Parks Board

May 2, 2024
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. PRESENTATION

1. Recap presentation of the Total Eclipse of the Mound event at Twin Coves Park.

F. STAFF/DIRECTOR REPORT

G. CONSENT ITEM

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. April 4, 2024 Minutes - Consider approval of the minutes from April 4, 2024.

H. WORK SESSION ITEM

1. Review and discuss the Community Activity Center Renovation/Expansion Feasibility Study.

I. REGULAR ITEM

1. Lakeside East mixed-use development - Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Lakeside East mixed-use development generally located east of Long Prairie Rd and north of Lakeside Pkwy.

J. CLOSED MEETING

The Parks Board to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. 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 below referenced items.

1. Consultation with Town Attorney, L.P. v. Town of Flower Mound, Texas, et al

K. RECONVENE

L. REGULAR ITEMS

1. La Estancia Multi-use Development - Consider recommending to Planning and Zoning Commission and Town Council Park requirements for La Estancia multi-use development generally located north of Cross Timbers Rd and east of Canyon Falls Dr.
2. Five Year CIP for Park Projects - Consider approval of a recommendation of parks projects to be funded by the Community Development Corporation in Fiscal Year 2024-2025 using 4B sales tax revenue and incorporate park projects for FY 2025-2029 into the Town's Five-Year Capital Improvement Projects list.

M. COORDINATION OF CALENDARS

1. The next Parks Board meeting is scheduled for June 6, 2024.

N. 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: April 29, 2024, at 3 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

April 4, 2024
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, Place 3
Rick Kenyon, Vice Chair, Place 4
Christoper Chastain, Place 1
Dart West, Place 2
Holly Royer, Place 5
Mark Mayer, Place 6
Jennifer Romaszewski, Place 7
Doug Graves, Place 9, Alternate
Ron Ruthven, Place 10, Alternate

with the following member(s) absent:
Susan Borella, Place 8, 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
Clayton Litton, Parks Superintendent
Brennon Peltier, Park Development Manager
Jade Olson, Administrative Assistant

B. INVOCATION

Board Member Dart West led the invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chair Teresa Thomason led the pledges.

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.

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

Public comments were held until the work session for Trotter Park.

E. PRESENTATIONS

1. Donation Presentation to the Texas Chapter of the Multiple Sclerosis Society
   Kimberly Cheek presented a donation to Executive Director of the MS Society, Ryan Armstrong.

F. STAFF/DIRECTOR REPORT

Chuck Jennings, Travis Cunniff, and Brennon Peltier 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. March 7, 2024 Minutes - Consider approval of the minutes from March 7, 2024.

ACTION:	Holly Royer moved to approve as presented in the agenda caption. Jennifer Romaszewski seconded the motion.
AYES:	Ervin West, Holly Royer, Jennifer Romaszewski, Mark Mayer, Richard Kenyon, Christopher Chastain
NAYS:	None
ABSTAIN:	None
RESULT:	6 : 0

H. WORK SESSION ITEM(S)

1. Review and discuss two preliminary conceptual plans for the Master Planning of Trotter Park, a 13.3 acre park located next to Rockpointe Church on Cross Timbers Rd.
Chuck Jennings introduced David Ship and Harmon Duke from MHS Planning and Design. The Parks Board was provided with a preliminary conceptual plan for the Master Planning of Trotter Park.

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

	Speaker name and address	Subject (as written on the form)
1.	Katherine Schmitz, 1046 Colony St	Trotter Park
2.	Rebecca Hacker, 2401 Telluride Dr	Trotter Park
3.	David Engfer, 6709 Oak Knoll Rd, Argyle, TX 76226	Trotter Park
4.	Nancy Lumbra 3628 Leanne Dr	Trotter Park
5.	Eric Davidson, 809 Glen Garry Dr	Trotter Park
6.	Charlotte Rivera, 1128 Breezewood Dr, Lewisville, TX 75077	Trotter Park
7.	Tyson Faifer, 8400 Hickory St #102, Frisco, TX	Trotter Park
8.	Scott Langley, 800 Carter Ct	Trotter Park
9.	Jonah Carroll, 1813 Marble Pass Dr	Trotter Park
10.	Winfred Livingston, 2224 Golden Arrow Dr	Trotter Park
11.	Jonathan Carroll, 1813 Marble Pass Dr	Trotter Park
12.	Randal Colling, 3804 Boynton Blvd	Trotter Park
13.	Nancy Kleckner, 1801 Rue de Isabelle	Trotter Park
14.	Katrina Tiner, 5327 Buckner Dr	Trotter Park
15.	Andrea Hargreaves, 2612 Wood Stone Ct	Trotter Park

16.	Todd Williams, 2004 Peninsula Dr	Trotter Park
17.	Auione Lee, 5021 Coker Dr	Trotter Park
18.	James Tullos, 2904 Bluffview Ln	Trotter Park

** Indicates person did not wish to speak*

I. REGULAR ITEM(S)

1. Charity Pet Pageant - Consider approval of a request to hold a charity Pet Pageant event at Post Oak Park of Flower Mound.
   The Pet Pageant event was canceled.
2. Lakeside East Mixed-Use Development - Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Lakeside East Mixed-Use development generally located east of Long Prairie Rd and north of Lakeside Pkwy.

ACTION:	Richard Kenyon moved to table the item. Christopher Chastain seconded the motion.
AYES:	Ervin West, Holly Royer, Jennifer Romaszewski, Mark Mayer, Richard Kenyon, Christopher Chastain
NAYS:	None
ABSTAIN:	None
RESULT:	6 : 0

J. WORK SESSION ITEM(S)

1. Review and discuss a recommendation of park projects for FY 2025-2029 to be incorporated into the Town's Five Year Capital Improvement Projects list.
   Staff Presenter
   Brennon Peltier, Park Development Manager, gave a presentation of the parks projects for FY 2025-2029 to be incorporated into the Town's Five-Year Capital Improvement Projects list.

K. CORDINATION OF CALENDARS

1. The next Parks Board meeting is scheduled for May 2, 2024.

L. ADJOURN

Chair Teresa Thomason adjorned the meeting at 10:32pm.

PARKS BOARD
AGENDA I.1.
REGULAR ITEM

DATE: May 2, 2024
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 the Lakeside East mixed-use development generally located east of Long Prairie Rd and north of Lakeside Pkwy.**

BACKGROUND:
The proposed development has two applications in with the Town: a Mixed-use development (MU23-0001) and a Master Plan Amendment (MPA23-0002). The uses include office, retail, restaurants, multi-family, and hotel occupancy. The residential density proposed is 350 multi-family dwellings.

BOARD REVIEW/CITIZEN FEEDBACK: The Parks Board tabled this item at their April 4, 2024, regular meeting.

ALTERNATIVES:
The Board may wish to recommend land be dedicated for park use within the proposed development, credit be given for qualifying publicly accessible open space, or receive cash in lieu of land.

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 2.78 acres of land per 100 multi-family dwelling units = 0.0278 acres/dwelling unit lot
- 0.0278 acres/dwelling unit lot X **350** dwelling unit lots = **9.73** acres of Park Land Dedication required

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

- **$250,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$250,000.00** per acre X 9.73 acres = **$ 2,432,500.00** 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 **350** dwelling unit lots = **$485,800.00** 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:
https://library.municode.com/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH90SU_ARTVIST_DIV8PAREAR

For further details of the Town's Land Development Regulations regarding Planned Development District zoning regulations, please see the following link to the Town's Land Development Regulations:

Link to the Flower Mound Code of Ordinances:
https://www.municode.com/library/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH98ZO_ARTIIIDIRE_DIV21PDPLDEDI

FISCAL IMPACT: N/A
N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Lakeside East Open Space Plan

DRAFT MOTION:
Move to recommend approval to Planning and Zoning Commission and Town Council park land dedication, cash in lieu of, open space credit, or a combination be accepted for the Lakeside East mixed-use development generally located east of Long Prairie Rd and north of Lakeside Pkwy.

2499 Lakeside Pkwy -
Park Credit Option

PARK CREDIT SUMMARY
SECTION 90-449

OPEN SPACE TYPE	STANDARD CREDIT RATIO	ENHANCED CREDIT RATIO	AREA LIMITS (acres)	REQUIREMENTS					
				PAVING	SHADED SEATING	FOCAL POINT	LIGHTING	SIGNAGE	LANDSCAPE
(1) COURTYARD - 24,130 sf	1.75	2.50	N/A	ENHANCED	REQ'D	REQ'D	ACCENT	N/A	REQ'D
(2) DETENTION - 42,915 sf	1.00	1.50	N/A	N/A	REQ'D	N/A	PERMITTED	PROHIBITED	REQ'D TREES 30' OC
(3) PLAZA - 30,404 sf	1.75	2.50	1.0 < x	ENHANCED	REQ'D	N/A	ACCENT	N/A	REQ'D
(4) GENERAL OPEN SPACE - 55,639 sf	1.5	1.75	N/A	N/A	N/A	N/A	PERMITTED	N/A	REQ'D
POTENTIAL CREDIT AREA	221,808 sf	298,075 sf							

0 60 120 240

Overall Site Plan

OPEN SPACE AREAS

3 PLAZA - 19,038 sf

RESTAURANT 4,385sf

SIDEWALK CAFE STYLE SEATING

ENHANCED PAVING

ACCENT LIGHTING

LAWN

LANDSCAPING

BENCH SEATING

ENTERTAINMENT PLAZA - AFFINITY IMAGERY

RESTAURANT 6,000sf

SIDEWALK CAFE STYLE SEATING

ENHANCED PAVING

ACCENT LIGHTING

LAWN

LANDSCAPING

BENCH SEATING

GAME TABLES

RESTAURANT 6,000sf

ACTIVITY PLAZA - AFFINITY IMAGERY

RESIDENT COURTYARD

RESIDENT COURTYARD TO INCLUDE TYPICAL LUXURY MULTIFAMILY AMENITIES, PENDING FINALIZATION OF AGREEMENT WITH MULTIFAMILY DEVELOPER, E.G., PERGOLAS, SHADED SEATING, LAWN GAMES, GAS GRILLS, FIRE PITS.

RESIDENT COURTYARD

OPEN SPACE AREAS

1 COURTYARD - 12,550 sf

2 DETENTION - 42,915 sf

3 PLAZA - 3,819 sf

2

SHADED BENCH SEATING

TRASH RECEPTACLE

MULTI-FAMILY
4-STORIES
290,000 GROSS SQFT

PROPOSED FOR-RENT
2-STORY TOWN HOMES
2,250 GROSS SQFT / UNIT

ACCENT BOLLARDS
SHADED SEATING

1

SHADED BENCH SEATING

OVERLOOK

SIDEWALK CAFE STYLE SEATING

8' PATH

MIXED PLANTING

RESTAURANT
5,000SF

FOCAL POINT

MIXED PLANTING

3

ENHANCED PAVING

ACCENT BOLLARDS

ENHANCED PAVING

SIDEWALK CAFE STYLE SEATING

DETENTION AREA -
AFFINITY IMAGERY

NON-FENCED MULTI-PURPOSE COURTYARD FOR DOG-WALKING, LUNCHBREAKS, ETC.

ACCENT LIGHTING

TIERED DOG CLIMBING STRUCTURE (FOCAL POINT)

MIXED PLANTING

LARGE SWINGS (2)

ENHANCED PAVING

SHADED SEATING

OPEN SPACE AREAS	
1	COURTYARD - 11,580 sf

COURTYARD -
AFFINITY IMAGERY

**EXISTING 3-STORY
EXECUTIVE SUITES BUILDING
NOT IN SCOPE**

**PARKING GARAGE
(GRADE + 2 LEVELS)**

**MULTI-FAMILY
4-STORIES
290,000 GROSS SQFT**

RESIDENT COURTYARD TO INCLUDE TYPICAL LUXURY MULTIFAMILY AMENITIES, PENDING FINALIZATION OF AGREEMENT WITH MULTIFAMILY DEVELOPER, E.G., PERGOLAS, SHADED SEATING, LAWN GAMES, GAS GRILLS, FIRE PITS.

RESIDENT COURTYARD

POOL

OPEN SPACE AREAS

4 GENERAL OPEN SPACE -
42,630 sf

NOTE: ACCORDING TO SEC. 90-449-F-8, GENERAL OPEN SPACE INCLUDES OPEN SPACES THAT DO NOT FIT INTO ANY OF THE OPEN SPACE TYPES IDENTIFIED IN SECTIONS F1-F7, AND MAY BE CONSIDERED BY THE PARK BOARD FOR ELIGIBILITY FOR THE CREDIT OPTION.

LANDSCAPING

SEED MIX (.217 ACRES)

TREE SHADED SEATING

MEANDERING WALKING PATH

TREE SHADED SEATING

RESIDENT COURTYARD
POOL

MULTI-FAMILY
4-STORIES
290,000 GROSS SQFT

RESIDENT COURTYARD

PROPOSED FOR-RENT
2-STORY TOWN HOMES
2,250 GROSS SQFT / UNIT

PROPOSED FOR-RENT
2-STORY TOWN HOMES
2,250 GROSS SQFT / UNIT

RESTAURANT
5,000SF

TRAIL CONNECTS TO TOWN TRAIL
ALONG 2499 AND LAKESIDE

OPEN SPACE AREAS

3 PLAZA - 7,547 sf

4 GENERAL OPEN SPACE - 13,009 sf

ART PLAZA -
AFFINITY IMAGERY

OFFICE OVER RETAIL 16,460SF

OFFICE OVER RETAIL 16,460SF

HOTEL 72,500SF - 128 KEYS

HOTEL POOL

15' LANDSCAPE BUFFER

CONNECTION TO PLAZA

SIDEWALK CAFE STYLE SEATING

SCULPTURE (FOCAL POINT)

ACCENT BOLLARDS

ACCENT LIGHTING

LANDSCAPING

ENHANCED PAVING

SIDEWALK CAFE STYLE SEATING

SHADED SEATING

15' LANDSCAPE BUFFER

GENERAL OPEN SPACE SEATING -
AFFINITY IMAGERY

PARKS BOARD
AGENDA L.1.
REGULAR ITEMS

DATE: May 2, 2024
FROM: John Habern, Parks Trails & Landscape Manager
ITEM: **Consider recommending to Planning and Zoning Commission and Town Council Park requirements for La Estancia multi-use development generally located north of Cross Timbers Rd and east of Canyon Falls Dr.**

BACKGROUND: The proposed development has two applications in with the Town: a Zoning Planned Development (ZPD23-0014) and a Master Plan Amendment (MPA23-0006) in order to develop a multi-use development The maximum residential density within the proposed development is 1190 units (713 single-family and 477 single-family attached) to be developed under the SF-5 and SF-A district standards.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: The Board may wish to recommend land be dedicated for park use within the proposed development, receive cash in lieu of land, receive publicly accessible and privately maintained open space or a combination of the three.

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 **1190** dwelling unit lots = **39.98** acres of Park Land Dedication required

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

- **$221,161.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$221,161.00** per acre X 39.98 acres = **$ 8,842,901.42** 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 **1190** dwelling unit lots = **$1,651,720.00** 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. Estancia Open Space Plan
2. La Estancia_Concept Plan

DRAFT MOTION: Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **39.98 acres of land** and Park Development Fees in the amount of **$1,651,720.00** for the La Estancia planned development generally located north of Cross Timbers Rd. and east of Canyon Falls Dr.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **$8,842,901.42**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **$1,651,720.00** for the La Estancia planned development generally located north of Cross Timbers Rd. and east of Canyon Falls Dr.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **40.4 acres** of publicly accessible and privately maintained open space, cash in the amount of **$1,068,417.87,** and credit against Park Development fees for structured recreation equipment and trail improvements for the La Estancia planned development generally located north of Cross Timbers Rd. and east of Canyon Falls Dr.

170' TEXAS MUNICIPAL POWER EASEMENT

POND

CANYON FALLS DRIVE

310'

300'

POTENTIAL CONNECTION TO FUTURE TRAILS

TRAIL HEAD WITH LANDSCAPE AND ACCENT LIGHTING

OVERLOOK OPPORTUNITY WITH TRASH CANS, BENCHES AND PEDESTRIAN LIGHTING

POTENTIAL CONNECTION TO FUTURE TRAILS

8'-0" CONCRETE TRAIL

OVERLOOK OPPORTUNITY WITH TRASH CANS, BENCHES PEDESTRIAN LIGHTING

66'

INTERNAL CONNECTION TO LOCAL SIDEWALKS

POND

AMENITY CENTER 1.5 AC.

DENTON CREEK BOULEVARD

PARCEL I
101.3 AC
SINGLE FAMILY

N72°23'07"W
169.33'

N81°06'16"W
414.25'

12'-0"
CONCRETE TRAIL

S78°30'52"W
33.60'

N71°20'28"W
100.00'

N41°11'48"W
65.31'

N71°03'21"W
296.07'

CROSS TIMBERS ROAD

THIS PLAN AND THE DESIGNS DEPICTED ARE CONCEPTUAL IN NATURE AND ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE. Final alignment of trails subject to review and approval of applicable easement holders.

GREEN BRICK PARTNERS

NORTH 0' 100' 200' SCALE: 1"=100'-0"

NATURAL AREA CONCEPT PLAN

LA ESTANCIA

April 18, 2024 | PROJECT #: 22349 MESA

LAND USE SUMMARY

Land Use	Area*
Single Family	137.2 acres
Single Family Neighborhood	*135.7 acres*
Single Family Amenity Center	*1.5 acres*
Townhomes	47.6 acres
Multi-Family	10.0 acres
Retail	22.2 acres
Major ROW	12.4 acres
Open Spaces	34.2 acres
Roadside Buffers	*4.4 acres*
Natural Area	*12.2 acres*
General Open Space	*5.1 acres*
Retention Area	*3.5 acres*
Existing TMPE Easement (Outside ROW)	*9.0 acres*
	263.6 acres

NOTES

1. ALL STREETS WILL INTERSECT AT 90 DEGREES
2. PER THE SURVEY DATED SEP. 27, 2023, THE PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN
3. OWNER: LA ESTANCIA INVESTMENTS L.P.
   ATTN: FINLEY EWING, III
   6455 DALLAS PARKWAY
   PLANO, TEXAS 75024
   972.912.6120
4. APPLICANT: GRBK EDGEWOOD LLC
   ATTN: BOBBY SAMUEL
   5501 HEADQUARTERS DRIVE, SUITE 300W
   PLANO, TEXAS 75024
5. REFER TO PD DEVELOPMENT STANDARDS FOR ALL ZONING SETBACKS
6. ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, AND TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
7. ALL GROUND-BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
8. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
9. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
10. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN AND/OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW.

CONCEPTUAL PLAN

LA ESTANCIA
FLOWER MOUND, TEXAS
DENTON COUNTY, TEXAS

GREEN BRICK PARTNERS
MESA
2001 North Lamar Street Suite 100
Dallas, TX 75202
214.871.0568
FAX 214.871.1507

0 200 400 600
Scale: 1"=200'
NORTH
April 1, 2024
P:\2023\P22349\CAD\MP\zoning docs\4_\concept plan

PARKS BOARD
AGENDA L.2.
REGULAR ITEMS

DATE: May 2, 2024
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Consider approval of a recommendation of parks projects to be funded by the Community Development Corporation in Fiscal Year 2024-2025 using 4B sales tax revenue and incorporate park projects for FY 2025-2029 into the Town's Five-Year Capital Improvement Projects list.**

BACKGROUND: The Community Development Corporation (CDC) was organized to expend revenue collected from the 4B sales tax. Each year the Parks Board recommends a list of park projects to the CDC to be funded utilizing the 4B sales tax revenues. In FY 2023-2024, $4,125,200 was authorized by the CDC for park projects, debt service, and operations & maintenance (O&M) expenses:

• Park and Trail Amenities	$ 75,000
• Bakersfield Park Improvements – Phase II	$1,850,000
• Community Activity Center Expansion/Renovation Study	$ 160,000
• Electronic Reader Board Sign at Gerault Park	$ 85,000
• 2022-23 Playground Replacements	$ 200,000
• 2023-24 Playground Replacements	$ 400,000
• Spring Lake Park Improvements	$ 285,000
• Spring Meadow Park Improvements	$ 230,000
• Twin Coves Debt Service	$ 270,200
• Twin Coves Park - Phase II Preliminary Design Assessment	$ 20,000
• Trails Master Plan – Implementation	$ 250,000
• Parks & Trail O&M	$ 300,000

It is projected that approximately $4.5 million dollars in revenue will be collected in FY 2024-2025 for park projects. The proposed projects for next fiscal year, as well as FY 26-29, were reviewed by the Board at their April 2024 regular meeting to be considered as part of the Town's Five-Year CIP Plan. These projects were selected from a list of projects that were identified through the 2017 & 2022 Parks and Trails Master Plans, requested by citizens, staff recommendations, and Town Council initiatives.

Staff has prepared the following list of park projects for recommendation to the CDC for funding in FY 2024-2025:

• Park and Trail Amenities	$ 75,000
• 2024-25 Playground Replacements	$ 600,000
• Gerault Park Lighting Improvements	$1,250,000
• Leonard & Helen Johns Community Park Improvements	$ 320,000
• Parker Square Park Improvements	$ 50,000

- Post Oak Improvements $ 100,000
- Wilkerson Park Improvements $ 225,000
- Trails Master Plan – Implementation $ 250,000

Total: $2,870,000

Funding for these projects to be purchased, designed, and/or developed will be available starting on October 1, 2024.

The CIP list is a vital tool used in projecting capital projects and expenditures in the near future. Only projects in FY 2024-2025 will be considered by both the CDC and Town Council for funding, as only the first year of the Five-Year CIP is adopted on an annual basis. This process allows for an annual review of the projects to determine the current needs of the community. The remaining four years (FY 2026-2029) are included in the attachment for review and approval.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A
N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Proposed 4B and Five Year CIP rv 4 23 24 Parks Attachment.xlsb

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

Proposed Five Year Capital Improvement Plan

PARK PROJECTS	Prior Year	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Total
2022-23 Playground Replacements (Cortadera, Wilkerson, Possum)	$200,000						
2023-24 Playground Replacements (Jake's Hilltop)	$400,000						
2024-25 Playground Replacements (Northshore & Rustic Timbers)		$600,000					$600,000
2025-26 Playground Replacements (Thrush & Westchester)			$600,000				$600,000
Bakersfield Park Improvements Phase II - Upgrade Lighting to LED at baseball fields (1-8)	$1,850,000						
Bakersfield Park Improvements Phase III - Upgrade infields to synthetic turf (10 Fields)					$1,200,000	$1,200,000	$2,400,000
Colony Park Improvements			$250,000				$250,000
Community Activity Center Expansion/Renovation Study	$160,000						
Electronic Reader Board Sign at Gerault Park	$85,000						
Gerault Park - Retro fit ballfield lights, Parking Lot, and area lighting to LED		$1,250,000					$1,250,000
Leonard & Helen Johns Community Park Improvements (Master Plan, Design, Construction)	$60,000	$320,000	$4,000,000				$4,320,000
Oakbridge Development - 2 acre Park (Master Plan, Design & Construction)*		$50,000	$120,000	$1,200,000			$1,370,000
Park & Trail Amenities	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$375,000
Parks & Recreation Master Plan			$300,000				$300,000
Park & Trail O&M	$300,000	$300,000	$325,000	$325,000	$350,000	$350,000	$1,650,000
Parker Square Park - Lifecycle replacement of amenities		$50,000					$50,000
Post Oak Park Improvements - Design and Construction		$100,000	$700,000				$800,000
Prairie Trail Park (Master Plan, Design, Construction)			$50,000	$150,000	$1,500,000		$1,700,000
Shade Fabric Replacements at various parks				$150,000			$150,000
Spring Lake Park Improvements	$285,000						
Spring Meadow Park Improvements	$230,000						
Stone Creek Park Improvements						$100,000	$100,000
Trails Master Plan - Implementation	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$1,250,000
Trail Improvements - Shadow Ridge Park/Sweetwater Ln. (Corridor Q in MP)			$1,420,000				$1,420,000
Trotter Park Improvements (Design and Construction)*		$400,000	$5,000,000				$5,400,000
Trail Improvements - Gaston Park/Long Prairie Rd. (Corridor 4 Study in MP)				$2,600,000			$2,600,000
Twin Coves Park Debt Service	$270,200	$271,250	$269,275	$272,075	$269,650	$272,000	$1,354,250
Twin Coves Park - Phase II (Assessment, Design and Construction)**	$20,000		$600,000	$6,000,000			$6,600,000
Wilkerson Park - - Retro fit ballfield lights and area lighting to LED		$225,000					$225,000
Whyburn Development - (Master plan, design and development)				$50,000	$175,000	$2,000,000	$2,225,000
Total		**$3,891,250**	**$13,959,275**	**$11,072,075**	**$3,819,650**	**$4,247,000**	**$36,989,250**
Total Utilizing Park Development Funds		**$450,000**	**$5,120,000**	**$1,200,000**	**$0**	**$0**	**$6,770,000**
Total Utilizing 4B Funds		**$3,441,250**	**$8,239,275**	**$3,872,075**	**$3,819,650**	**$4,247,000**	**$23,619,250**

*Funding from Park Development Fund

**Funding Source To Be Determined