTAL GROSS LAND AREA: ±9.912 ACRES
 R.O.W. DEDICATION AREA: ±0.047 ACRES
 TOTAL NET LAND AREA: ±9.865 ACRES

MINIMUM LOT SIZE: 6,062 S.F.
 MAXIMUM LOT SIZE: 15,805 S.F.
 AVERAGE LOT SIZE: 6,979 S.F.

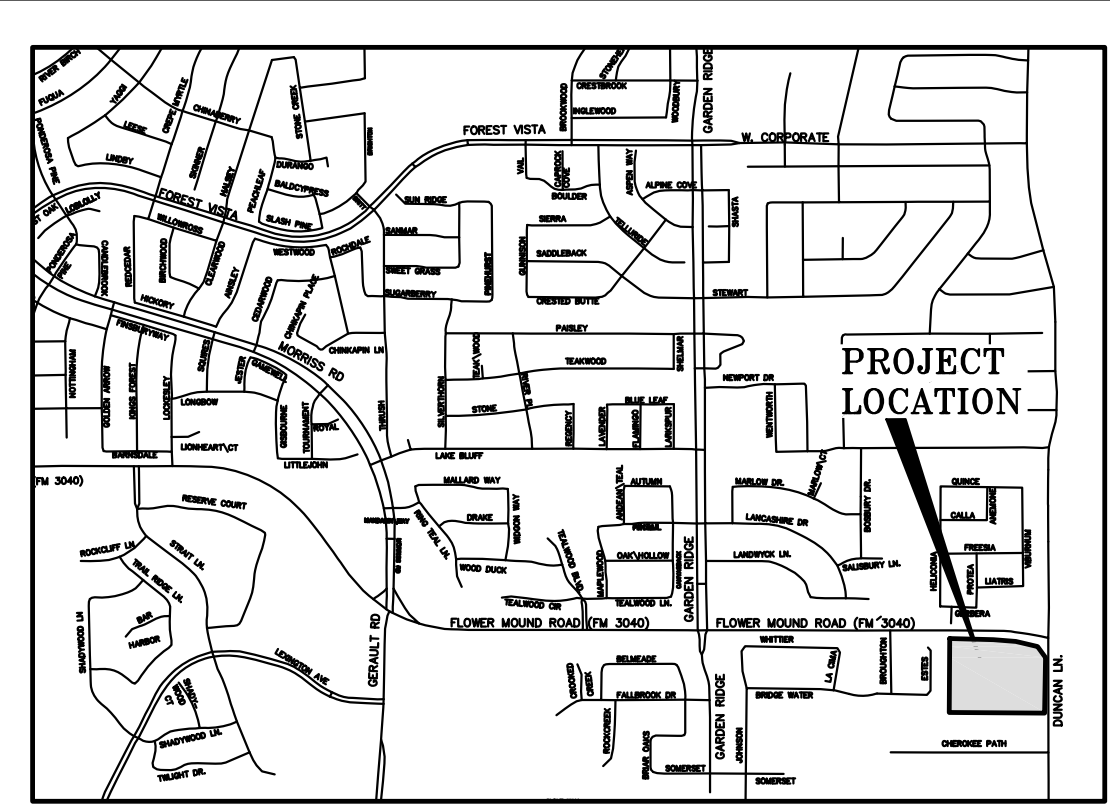
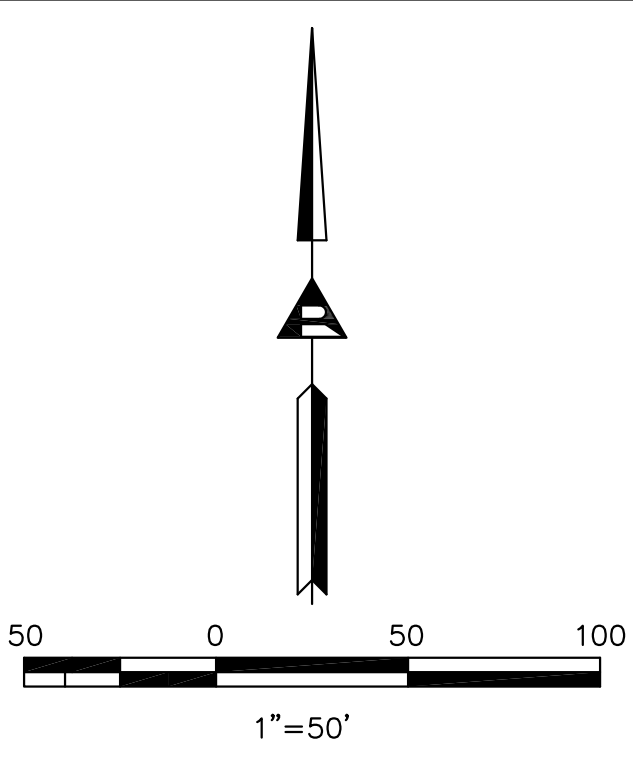
TOTAL AREA OF LOTS = 6.25 AC. 63.36%
 MINIMUM LOT AREA: 6,000 S.F.
 MINIMUM LOT WIDTH: 50 FT.
 MINIMUM FLOOR AREA: 1,500 S.F.
 MINIMUM FRONT YARD: 20 FT.
 MINIMUM SIDE YARD: 5 FT.
 MINIMUM REAR YARD: 10 FT.
 MAXIMUM LOT COVERAGE: 55%
 MAXIMUM HEIGHT: 3/35 FT.
 PARKING PROVIDED: 2 SP./ DWELLING PLUS 10 VISITOR SPACES

PROJECT DATA TABLE

GROSS SITE AREA	9.912 ACRES
PROPOSED USE	PD FOR SINGLE FAMILY DISTRICT-5 (SF-5) USES
CURRENT ZONING	AGRICULTURAL
OPEN SPACE	
PRIVATE OPEN SPACE LOTS	1,636 ACRES
TOTAL OPEN SPACE	1,636 ACRES
PROPOSED LOTS	
RESIDENTIAL	39 LOTS
RESIDENTIAL LOTS AREA	6.25 ACRES
MIN. RESIDENTIAL LOT SIZE	6,062 S.F.
MAX. RESIDENTIAL LOT SIZE	15,805 S.F.
AVG. RESIDENTIAL LOTS SIZE	6,979 S.F.
PRIVATE OPEN SPACE	5 LOTS
TOTAL ALL LOTS	44 LOTS

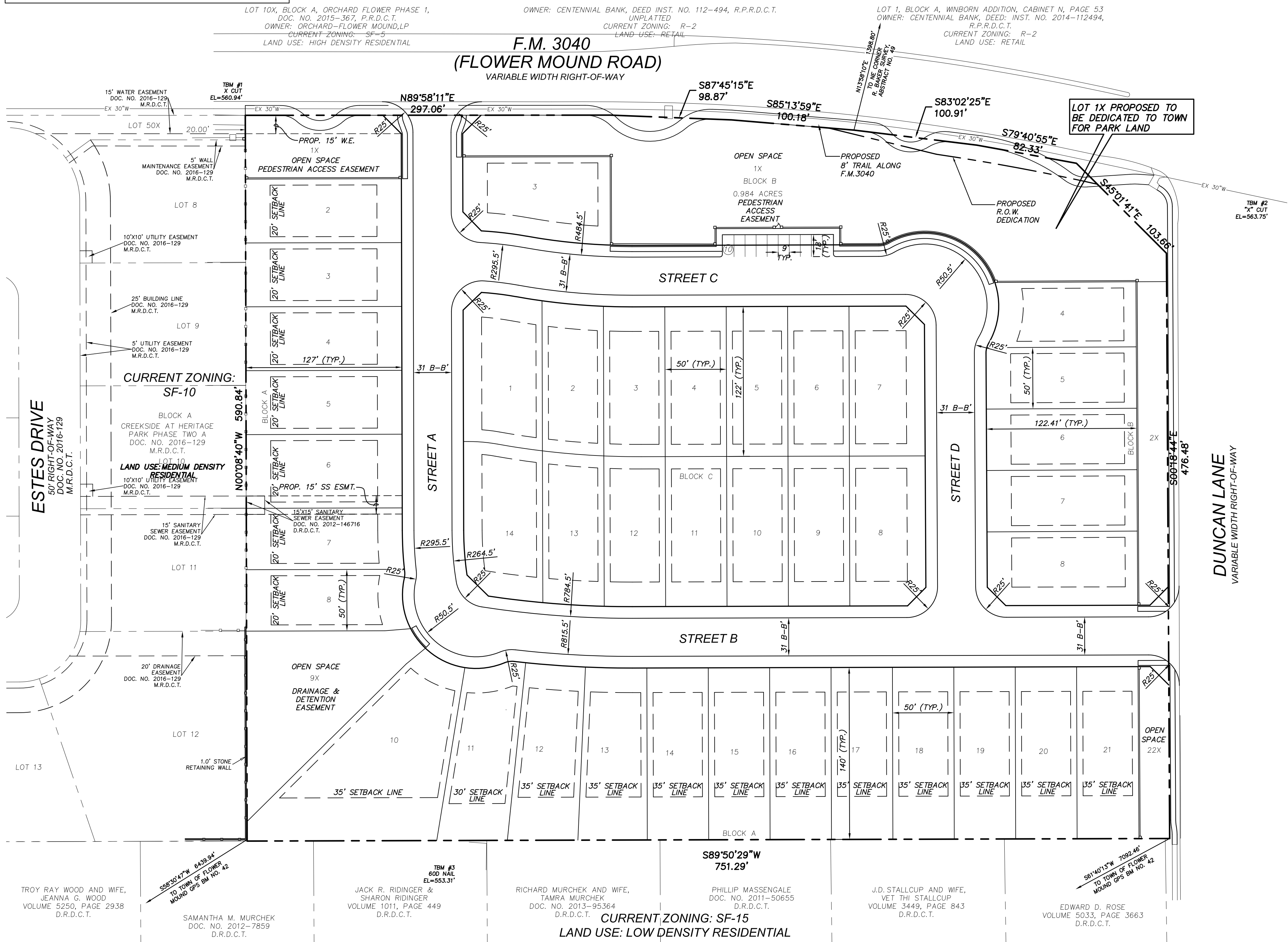
LEGEND

- LOT LINE
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REPLAT RECORD DENTON COUNTY, TEXAS
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED EDGE OF PAVEMENT



No.	Date	Revisions	App.

Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1969
 550 S. Edmonds Lane, Suite 101
 Lewisville, Texas 75067
 Tel. No. (972) 353-8000
 Fax No. (972) 353-8011

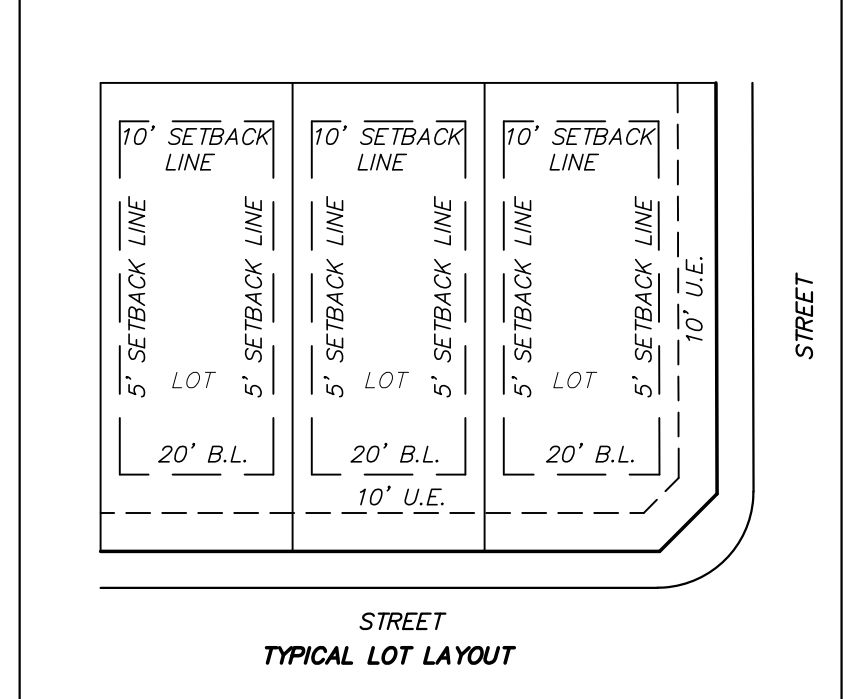


MASTER PLAN FEATURES

Land Use Plan	Existing: Retail Proposed: Pd for High Density Residential
Specific Plans	None
Urban Design Plan	None
Parks and Trails	8' Trail along F.M. 3040
Open Space Plan	None
Thoroughfare Plan	Flower Mound Road - Major Arterial; Duncan Lane - Urban Minor Arterial Undivided
Water Plan	Existing 8" WM, S. Side of Flower Mound Rd. Existing 12" WM W. Side of Duncan Lane.
Wastewater Plan	Connect to existing Creekside Phase 2A 8" main; outfall to manhole #829.

BLOCK	LOT	LOT SQ.FT.	LOT ACRES
A	1X	6,465	0.148
A	2	6,604	
A	3	6,604	
A	4	6,604	
A	5	6,604	
A	6	7,620	
A	7	6,367	
A	8	6,423	
A	9X	12,078	0.277
A	10	15,805	
A	11	7,591	
A	12	7,583	
A	13	7,472	
A	14	7,000	
A	15	7,000	
A	16	7,000	
A	17	7,000	
A	18	7,000	
A	19	7,000	
A	20	7,000	
A	21	7,026	
A	22X	3,388	0.078
B	1X	42,874	0.984
B	2X	6,472	0.149
B	3	7,773	
B	4	6,062	
B	5	6,120	
B	6	6,121	
B	7	6,121	
B	8	7,255	
C	1	7,744	
C	2	6,096	
C	3	6,097	
C	4	6,100	
C	5	6,100	
C	6	6,100	
C	7	7,393	
C	8	7,435	
C	9	6,102	
C	10	6,102	
C	11	6,102	
C	12	6,107	
C	13	6,147	
C	14	7,798	

NOTE:
 1. EACH LOT SHALL HAVE PLACED ON IT AN AVIGATION EASEMENT, THE TERMS OF WHICH SHALL BE IN ACCORD WITH TOWN ORDINANCE 10-34, AS AMENDED, AND SAID EASEMENT SHALL BE FILED IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS; NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THE PROJECT UNTIL SUCH TIME AS DEVELOPER PROVIDES WRITTEN DOCUMENTATION THAT AN AVIGATION EASEMENT AS REFERENCED HEREIN HAS BEEN PLACED ON EACH LOT AND HAS SO ENCOMBERED EACH LOT WITH SAID EASEMENT.
 2. ALL OF LOT 1X, BLOCK A & LOT 1X, BLOCK B SHALL BE PEDESTRIAN ACCESS EASEMENT.
 3. ALL OF LOT 9X, BLOCK A SHALL BE DRAINAGE & DETENTION EASEMENT.



OWNER:
 The Eddie and Wynelle Parker Family Limited Partnership
 8823 Graywood Dr.
 Dallas, TX 75243

DEVELOPER/APPLICANT:
 Rembert Enterprises, Inc.
 3625 Bonanza Lane
 Flower Mound, TX 75022
 CONTACT: Regina Rembert
 214-213-5982

ENGINEER:
 Ridinger Associates, Inc.
 550 S. Edmonds Ln, Suite 101
 Lewisville, TX 75067
 CONTACT: Dale Ridinger
 972-353-8000 Office
 972-353-8011 Fax

TINLEY PARK
 RESIDENTIAL SUBDIVISION
 Being 39 Buildable lots & 4 X-Lots
 9.912 acres Situated in the
 Rosannah Baker Survey, Abstract No. 49
 in the
 Town of Flower Mound
 Denton County, Texas

TINLEY PARK
 RESIDENTIAL SUBDIVISION
 FLOWER MOUND, TEXAS

CONCEPT PLAN

Scale: 1" = 50'

Designed by: LDR
 Drawn by: JWH
 Checked by: LDR
 Date: FEBRUARY 12, 2018
 Project No. 035-027



Parks Board AGENDA ITEM NO. 3

- DATE:** March 1, 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 Magnolia Court residential development generally located north of Spinks Rd. and west of Gerault Rd.**
-

Background Information: The proposed development has two applications in with the Town: a Master Plan Amendment (MPA17-0015) and a Zoning Planned Development (ZPD17-0020) in order to develop a residential subdivision. The maximum residential density within the proposed development is 58 single family dwelling units to be developed under the SF-5 District standards (minimum lot size of 6,000 square feet)

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 **58** dwelling unit lots = **1.9488 acres of Park Land Dedication required**

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

- **\$135,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$135,000.00** per acre X 1.9488 acres = **\$ 263,088.00** 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 **58** dwelling unit lots = **\$80,504.00** 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 of the Town's Land Development Regulations regarding Single Family District - 15, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 98 – Zoning; Article III. – District Regulations; Division 6. – SF-15, Single Family Residential District-15.



Parks Board AGENDA ITEM NO. 3

Link to the Flower Mound Code of Ordinances:

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

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

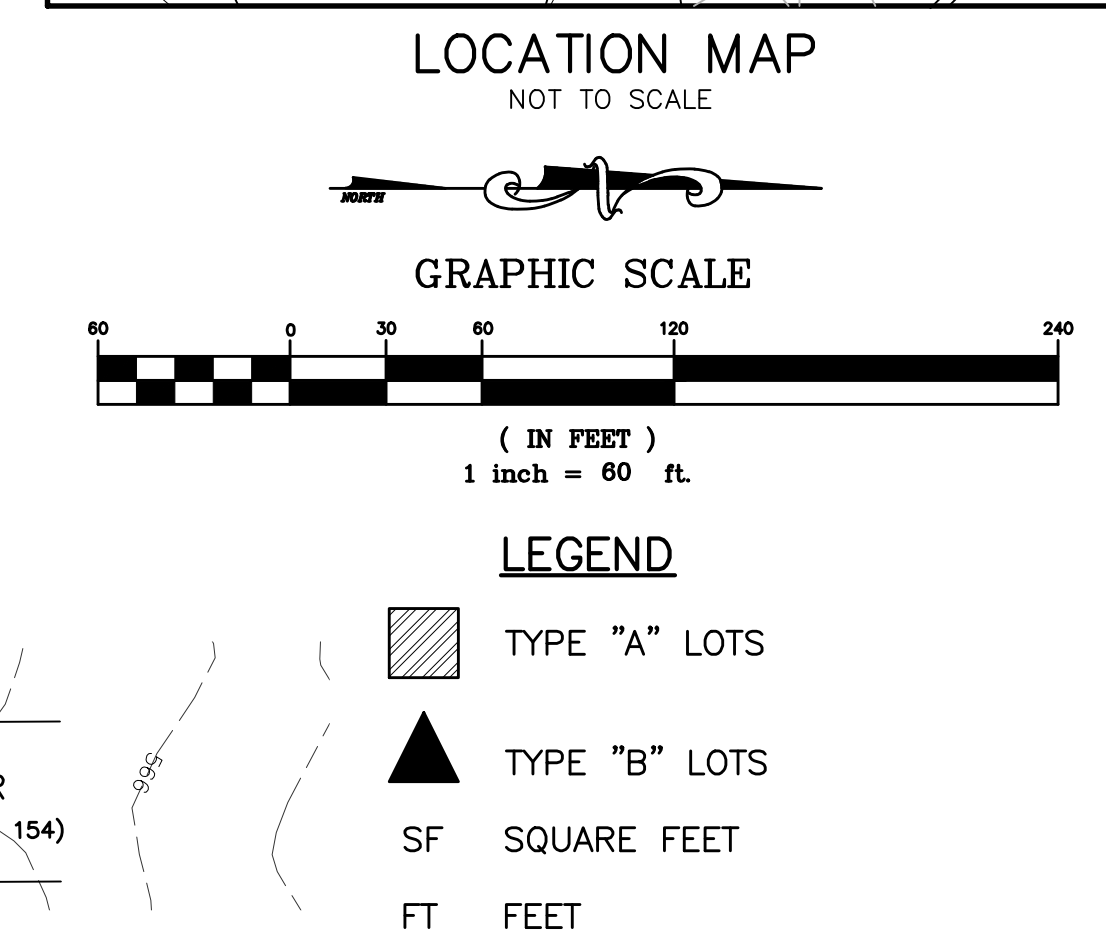
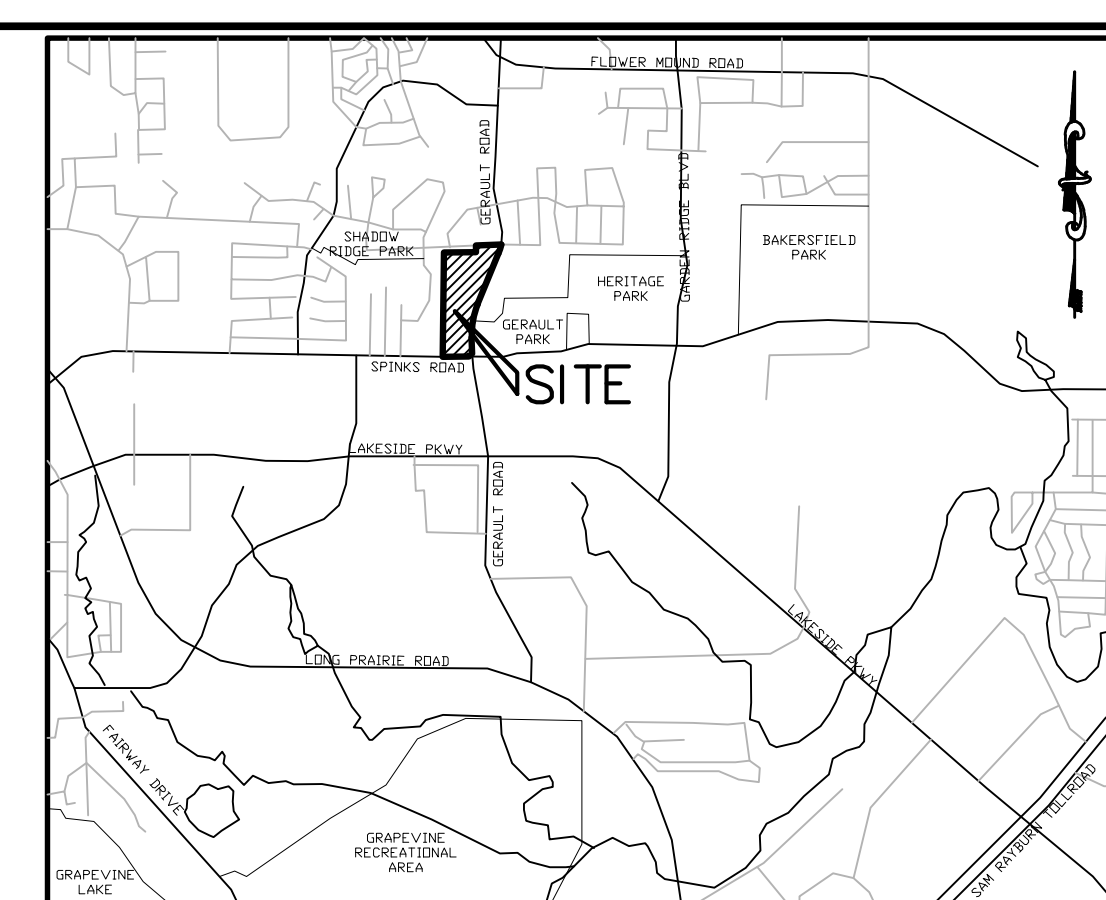
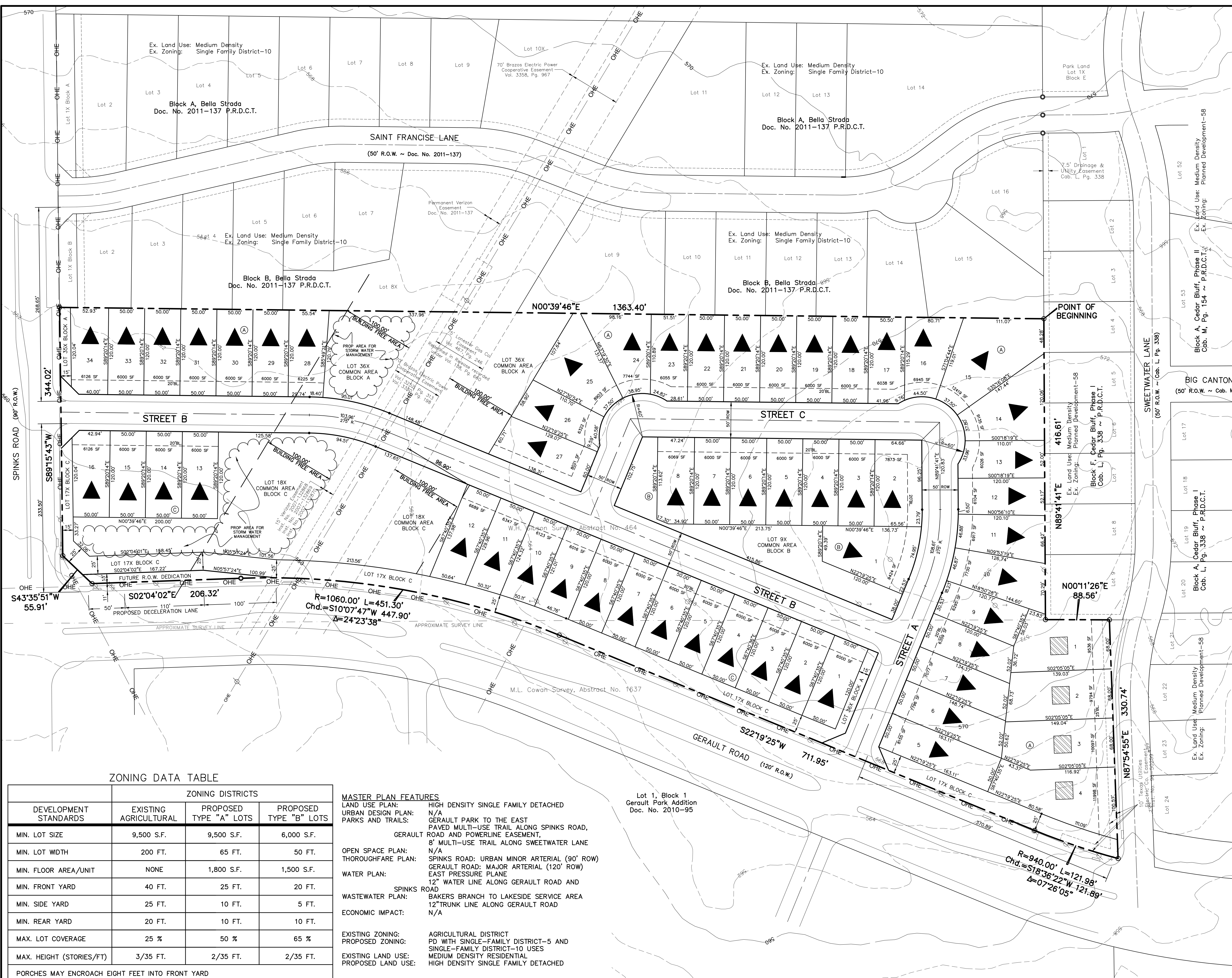
1. Magnolia Court Conceptual Plan

Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **1.9488 acres of land** and Park Development Fees in the amount of **\$80,504.00** for the Magnolia Court residential development generally located north of Spinks Rd. and west of Gerault Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$263,088.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$80,504.00** for the Magnolia Court residential development generally located north of Spinks Rd. and west of Gerault Rd.



- NOTES:
1. "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
 2. PROPOSED DEVELOPMENT SHALL BE ONE PHASE.
 3. STORMWATER DRAINAGE WILL BE CONVEYED FROM THE LOTS TO THE STREETS, ONCE THROUGH THE STREETS DRAINAGE WILL BE COLLECTED IN INLETS AND THEN CONVEYED THROUGH STORM SEWER PIPES UNTIL THEY REACH THE DETENTION BASINS (LOT 36X, BLOCK A & LOT 18X, BLOCK C). THE DETENTION BASIN WILL RELEASE STORM WATER FLOWS AT OR BELOW EXISTING CONDITIONS UNLESS THE CITY AND EXISTING INFRASTRUCTURE ALLOW FOR HIGHER RELEASES.
 4. ALL RIGHTS-OF-WAY ARE 50' UNLESS OTHERWISE INDICATED HEREON.
 5. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 6. FINAL UTILITY EASEMENTS TO BE DETERMINED AT THE TIME OF FINAL PLATTING.

CONCEPT PLAN (DRAFT)
MAGNOLIA COURT
 58 SINGLE FAMILY LOTS
 AND 3 COMMON AREA X LOTS
 LOT 36X, BLOCK A - 1.05 ACRES;
 LOT 9X, BLOCK B - 0.44 ACRES;
 AND LOT 18X, BLOCK C - 1.46 ACRES
 BEING 686,472 SQUARE FEET OR
 15.759 ACRES OUT OF THE
 W.H. GIBSON, ABSTRACT NUMBER 464
 AND
 M.L.COWAN SURVEY, ABSTRACT NO. 1637
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS

- CURT AND PEGGY POOL** OWNER
 1212 Spinks Road
 Flower Mound, Texas 75028
 Contact: Curt Pool
- MICHAEL F. HENSLEY** OWNER
 115 Ashley Place
 Ocean Springs, MS 39564-5322
 Contact: Michael Hensley
- PATTI COLWELL** OWNER
 1213 Gerault Road
 Flower Mound, Texas 75028-3407
 Contact: Patti Colwell
- CONTOUR, LTD.** APPLICANT
 14275 Midway Road, Suite 215
 Addison, Texas 75001 (214) 986-5009
 Contact: Jim Tchoukaleff
- JBI PARTNERS, INC.** SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B
 Addison, Texas 75001 (972)248-7676
 Contact: Joshua Luke, P.E.
 TBPE No. F-438 TBPLS No. 10076000

ZONING DATA TABLE

DEVELOPMENT STANDARDS	ZONING DISTRICTS		
	EXISTING AGRICULTURAL	PROPOSED TYPE "A" LOTS	PROPOSED TYPE "B" LOTS
MIN. LOT SIZE	9,500 S.F.	9,500 S.F.	6,000 S.F.
MIN. LOT WIDTH	200 FT.	65 FT.	50 FT.
MIN. FLOOR AREA/UNIT	NONE	1,800 S.F.	1,500 S.F.
MIN. FRONT YARD	40 FT.	25 FT.	20 FT.
MIN. SIDE YARD	25 FT.	10 FT.	5 FT.
MIN. REAR YARD	20 FT.	10 FT.	10 FT.
MAX. LOT COVERAGE	25 %	50 %	65 %
MAX. HEIGHT (STORIES/FT)	3/35 FT.	2/35 FT.	2/35 FT.

PORCHES MAY ENCRoACH EIGHT FEET INTO FRONT YARD

MASTER PLAN FEATURES
 LAND USE PLAN: HIGH DENSITY SINGLE FAMILY DETACHED
 URBAN DESIGN PLAN: N/A
 PARKS AND TRAILS: GERAULT PARK TO THE EAST
 PAVED MULTI-USE TRAIL ALONG SPINKS ROAD,
 ROAD AND POWERLINE EASEMENT,
 8' MULTI-USE TRAIL ALONG SWEETWATER LANE
 GERAULT ROAD
 OPEN SPACE PLAN: N/A
 THOROUGHFARE PLAN: SPINKS ROAD: URBAN MINOR ARTERIAL (90' ROW)
 GERAULT ROAD: MAJOR ARTERIAL (120' ROW)
 EAST PRESSURE PLANE
 WATER PLAN: 12" WATER LINE ALONG GERAULT ROAD AND
 SPINKS ROAD
 WASTEWATER PLAN: BAKERS BRANCH TO LAKESIDE SERVICE AREA
 12" TRUNK LINE ALONG GERAULT ROAD
 ECONOMIC IMPACT: N/A
 EXISTING ZONING: AGRICULTURAL DISTRICT
 PROPOSED ZONING: PD WITH SINGLE-FAMILY DISTRICT-5 AND
 SINGLE-FAMILY DISTRICT-10 USES
 EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL
 PROPOSED LAND USE: HIGH DENSITY SINGLE FAMILY DETACHED

Lot 1, Block 1
 Gerault Park Addition
 Doc. No. 2010-95

Plotted by: panider Plot Date: 2/19/2018 8:03 AM
 Saved By: panider Save Time: 2/19/2018 7:58 AM
 Drawing: H:\Projects\CTR026-Magnolia Court\dwg\SURVEY\CTR026-concept.dwg



PARKS BOARD AGENDA ITEM NO. 4

DATE: March 1, 2018

FROM: Sue Ridnour, Director of Library Services

ITEM: **Consider approval of the commissioning of three custom-made life-size animal sculptures from Sweety Bowman, and purchase of nine additional sculptures chosen from quotes provided by companies that supply bronze sculptures.**

Background Information: Funding in the amount of \$125,000 has been set aside to purchase 12 life-size bronze animal sculptures for Heritage Park Phase IV, to be installed along the interpretive trail. The Cultural Arts Commission (CAC) was asked to recommend the choice of animals, and a process for obtaining the sculptures. The Commission desired to use local artists to produce custom art to the extent that this proved to be possible. After consulting with LISD's environmental educators, the following animals indigenous to the area were chosen:

- Armadillo
- Beaver
- Bison
- Blue heron (will be installed in pond)
- Bobcat
- Coyote
- Eastern cottontail rabbit
- Horse (grazing/drinking)
- Opossum
- Red or gray fox
- Wild turkey
- Whitetail deer with antlers

A bid for custom-made sculptures was issued. There was only one response, from local artist Sweety Bowman. From the list provided by Sweety, three animals were chosen, based on their price and ability to be produced within the specified timeline: armadillo, bobcat, and coyote. Additional quotes have been requested from companies that produce custom and pre-made bronze sculptures to supply the remaining animals. When all quotes are received, the remaining animals will be chosen from whichever vendor(s) can supply them under the specified criteria and budget.

BOARD REVIEW/CITIZEN FEEDBACK: The Cultural Arts Commission recommended approval by a unanimous vote of 6 to 0 at its February 22, 2018, regular meeting.

Fiscal Impact: \$125,000.00

Legal Review: N/A

Attachments: N/A

Draft Motion: Move to approve the commissioning of three custom-made life-size animal sculptures from Sweety Bowman, and purchase of nine additional sculptures chosen from quotes provided by companies that supply bronze sculptures.



PARKS BOARD AGENDA ITEM NO. 5

DATE: March 1, 2018

FROM: Chuck Jennings, Director of Parks and Recreation
Kari Biddix, Park Development Manager

WORK SESSION ITEM: **Review and discuss a recommendation of park projects for FY 2019-2023 to be incorporated in to the Town's Five Year Capital Improvement Projects list.**

Background Information: Each year the Parks Board reviews projects that have been identified through the Parks and Trails Master Plan, projects that have been requested by citizens, and Town Council initiatives. The purpose of this work session item is for the Parks Board to review, discuss, and recommend proposed park projects for inclusion into the Town's Capital Improvement Plan (CIP) for fiscal years 2019 through 2023.

In March 2017, the Town Council adopted the 2017 Parks and Trails Master Plan. The purpose of the Master Plan was to review and evaluate each of the Town's Parks and Recreation facilities, provide a 10 year plan for the updating/renovating of our current inventory, recommending future park acquisitions, addressing A.D.A. requirements, and prioritization of these recommendations.

Staff has developed a draft list of projects that incorporates projects carried over from the previous CIP List and the most recent 2017 Parks and Trails Master Plan. Based upon the lists of projects identified and the amount of funding available, the Parks Board recommends parks projects by year, to be funded through the 4B sales tax revenues which are managed by the Community Development Corporation (CDC) and/or the Town's Park Development Fund.

Please see the attached draft of park projects for FY 2019-2023.

Fiscal Impact: N/A

Legal Review: N/A

Attachment:

1. Draft of Recommended CIP Park Funding Projects

Draft Motion: This item is for discussion purposes only.

Draft Recommended - CIP 4B Park Funding/Projects

PARK PROJECTS	Prior Year	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Park & Trail O&M		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000
Park & Trail Amenities		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Twin Coves Park Debt Service		\$270,100	\$271,250	\$272,300	\$273,250	\$270,950	\$1,357,850
The Heritage Park - Phase 4	\$2,400,000						\$2,400,000
Bakersfield Park Restroom and concrete walkway		\$500,000					\$500,000
Rheudasil Improvements	\$200,000	\$200,000	\$1,600,000				\$2,000,000
Playground Replacements (Lakewood, Stone Creek, Thrush, Gerault)		\$1,000,000					\$1,000,000
Playground Replacements (Chinn Chapel, Pecan Orchard)			\$350,000				\$350,000
Individual Park Improvements (Bluebonnet, Colony, & Lakewood)				\$425,000			\$425,000
Individual Park Improvements (Shadow Ridge, Grand, Culwell and Parker Square)					\$300,000		\$300,000
Trails Master Plan			\$300,000				\$300,000
Lakewood Park - Add Pavilion		\$75,000					\$75,000
Canyon Falls - Park Design		\$150,000					\$150,000
Bella Lago Master Plan		\$50,000					\$50,000
Master Plan for Park Property by Library		\$50,000					\$50,000
Playground Replacements (Grand, Cortadera, Wilkerson, Possum)				\$1,000,000			\$1,000,000
Heritage Park Improvements - Utilities, lighting improvements; restrooms at Dog Park; Upgrade surface at Fort Wildflower Playground				\$800,000			\$800,000
Bakersfield Park Improvements Phase I - Add sports field lighting to the 5 acre multipurpose field, retro fit parking lot lights to LED, and retro fit soccer sports lights to LED					\$1,100,000		\$1,100,000
Bakersfield Park Improvements Phase II - Upgrade Lighting to LED at baseball fields (1-8)						\$1,200,000	\$1,200,000
Playground Replacements (Peacock)					\$250,000		\$250,000
Gerault Park - Pavilion Update, Electricity, grill and trash receptacles						\$250,000	\$250,000

Draft Recommended - CIP 4B Park Funding/Projects

PARK PROJECTS	Prior Year	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Wilkerson Park - Lighting upgrade to LED; landscape and irrigation improvements					\$175,000		\$175,000
Dunham Ranch Master Plan						\$150,000	\$150,000
Leonard Johns Park - ADA accessibility & Lighting upgrade to LED for tennis courts					\$185,000		\$185,000
Tealwood Oaks Park - ADA accessibility; upgrade bridges & amenities						\$350,000	\$350,000
Cortadera Park - Loop trail; irrigation; fence upgrades and basketball pad improvements		\$200,000					\$200,000
Dixon Park - Add Picnic pavilion and amenities; Signage						\$150,000	\$150,000
Glenwick Park - Lighting Upgrade to LED for baseball and tennis, landscape and irrigation improvements					\$200,000		\$200,000
Annual Funding	\$2,600,000	\$2,745,100	\$2,771,250	\$2,747,300	\$2,733,250	\$2,620,950	\$16,217,850

Draft Recommended - CIP 4B Park Funding/Projects

PARK PROJECTS		Prior Year	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total
Future Projects - Not Funded		**						FY 24-28
Leonard Johns Park - Bridge Replacement	NF							\$250,000
Bluebonnet Trail Connections	NF							\$1,000,000
Equestrian Trailhead	NF							\$400,000
Equestrian Trails	NF							\$500,000
Green Acres Memorial Farm	NF							\$2,200,000
Indian Blanket Trail Connections	NF							\$2,000,000
Pink Evening Primrose Trail Connections	NF							\$600,000
Playground Replacements (FY23/24 - Northshore, Jake's Hilltop, Rustic Timbers)	NF							\$600,000
Playground Replacements (FY24/25 - Thrush & Westchester)	NF							\$400,000
Purple Coneflower Trail Connections	NF							\$150,000
Texas Yellow Star Trail Connections	NF							\$850,000
White Lazy Daisy Trail Connections	NF							\$100,000
Rustic Timbers Park - Creek stabilization, ADA	C							\$350,000
Spring Lake Park - Drainage/sidewalk	C							\$100,000
Staton Oak Park - Replace irrigation	C							\$200,000
Stone Creek Park - Replace amenities; ADA, irrigation, replace pavilion	C							\$350,000
Jake's Hilltop Park - Playground replacement and add scoreboards	C							\$450,000
Chinn Chapel - Upgrade Ballfield Lighting to LED lights, ADA, drainage; fence improvements	S							\$650,000
Bluebonnet Park - Flower bed improvements; park and trail connections	S							\$25,000
Community Activity Center - Expansion	S							\$22,000,000
Cortadera Park - Loop trail; irrigation; fence upgrades	S							\$300,000
Forest Park - ADA compliant and picnic station	S							\$25,000
Gaston Park - Master Plan	S							\$100,000
Gerault Park - Lighting; regrade north field, synthetic turf	S							\$1,750,000
Green Acres Park - Master Plan	S							\$100,000

Draft Recommended - CIP 4B Park Funding/Projects

PARK PROJECTS		Prior Year	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	Total	
Lawson Park - Wildflower improvements	S							\$25,000	
Northshore Park - Pavilion upgrade	S							\$250,000	
Peacock Park - Boardwalk; bioswale	S							\$100,000	
Post Oak Park - Restroom; signage; trail; remove stock pond; boardwalk	S							\$500,000	
Prairie Trail Park - Master Plan	S							\$100,000	
Spring Lake Park - Adult Fitness Stations	S							\$100,000	
Spring Meadow Park - Irrigation; Pavilion upgrade; loop trail	S							\$300,000	
Tealwood Oaks Park - Pavilion upgrades; consider parking addition	S							\$350,000	
Thrush Park - Master Plan	S							\$100,000	
Tiger Field - Restroom	S							\$250,000	
Timber Creek Park - Butterfly Garden and ADA accessibility	S							\$100,000	
West Windsor Park - landscape beautification	S							\$100,000	
Westchester Park - Restrooms; ADA; backstop; parking lot; splash pad; trails	S							\$750,000	
Community Parks - Land Acquisition - 63 Acres	V							\$15,750,000	
Dunham Ranch - Park Development	V							\$5,000,000	
Neighborhood Parks - Land Acquisition - 43 Acres	V							\$10,750,000	
Recreation Center - West Flower Mound - Facility Development	V							\$30,000,000	
Hideaway Park - ADA Accessibility	C							\$50,000	
Regional Parks - Land Acquisitions - 52 Acres	V							\$13,000,000	
Tennis Center - Construction	V							\$5,000,000	
Tennis Center Master Plan	V							\$60,000	
Tennis Center Design	V							\$500,000	
Canyon Falls - Park Development	V							\$2,500,000	
Total			\$2,600,000	\$2,745,100	\$2,771,250	\$2,747,300	\$2,733,250	\$2,620,950	\$134,802,850

** C-Critical, S-Sustainable, V-Visionary, NF-Not Funded