



**AGENDA**  
**FLOWER MOUND PARKS BOARD**  
**REGULAR MEETING**  
**AUGUST 4, 2022**

**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](http://WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP)  
\*\*\*\*\*

Comments regarding any item on this agenda can be sent to the Parks Board by  
Emailing: [Parks@flower-mound.com](mailto:Parks@flower-mound.com) or Calling: 972.874.6000

***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 COMMENTS**

To speak to the Parks Board during public comments, please fill out a [comment form](#).

- Turn in form to the Administrative Assistant prior to the time the meeting is scheduled to begin and up to when the public comment portion of the meeting has concluded
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired
- Additional time limits will be provided to members of the public that need to address the Board through a translator.
- Please state your name and address when speaking

The purpose of this item is to allow the public an opportunity to address the Parks Board on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Parks & Recreation at 972-874-6300 during business hours.

**E. PRESENTATIONS**

- 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.

**F. DIRECTOR'S REPORT**

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

**G. CONSENT AGENDA**

1. Consider approval of the minutes from a regular meeting of the Parks Board held on July 7, 2022

**H. REGULAR ITEMS**

2. Comments and feedback for Planning and Zoning Commission and Town Council on Park Land Dedication and Park Development Fee requirements for the Flower Mound Ranch mixed-use development generally located east and west of Cross Timbers Road and Hwy 377.

**I. RECESS 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 the naming of a particular area within a park in honor of former Community Services Executive Director Gary Sims.

**L. ADJOURN WORK SESSION**

**M. RECONVENE REGULAR MEETING**

**N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS**

- The next regular meeting of the Parks Board is scheduled for September 1, 2022.

**O. 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: August 1, 2022 at 3:30 P.M. at least 72 hours prior to the scheduled time of said meeting.



**Jade Olson, Administrative Assistant**

The Parks Board may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Parks Board seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

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 Assistant at (972) 874-6425.



## PARK BOARD AGENDA ITEM NO. 1

### CONSENT ITEM

---

**DATE:** August 4, 2022

**FROM:** Jade Olson, Administrative Assistant

**ITEM:** Consider approval of the minutes from a regular meeting of the Parks Board held on July 7, 2022.

---

**BACKGROUND INFORMATION:** The Parks Board held a regular meeting July 7, 2022.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**ALTERNATIVES/OPTIONS:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Draft minutes from the July 7, 2022 Regular Meeting of the Park Board.

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

---

**THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 7<sup>th</sup> DAY OF JULY 2022, 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 meeting with the following members present:

Scott Langley	Place 1
Allen Pichon	Place 2
Teresa Thomason	Place 3 – Chair
Rick Kenyon	Place 4 – Vice-Chair
Holly Royer	Place 5
Mark Mayer	Place 6
Jennifer Romaszewski	Place 7
Brittany Bowden	Place 9 – Alternate
Robert Sheets	Place 10 – Alternate

The following Board members were not in attendance:

Preston Peterson	Place 8 – Alternate
------------------	---------------------

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
John Habern	Parks, Trails, and Landscape Manager
Clayton Litton	Parks Superintendent
Brennon Peltier	Park Development Manager
Matt Chutchian	Athletic Supervisor
Jade Olson	Administrative Assistant

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

N/A

- E. PRESENTATIONS**

Matt Chutchian, Athletic Supervisor, introduced President Mike Hirniak to represent the Flower Mound Lacrosse Association (FMLA). The Board was updated with FMLA's operations regarding youth lacrosse leagues.

- F. DIRECTOR'S REPORT**

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

- G. CONSENT AGENDA**

- 1. Consider approval of the minutes from a regular meeting of the Parks Board held on June 2, 2022.**

**Board Deliberation**

Board Member Langley moved to approve as presented in the agenda caption. Board Member Romaszewski seconded the motion.

**VOTE ON THE MOTION**

**AYES: Langley, Pichon, Kenyon, Royer, Mayer, Romaszewski**  
**NAYS: None**

**H. REGULAR ITEMS**

- 2. Consider approval of a request from the Forest Vista Elementary School PTA to sell PTA memberships, T-shirts, yard signs, and various spirit wear during their rental of the outdoor water park and indoor pool at the Community Activity Center on Saturday, August 13, 2022.**

**Staff Presentation**

Chuck Jennings – Director of Parks & Recreation

**Board Deliberation**

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

**VOTE ON THE MOTION**

**AYES: Romaszewski, Mayer, Royer, Kenyon, Pichon, Langley**  
**NAYS: None**

- 3. Consider approval of a request from Founders Classical Academy of Flower Mound to allow Kona Ice to sell product at their outdoor water park rentals at the Community Activity Center on Sunday, July 31, 2022 and Sunday, August 7, 2022.**

**Staff Presentation**

Chuck Jennings – Director of Parks & Recreation

**Board Deliberation**

Board Member Royer moved to approve as presented in the agenda caption. Board Member Pichon seconded the motion.

**VOTE ON THE MOTION**

**AYES: Langley, Pichon, Kenyon, Royer, Mayer, Romaszewski**  
**NAYS: None**

- 4. Consider recommending approval for Town Manager consideration a Youth Baseball and Softball Contract with the Flower Mound Youth Sports Association from September 1, 2022 through August 31, 2027.**

**Staff Presentation**

Matt Chutchian – Athletic Supervisor

**Board Deliberation**

Board Member Pichon moved to approve as presented in the agenda caption. Vice Chair Kenyon seconded the motion.

**VOTE ON THE MOTION**

**AYES: Romaszewski, Mayer, Royer, Kenyon, Pichon, Langley**

**NAYS: None**

5. Consider approval for Town Manager consideration a Concession Contract with the Flower Mound Youth Sports Association to provide the services of Concessionaire at the Bakersfield Park, Gerault Park, and Jake’s Hilltop Park permanent concession buildings from September 1, 2022 through August 31, 2027.

**Staff Presentation**

Matt Chutchian – Athletic Supervisor

**Board Deliberation**

Board Member Langley moved to approve as presented in the agenda caption. Board Member Romaszewski seconded the motion.

**VOTE ON THE MOTION**

**AYES: Langley, Pichon, Kenyon, Royer, Mayer, Romaszewski**

**NAYS: None**

6. Consider recommending approval for Town Manager consideration a Youth and Adult Soccer Contract with the Greater Lewisville Area Soccer Association from September 1, 2022 through August 31, 2027.

**Staff Presentation**

Matt Chutchian – Athletic Supervisor

**Board Deliberation**

Vice Chair Kenyon moved to approve as presented in the agenda caption. Board Member Pichon seconded the motion.

**VOTE ON THE MOTION**

**AYES: Romaszewski, Mayer, Royer, Kenyon, Pichon, Langley**

**NAYS: None**

7. Consider approval for Town Manager consideration a Concession Contract with the Greater Lewisville Area Soccer Association to provide the services of Concessionaire at the Chinn Chapel Soccer Complex permanent concession buildings from September 1, 2022 through August 31, 2027.

---

**Staff Presentation**

Matt Chutchian – Athletic Supervisor

**Board Deliberation**

Board Member Mayer moved to approve as presented in the agenda caption. Board Member Royer seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Langley, Pichon, Kenyon, Royer, Mayer, Romaszewski

**NAYS:** None

**I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS**

- The next regular meeting is scheduled for August 4, 2022.

**J. ADJOURNMENT**

Board Member Langley made a motion to adjourn the meeting. Vice Chair Kenyon seconded the motion.

Chair Thomason adjourned the Regular Meeting at 7:27pm.

**TOWN OF FLOWER MOUND, TEXAS**

---

**Teresa Thomason – Chair**

**ATTEST:**

---

**Jade Olson, Administrative Assistant**



## Parks Board AGENDA ITEM NO. 2

---

**DATE:** August 4, 2022

**FROM:** John Habern, Parks, Trails and Landscape Manager

**ITEM:** **Comments and feedback for Planning and Zoning Commission and Town Council on Park Land Dedication and Park Development Fee requirements for the Flower Mound Ranch mixed-use development generally located east and west of Cross Timbers Road and Hwy 377.**

---

**Background Information:** The proposed development has one application in with the Town: a Mixed-Use Development (MU21-0002). The development is seeking a maximum residential density within the proposed development of 12,982 units to include 10,448 multi-family dwelling units and 2,534 single-family detached or attached (Townhomes) units to be developed under the Mixed-Use ordinance.

**Alternatives or Options:** The Board may wish to provide feedback or recommendations on park land dedication, park related needs such as ball fields, community and neighborhood parks, trails, and fees in lieu of park land or park development fees.

### **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 **2,534** dwelling unit lots = **85.1424 acres of Park Land Dedication required**
- 2.78 acres of land per 100 multi-family dwelling units = 0.0278 acres/dwelling unit lot
- 0.0278 acres/dwelling unit lot X **10,448** dwelling unit lots = **290.4544 acres of Park Land Dedication required**

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

- **\$XXX,XXX.XX** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$XXX,XXX.XX** per acre X 375.5968 acres = **\$XXX,XXX.XX 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 **12,982** dwelling unit lots = **\$18,019,016.00 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.





## **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

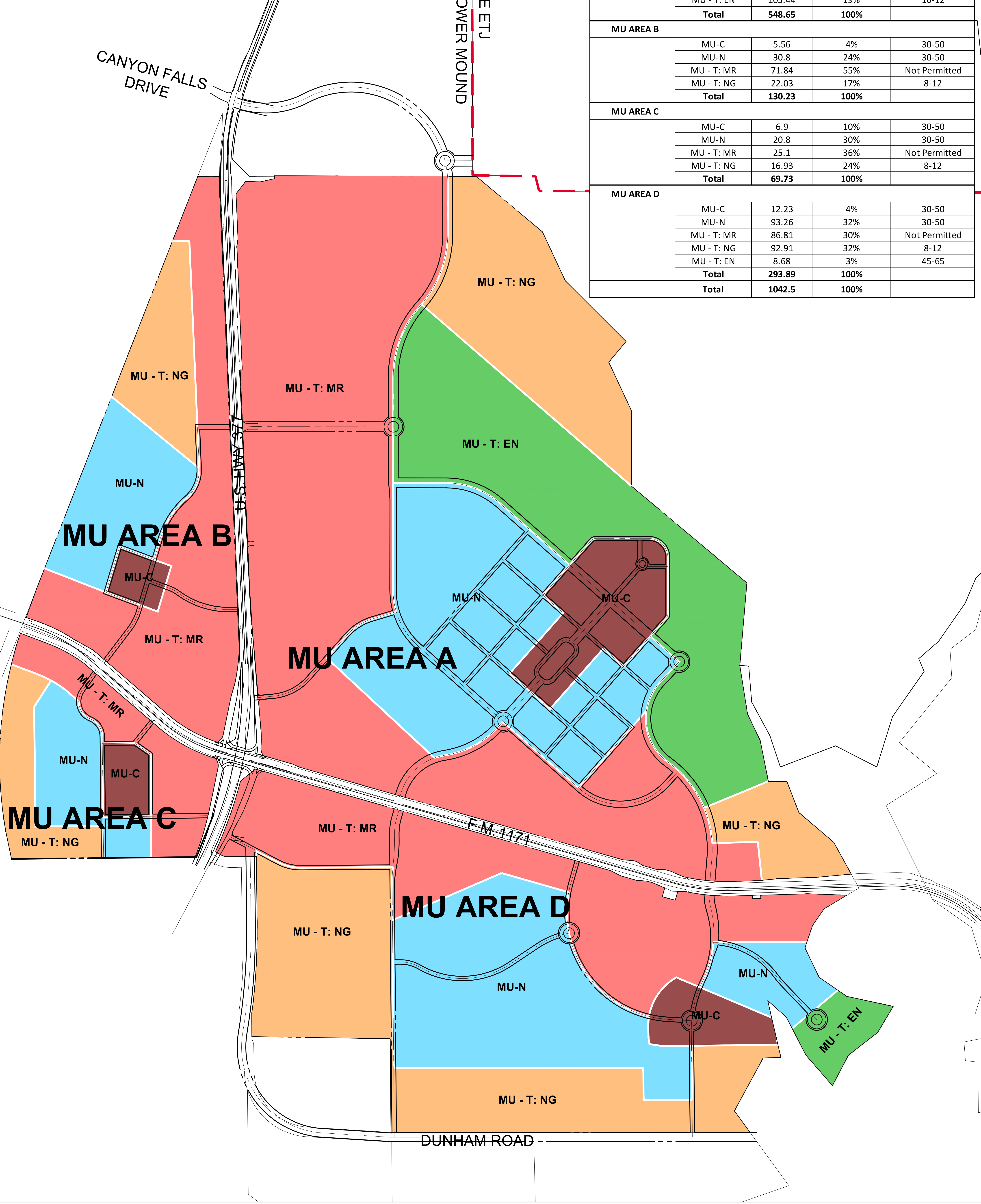
**Attachment:**

1. Flower Mound Ranch Conceptual Plan

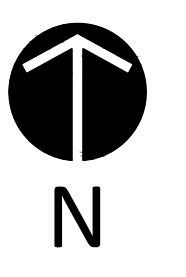
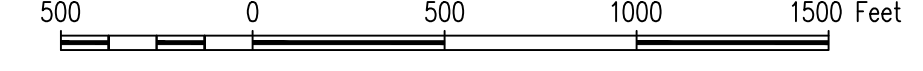
**Draft Motion:** N/A

Mixed-Use Character Zone		
Legend	Use Status	Abbreviation
	Mixed-Use Core	MU-C
	Mixed-Use Neighborhood	MU-N
	Mixed-Use Transition - Neighborhood	MU - T: NG
	Mixed-Use Transition - Enviromental	MU - T: EN
	Mixed-Use Transition - Major Roadway	MU - T: MR

CHARACTER ZONE				
STATISTICAL REPORT TABLE 1.1				
MU AREA	USE STATUS	ACRES	% OF LAND AREA	DENSITY (du/ac)
<b>MU AREA A</b>				
	MU-C	29.88	5%	40-60
	MU-N	100.82	18%	20-40
	MU - T: MR	237.89	43%	Not Permitted
	MU - T: NG	74.62	14%	5-8
	MU - T: EN	105.44	19%	10-12
	<b>Total</b>	<b>548.65</b>	<b>100%</b>	
<b>MU AREA B</b>				
	MU-C	5.56	4%	30-50
	MU-N	30.8	24%	30-50
	MU - T: MR	71.84	55%	Not Permitted
	MU - T: NG	22.03	17%	8-12
	<b>Total</b>	<b>130.23</b>	<b>100%</b>	
<b>MU AREA C</b>				
	MU-C	6.9	10%	30-50
	MU-N	20.8	30%	30-50
	MU - T: MR	25.1	36%	Not Permitted
	MU - T: NG	16.93	24%	8-12
	<b>Total</b>	<b>69.73</b>	<b>100%</b>	
<b>MU AREA D</b>				
	MU-C	12.23	4%	30-50
	MU-N	93.26	32%	30-50
	MU - T: MR	86.81	30%	Not Permitted
	MU - T: NG	92.91	32%	8-12
	MU - T: EN	8.68	3%	45-65
	<b>Total</b>	<b>293.89</b>	<b>100%</b>	
<b>Total</b>		<b>1042.5</b>	<b>100%</b>	



NOTE:  
 1. THE PROPOSED ZONING IS CONSISTENT WITH THE RULE 11 AGREEMENT DATED NOVEMBER 29, 2006.  
 2. THIS EXHIBIT IS CONCEPTUAL AND BASED ON THE INFORMATION AVAILABLE AT THE TIME OF ZONING. THE INFORMATION PROVIDED ON THIS EXHIBIT IS INTENDED TO BE PRELIMINARY, AND WILL BE SUPPLEMENTED AS THE PROPERTY IS PLATTED AND DEVELOPED IN PHASES OVER TIME.  
 3. FOR PURPOSES SECTION 98-901(D) THE USES IDENTIFIED ON TABLE 3.1 AS "P/C" ARE PERMITTED USES.



CONCEPT PLAN  
 CHARACTER ZONE ALLOWABLE DENSITY  
 FLOWER MOUND RANCH

Town of Flower Mound  
 Denton County, Texas



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  
 TBPE: 19762 TBPLS: 10194440  
 www.gison.com  
 www.mcadamsco.com



## Parks Board AGENDA ITEM NO. 3

---

**DATE:** August 4, 2022

**FROM:** Chuck Jennings, Director of Parks and Recreation

**ITEM:** **Review and discuss appointment of a Parks Board Committee whose charge is to make a recommendation regarding the naming of a particular area within a park in honor of former Community Services Executive Director Gary Sims.**

---

**Background Information:** The naming or renaming of Town parks or areas within a park is the responsibility of the Parks Board. The process for determination of a name for recommendation to the Town Council is specified in Town Ordinance Sec. 54-1. With the recent passing of Gary Sims, former Executive Director of Community Services from 2010 – 2018, several Parks Board members have suggested that the Board consider naming an area within one of the Town's parks in honor of him and his service to the Town. Per the Town's code of ordinances, parts or areas within a park or recreation facility may be given a name which is different than the park or building. Such parts or areas may include (but are not to be limited to) gardens, playgrounds, athletic fields, structures, swimming pools and meeting rooms. Names for such facilities shall be established by the same guidelines and procedures applied to parks and buildings.

The Chair of the Parks Board is responsible for appointing a committee that will be tasked with recommending naming options. The Parks Board will review the committee's suggestions and provide a recommendation for Town Council approval. Staff recommends the Chair appoint a maximum of three Parks Board members. A staff liaison will work with the committee and coordinate their meetings.

**Fiscal Impact:** N/A

**Legal Issues:** N/A

**Attachment:** N/A

**Draft Motion:** To appoint three members to a Parks Board committee whose charge is to make a recommendation regarding the naming of a particular area within a park in honor of former Community Services Executive Director Gary Sims.