Parks Board

August 1, 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. As prescribed in the Youth Sports Contract, a report will be given by Neighborhood Sports of the association's operations in regards to youth football.

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. Approval of minutes - Consider approval of the minutes from June 6, 2024.

H. REGULAR ITEMS

1. Fido Fest 2024 - Consider approval of a request from Humane Tomorrow to hold the 2024 Fido Fest at The Heritage Park of Flower Mound on Saturday, November 9, 2024.
2. Forest Vista ES Rental Request - 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 10, 2024.
3. Watermere at Flower Mound Phase II - Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Watermere at Flower Mound Phase II residential development generally located east of FM 2499 and south of Dixon Lane.

I. COORDINATION OF CALENDARS

1. The next regular meeting is scheduled for September 5, 2024.

J. ADJOURN

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: July 26, 2024, at 11 a.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

June 6, 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
Holly Royer, Place 5
Mark Mayer, Place 6
Jennifer Romaszewski, Place 7
Susan Borella, Place 8, Alternate
Doug Graves, Place 9, Alternate
Vacant, Place 10, Alternate

with the following member(s) absent:
Dart West, Place 2

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

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

B. INVOCATION

Board Member Borella led the invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chair 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.

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.

N/A

E. PRESENTATIONS

1. As prescribed in the Youth Sports Contract, a report will be given by the Cross Timbers YMCA of the association's operations in regards to youth basketball and volleyball.
   Matt Chutchian, Athletics Supervisor, introduced Executive Director Jason Walter and Sports Director Clayton Piper to represent the YMCA. The Board was updated with YMCA's operations regarding youth basketball and volleyball sports leagues.
2. Presentation and discussion regarding FY 2023-24 Strategic Initiative 1.2: Public Tree Planting.
   Senior Management Analyst Sarah Luxton provided the board with a presentation of the Town's Strategic Initiative 1.2 Public Tree Planting.

F. STAFF/DIRECTOR REPORT

Chuck Jennings, Travis Cunniff, and Brennon Peltier provided updates.

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. May 2, 2024 Minutes - Consider approval of the minutes from May 2, 2024.

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

H. REGULAR ITEMS

1. Liberty Elementary PTA CAC Water Park Rental - Consider approval of a request from the Liberty Elementary School PTA to sell food and drink items, and PTA memberships during their rental of the outdoor water park at the Community Activity Center on Sunday, August 11, 2024.

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

2. Trotter Park Master Plan - Public Hearing to consider a recommendation to the Town Council of a conceptual Master Plan for Trotter Park, a 13.11 acre park located within the Townlake Phase IV residential development.

Chuck Jennings introduced David Ship 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.	Nancy Kleckner, 1801 Rue de Isabelle	Agenda item # H2
2.	Marcus and Joey Trimble, 3800 High Rd	Agenda item # H2
3.	Rebecca Hacker, 2401 Telluride Dr	Agenda item # H2
4.	Godwin Dixon, 3317 Indian Trail	Agenda item # H2
5.	Emerson Stansel, 601 Tennyson, Denton	Agenda item # H2
6.	Jimmy Tullos, 2904 Bluffview Ln	Agenda item # H2
7.	Jonah Carroll, 1813 Marble Pass Dr	Agenda item # H2
8.	Josh Carroll, 1813 Marble Pass Dr	Agenda item # H2

9.	Elizabeth Baus, 1413 Swallow Cir, Lewisville	Agenda item # H2
10.	Jonathan Carroll, 1813 Marble Pass Dr	Agenda item # H2
11.	Chris Stake, 3864 Lakeway Dr, Grapevine	Agenda item # H2
12.	Philip Stoke, 3864 Lakeway Dr, Grapevine	Agenda item # H2
13.	Clayton Stoke, 3864 Lakeway Dr, Grapevine	Agenda item # H2
14.	Ram Kanumuri, 3441 Courney Dr	Agenda item # H2
15.	Turi Lee, 5021 Coker Dr	Agenda item # H2
16.	Miru Lee, 5021 Coker Dr	Agenda item # H2
17.	Scott Langley, 800 Carter Ct	Agenda item # H2
18.	Eli, 809 Glen Garry*	Agenda item # H2
19.	Avery Baus, 1413 Swallow Cir*	Agenda item # H2
20.	Manoj Patil, 1225 Silverwood Trl*	Agenda item # H2
21.	Charlotte Rivera, 1128 Breezewood Dr, Lewisville*	Agenda item # H2
22.	Kriste Smith, 1000 Laurel Oak Dr*	Agenda item # H2
23.	Katherine Rickard, 2117 Blue Sage Dr*	Agenda item # H2
24.	Joanne Searing, 1500 Merritt Dr"	Agenda item # H2

** Indicates person did not wish to speak*

ACTION: Board Member Mayer moved to recommend to Town Council approval of a conceptual Master Plan option number one for Trotter Park with four pads built for tennis and/or pickleball with the use of the four pads to be determined at a later date within the Town Lake Phase IV Residential Development and to be included with the discussion after the Master Plan of Leonard and Helen Johns Park. Vice Chair Kenyon seconded the motion.

AYES: Richard Kenyon, Christopher Chastain, Holly Royer, Mark Mayer, Jennifer Romaszewski, Douglas Graves

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

3. Knight's Landing Residential Development - Consider recommending to Planning and Zoning Commission and Town Council Park requirements for the Knight's Landing residential development generally located south of Sunset Trail and west of Rocky Point Rd.

ACTION:	Board Member Romaszewskii moved to recommend to Planning and Zoning Commission and Town Council cash, in the amount of $30,240.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of $12,492.00 for the Knight's Landing residential development generally located south of Sunset Trail and west of Rocky Point Rd. Vice Chair Kenyon seconded the motion.
AYES:	Richard Kenyon, Christopher Chastain, Holly Royer, Mark Mayer, Jennifer Romaszewski, Douglas Graves
NAYS:	None
ABSTAIN:	None
RESULT:	6 : 0

I. COORDINATION OF CALENDARS

1. The next Parks Board Meeting is scheduled for July 4, 2024.
   The Parks Board meeting scheduled for July 4, 2024 has been canceled. The Parks Board will reconvene on August 1, 2024.

J. ADJOURN

Chair Thomason adjourned the meeting at 8:48 p.m. and all were in favor.

PARKS BOARD
AGENDA H.1.
REGULAR ITEMS

DATE: August 1, 2024
FROM: David Powell, CAC Manager
ITEM: **Consider approval of a request from Humane Tomorrow to hold the 2024 Fido Fest at The Heritage Park of Flower Mound on Saturday, November 9, 2024.**

BACKGROUND: Humane Tomorrow is requesting permission from the Parks Board to hold their annual Fido Fest on Saturday, November 9, 2024, at The Heritage Park of Flower Mound. In the event of inclement weather, Humane Tomorrow has requested Saturday, November 23 as a make-up date for the event. The 2024 Fido Fest event will be held from 10:00am - 1:00pm and will include a variety of activities and games for dogs and their owners. Event objectives include:

- Raise awareness about the problems of homeless dogs and cats and how it affects our community today.
- Fundraising to cover the needs for rescued dogs and cats brought into the program, such as medical treatment and food.
- Create a venue where dog owners can enjoy a day with their canine companions.

Humane Tomorrow expects attendance to be between 500 and 700 people. Approximately 30 businesses and nonprofits will also be on site, and some will provide items for sale to the public. Activities will be set up for dogs to participate in (e.g., ball pit), plus demonstrations (e.g., agility, flyball) by local dog groups. The event also includes a 1-mile walk and a prize raffle. The event itself is free, but there is a charge to participate in some of the activities. All proceeds benefit Humane Tomorrow, a 501(c)3 volunteer organization that has been serving the Flower Mound community since 1997. All previous Fido Fest events were an overwhelming success and Heritage Park has proven to be a great location for this event.

According to Chapter 54 of the Town’s Code of Ordinances, the Parks Board has the sole authority to approve the charging of fees or to solicit donations or contributions for any activity on park property.

Article II titled Park Regulations states:

Sec. 54-72. Enumeration of prohibited acts
(e) Fees charges or solicitation of donations. It shall be unlawful for any person to charge fees or solicit donations or contributions for any activity; to sell or offer for sale any food, drinks, confections, merchandise or commercial services; to conduct any commercial business activities of any kind; and/or to post, place or erect on any public park or recreation facility any advertising, notice, billboard, paper or other advertising device without the written consent and approval of the Town's park board; provided, however, that the prohibitions contained in this subsection shall not apply to town officials, employees or agents performing authorized activities or providing notice of official town meetings or functions.

A Certificate of Liability Insurance from Humane Tomorrow listing the Town as additional insured will be required if the Parks Board approves this request.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: ($140)

Proposed Expenditure/(Revenue)	**Account Number(s):**
($140)	P&R Fees 100-4259

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Fido Fest Permit #R36720

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

Permit

Community Activity Center (CAC)
1200 Gerault Road
Flower Mound, TX 75028

PHONE:(972) 874-7275
EMAIL:cac@flower-mound.com

Permit # R36720
Status Approved
Date May 10, 2024 11:58 AM

Customer Name	Shelly Meeks - 87908	**Home Phone Number**	(407) 451-8005
Customer Type	General Public	**Email Address**	smeeks@humanetomorrow.org
Mailing Address	1601 Arrowhead Drive Flower Mound, TX 75028		
System User	Anu Nair		

Rental Fee	$140.00
Discounts	$0.00
Subtotal	$140.00
Deposits	$0.00
Deposit Discounts	$0.00
Total Permit Fee	$140.00
Total Payment	$0.00
Refunds	$0.00
Balance	$140.00

FIDO FEST

1 resource(s) **1** booking(s) **Subtotal: $140.00**

Booking Summary

Heritage A and B (Special Events)		Center: Pavilions	
START DATE/TIME	END DATE/TIME	ATTENDEE	AMT W/O TAX
Sat, Nov 9, 2024 8:00 AM	Sat, Nov 9, 2024 2:00 PM	100	$100.00
Resource level fees			$40.00

Payment Schedules

Original Balance: $140.00 Current Balance: $140.00

DUE DATE	AMOUNT DUE	AMOUNT PAID	WITHDRAWAL ADJUSTMENT	BALANCE
Jul 23, 2024	$100.00	$0.00	$0.00	$100.00
Nov 9, 2024	$40.00	$0.00	$0.00	$40.00

X:

Date:

Community Activity Center (CAC)
Mailing Address: 1200 Gerault Road, Flower Mound, TX 75028
Phone Number: (972) 874-7275
Email Address: cac@flower-mound.com

X:

Date:

Shelly Meeks
Customer ID: 87908
Home Phone Number: (407) 451-8005
Email Address: smeeks@humanetomorrow.org

PARKS BOARD
AGENDA H.2.
REGULAR ITEMS

DATE: August 1, 2024
FROM: David Powell, CAC Manager
ITEM: **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 10, 2024.**

BACKGROUND: The Forest Vista Elementary School Parent Teacher Association is requesting permission from the Parks Board to sell PTA memberships, T-shirts, yard signs, and other various spirit wear items during their school's rental of the outdoor water park and indoor pool on Saturday, August 10, 2024.

Forest Vista Elementary has rented the outdoor water park and indoor pool for a private function that will take place on Saturday, August 10, from 7 – 9 p.m. This rental is after regular operational hours of the water park and indoor pool, and those in attendance will be limited to Forest Vista Elementary students and families only. The proceeds from the sale of such items will directly benefit the Forest Vista Elementary School PTA. The school is part of the Lewisville Independent School District and is located in Flower Mound.

According to Chapter 54 of the Town's Code of Ordinances, the Parks Board has the sole authority to approve the charging of fees or to solicit donations or contributions for any activity on park property.

Article II titled Park Regulations states:

Sec. 54-72. Enumeration of prohibited acts

(e) *Fees charges or solicitation of donations.* It shall be unlawful for any person to charge fees or solicit donations or contributions for any activity; to sell or offer for sale any food, drinks, confections, merchandise or commercial services; to conduct any commercial business activities of any kind; and/or to post, place or erect on any public park or recreation facility any advertising, notice, billboard, paper or other advertising device without the written consent and approval of the town's park board; provided, however, that the prohibitions contained in this subsection shall not apply to town officials, employees or agents performing authorized activities or providing notice of official town meetings or functions.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: ($770.40)

Proposed Expenditure/(Revenue)	**Account Number(s):**
($770.40)	100-4265

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Forest Vista Permit #R33631

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

Permit

Community Activity Center (CAC)
1200 Gerault Road
Flower Mound, TX 75028

PHONE:(972) 874-7275
EMAIL:cac@flower-mound.com

Permit # R33631
Status Approved
Date Feb 23, 2024 9:34 AM

Organization Name	Forest Vista Elementary - 81
Customer Type	General Public
Organization Address	900 Forest Vista Dr Flower Mound, TX 75028

Agent Name	Kati Mize	**Work Phone Number**	(972) 874-6279
		Home Phone Number	(972) 874-6279
		Cell Phone Number	(409) 728-0544
		Email Address	kati.mize@flower-mound.com
System User	Kayla Siler	**Payer**	Forest Vista Elementary

Rental Fee	$856.00
Discounts	-$85.60
Subtotal	$770.40
Deposits	$0.00
Deposit Discounts	$0.00
Total Permit Fee	$770.40
Total Payment	$770.40
Refunds	$0.00
Balance	$0.00

Forest Vista Rental

2 resource(s) **2** booking(s) **Subtotal: $770.40**

Booking Summary

Natatorium (Aquatics)		Center: Community Activity Center (CAC)	
START DATE/TIME	END DATE/TIME	ATTENDEE	AMT W/O TAX
Sat, Aug 10, 2024 7:00 PM	Sat, Aug 10, 2024 9:00 PM	200	$284.40

Outdoor Pool (Aquatics)		Center: Community Activity Center (CAC)	
START DATE/TIME	END DATE/TIME	ATTENDEE	AMT W/O TAX
Sat, Aug 10, 2024 7:00 PM	Sat, Aug 10, 2024 9:00 PM	200	$486.00

Waivers and Information

WAIVER NAME	DUE DATE	FOR	SIGNING STATUS
Aquatics Rental Waiver Attachment	Aug 10, 2024		Waiver Signed

The Terms are listed above and labelled as areas iii and iv. The Conditions of Use are detailed in area ii.

Deposits
A deposit for the Indoor Pool/Outdoor Waterpark at the Community Activity Center (CAC) is required along with rental agreement and full payment. A $200 deposit is required to reserve a portion of the CAC. The deposit will be refunded if the area used has been left in good order and all condition of the rental permit has been met. Deposit may be reduced due to any and all damage caused by user?s guests. Any overage time will be rounded up to the half hour, charged at double the regular rate, and deducted from the deposit.

A staff member will check out Licensee at the conclusion of the rental by filling out the Rental Check Out form. Deposits paid by credit card will be refunded back to the Lessees account ready to be returned to the original card within 7 days. Deposits paid by cash or check will be refunded by check and mailed within 3 to 4 weeks.

Rental Rates
All current CAC members will be given a 10% discount off of the current resident rate for facility rentals. To receive the discount, the CAC membership holder must have a current membership at the time of the reservation booking and their membership must be current on the actual date of the facility rental.

Rental rate include access to the rented area only. In order to utilize other amenities during open hours, Licensee and guest must have a current CAC membership or purchase a day pass. For Party Room and Shade Pavilions, membership or day passes are required for all attendees.

Cancellation
In order to receive a full refund for a facility rental, notice of cancellation, in writing via email, must be given no less than 14 day prior to the date of the rental. If notice is not given 14 days prior to the rental date, the full amount of the rental will be retained; however, the $200 deposit will be refunded in full.

Licensee can modify rental days, times, location, etc. up to 5 days prior to the rental date depending on availability.

Inclement Weather Policy
Aquatic rentals will be held if the Outdoor Water and/or Indoor Pool are open. If rental is scheduled for the Outdoor Waterpark and it is closed due to inclement weather, the rental will be moved inside if possible, and difference in cost to rent the Indoor Pool will be credited back. If the Outdoor Waterpark and Indoor Pool are closed due to inclement weather or if there is no space available inside, the party will be rescheduled for another date (based on availability).

Liability
Licensee agrees to pay for any damage done to the facility, grounds, or furnishings by themselves, their guests, caterers, decorators, planners, florists, and/or delivery company during or pertaining to their rentals. Notification will be given to the Licensee as soon as damages have been assessed. Licensee will be financially responsible for cost of repairs not covered by the deposit.

Security
In addition to the deposit, Licensee may be required by Town staff to secure the services of one or more off-duty Flower Mound Police Officers for the duration of the event, at the Licensee?s expense. Police staffing levels shall be determined by the Chief of Police or his/her designee. The minimum contract for an off-duty officer, as required by FMPD, is four (4) hours. All required police officers shall be present in the designated area prior to the event and throughout the event, until all guests have left the Town?s facility. Additionally, CAC staff reserves the right to terminate an event if it is believed that the building is unsafe or the event has exceeded the anticipated number of attendees. In the event that a rental is terminated, the entire party will be asked to leave the CAC premises immediately.

Supervision (Children/Youth Party)
All rentals for minors (ages 1 to 17) require (1) adult chaperone per 10 minors. Minors/children must stay in the rented room(s) and not be left running in the hallway, lobby, and other areas in the CAC.

Alcohol
No alcoholic beverages are allowed in the CAC at any time per Town ordinance.
Music
Music is allowed during rental hours provided that this has been previously agreed and noted in the rental permit. Noise level has to be kept down. Music and amplified sound should not be heard in other rooms throughout the CAC or amplified for neighbors to hear.

Rental Hours
Rental hours include set-up and clean-up time. Licensee and/or other members of the Licensee?s party, caterers, florists, etc., will not be allowed in the assigned room(s) until the time specified on the rental permit. All decoration, food, and rental items must be removed from CAC premises at the end of the specified rental time.

Decorations
Use of nails, tacks, staples, or duct tape is prohibited on walls or furnishings. Use of confetti, glitter, silly string, or birdseeds inside the CAC or within 25 feet of building entryway is prohibited. Bubbles can be used outside the building only. All decoration must be taken down before Licensee vacates the room(s).

Fire
Due to fire regulation, room capacity set by the Fire Marshall will be strictly enforced.
Smoking is not allowed inside the building or outdoor pool.
Candles are prohibited.
Fog machines are not allowed.
Entrance and exit doors may not be obstructed.
Fireworks and explosive liquids are not allowed.

Only UL approved appliances and outlets are allowed.

RELEASE AND WAIVER OF LIABILITY AND INDEMNIFICATION AGREEMENT
In consideration of the use and availability of the services and facilities, Licensee agrees to release, waive, and discharge any and all claims and damages for personal injury, death, or property damage that Licensee has and that may hereafter accrue to Licensee due to Licensee?s use of the services and facilities. This agreement is intended to discharge, in advance, the Town, including its officers, employees, agents, co-sponsors or volunteers, from any and all liability that may arise from Licensee?s use of the services and facilities, even if that liability arises out of negligence or carelessness on the part of the Town, or its officers, employees, agents, co-sponsors or volunteers. Licensee further agrees to indemnify and hold harmless the Town, including its officers, employees, agents, co-sponsors or volunteers, from, against, and for any claims, suits, judgments, proceedings, losses, liabilities, damages, or expenses arising out of any injury, death or property damage that occurs while using the services and facilities, even if the injury, death or property damage arises out of the sole negligence of the Town, or its officers, employees, agents, co-sponsors or volunteers. Licensee understands that the use of the services and facilities involves an element of risk and that there is a real potential for injuries or accidents. Knowing and understanding those risks, Licensee hereby agrees to assume those risks. Licensee further agrees that this agreement to waive and release the Town from liability, to indemnify and hold harmless the Town, and to assume the risks of using the services and facilities is to be binding on Licensee?s heirs and assigns.
LICENSEE HAS CAREFULLY READ THIS RELEASE AND WAIVER OF LIABILITY, ASSUMPTION OF RISK, AND INDEMNITY AGREEMENT, FULLY UNDERSTANDS ITS TERMS, UNDERSTANDS THAT LICENSEE HAS GIVEN UP SUBSTANTIAL RIGHTS BY SIGNING IT, AND HAS SIGNED IT FREELY AND VOLUNTARILY WITHOUT ANY INDUCEMENT, ASSURANCE OR GUARANTEE BEING MADE TO LICENSEE AND INTENDS LICENSEE?S SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE GREATEST EXTENT ALLOWED BY LAW. LICENSEE UNDERSTANDS THAT THIS IS A BINDING CONTRACT BETWEEN THE TOWN OF FLOWER MOUND AND LICENSEE.

Further, Licensee has read and agrees to be bound by this Permit and the Terms and Conditions contained herein and attached hereto.

The undersigned warrants and represents the he or she executes this Permit on behalf of Licensee and has sufficient power, authority and capacity to bind the Licensee with his or her signature.

Signature _____

Payment and Refund

RECEIPT #	DATE	FEE DESCRIPTION	EVENT	RESOURCE	PAYMENT / REFUND
1294043.003	Feb 29, 2024	Indoor Pool M	Forest Vista Rental	Natatorium	$284.40
1294043.003	Feb 29, 2024	Outdoor Pool M	Forest Vista Rental	Outdoor Pool	$486.00

X: _____

Date: _____

Community Activity Center (CAC)
Mailing Address: 1200 Gerault Road, Flower Mound, TX 75028
Phone Number: (972) 874-7275
Email Address: cac@flower-mound.com

X: _____

Date: _____

Forest Vista Elementary
Customer Type: General Public
Customer ID: 12775
Mailing Address: 900 Forest Vista Dr, Flower Mound, TX 75028
Authorized Agent Name: Kati Mize
Work Phone Number: (972) 874-6279
Home Phone Number: (972) 874-6279
Cell Phone Number: (409) 728-0544
Email Address: kati.mize@flower-mound.com

PARKS BOARD
AGENDA H.3.
REGULAR ITEMS

DATE: August 1, 2024
FROM: John Habern, Parks Trails & Landscape Manager
ITEM: **Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Watermere at Flower Mound Phase II residential development generally located east of FM 2499 and south of Dixon Lane.**

BACKGROUND: The proposed development has one application in with the Town: a Zoning Planned Development (ZPD24-0005) in order to develop an age-restricted single-family development. The maximum residential density within the proposed development is 24 single-family dwelling units.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

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

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 2.4 acres of land per 100 dwelling unit lots = 0.024 acres/dwelling unit lot
- 0.024 acres/dwelling unit lot X **24** dwelling unit lots = **0.576** acres of Park Land Dedication required

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

- **$185,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$185,000.00** per acre X .0576 acres = **$ 106,560.00** 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 **24** dwelling unit lots = **$33,312.00** 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

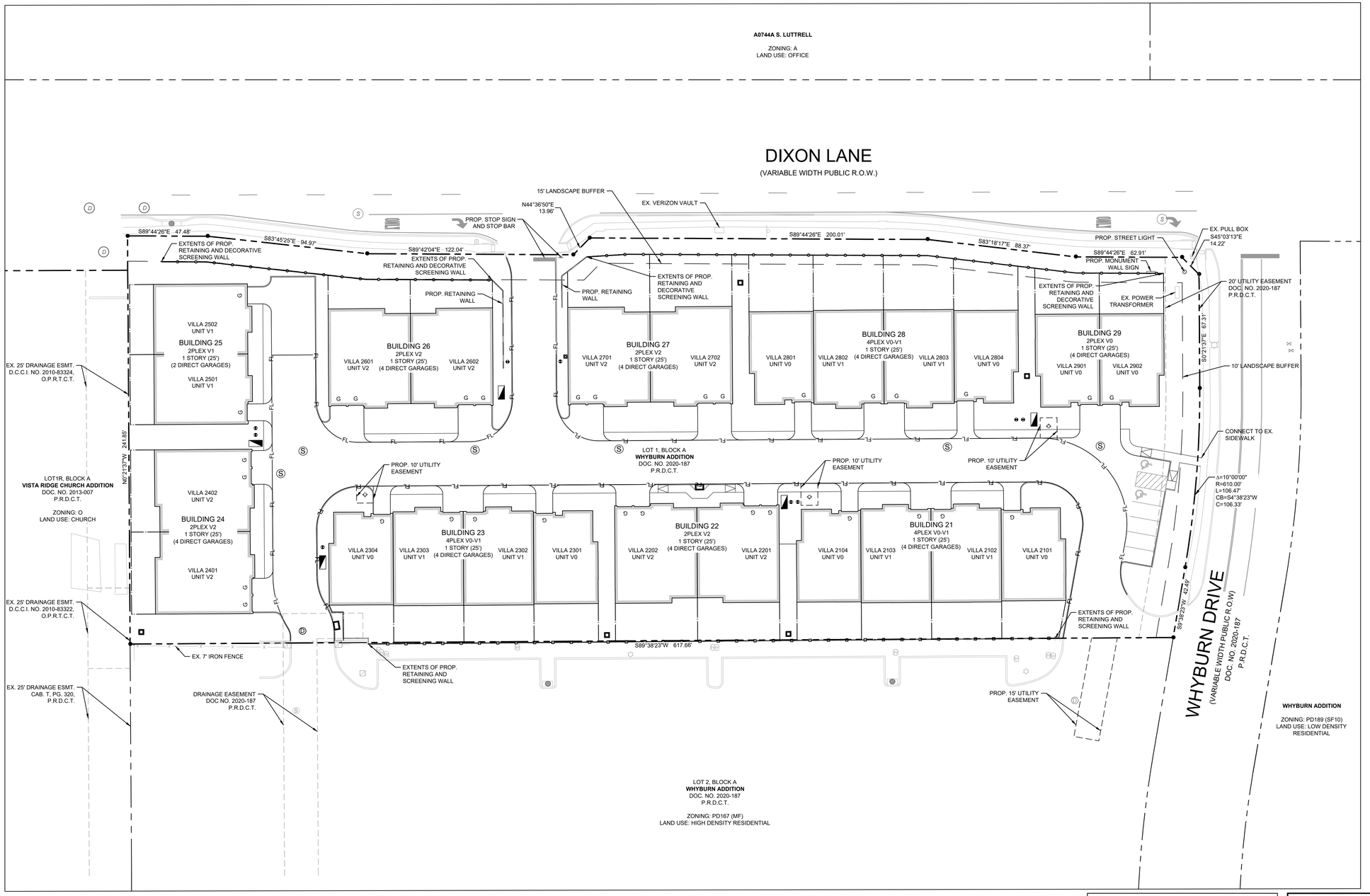
LEGAL REVIEW: N/A

ATTACHMENTS:
1. Watermere at Flower Mound Phase II Conceptual Site Plan

DRAFT MOTION: Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **0.576 acres of land** and Park Development Fees in the amount of **$33,312.00** for the Watermere at Flower Mound Phase II residential development generally located east of FM 2499 and south of Dixon Lane.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **$106,560.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **$33,312.00** for the Watermere at Flower Mound phase II residential development generally located east of FM 2499 and south of Dixon Lane.



N

W E

S

0 30' 60'

GRAPHIC SCALE 30'

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BACKYARD FENCE
- PROPOSED DECORATIVE SCREENING WALL
- PROPOSED SCREENING WALL
- PROPOSED RETAINING WALL
- PROPOSED FIRE LANE STRIPING
- PROPOSED BUILDING
- EX. EXISTING / PROP. PROPOSED
- GRATE INLET
- DROP INLET
- CURB INLET
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- FIRE DEPARTMENT CONNECTION & BACKFLOW PREVENTER VAULT

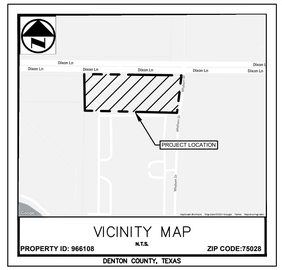
FLOODPLAIN NOTE:
ACCORDING TO FIRM PANEL 48041C0325E, EFFECTIVE DATE MAY 16, 2012, THE SITE IS NOT WITHIN THE FLOODPLAIN LIMITS.

MASTER PLAN INFORMATION	
LAND USE PLAN	EXISTING: OFFICE USES PROPOSED: HIGH DENSITY RESIDENTIAL USES
AREA PLAN	NA
URBAN DESIGN PLAN	NA
PARKS AND TRAILS PLAN	PARK LAND DEDICATED IS 2.4 ACRES PER 100 DWELLING UNITS FOR AGE RESTRICTED OR PAYMENT OF CASH IN LIEU OF THE DEDICATION OF PARK LAND EXISTING MULTI-USE - GENERAL ALONG DIXON LANE AND RUNS ALONG PROPERTY FRONTAGE ALONG DIXON LANE.
OPEN SPACE PLAN	15' LANDSCAPE BUFFER ALONG DIXON LANE 25' LANDSCAPE BUFFER ALONG WESTERN BOUNDARY 15' LANDSCAPE BUFFER ALONG WHYBURN DRIVE 10' LANDSCAPE AND BUILDING BUFFER ALONG SOUTHERN BOUNDARY
THOROUGHFARE PLAN	DIXON LANE - URBAN MINOR ARTERIAL (90' ROW) WHYBURN DRIVE (60' ROW)
WATER PLAN	EXISTING 8" WATER LINE STUB LOCATED WITHIN SITE AT NW CORNER. PROPOSED FIRE LINE SHALL
WASTEWATER PLAN	EXISTING SEWER ALONG DIXON ROAD
ECONOMIC IMPACT	NA

ZONING DATA TABLE	
ZONING	EXISTING: PD-167 (OFFICE DISTRICT) PROPOSED: PD-167 (HIGH-DENSITY RESIDENTIAL)
MIN. LOT SIZE	NONE
MIN. LOT WIDTH	NONE
MIN. FLOOR AREA	NONE
MIN. FRONT YARD	NONE
MIN. SIDE YARD	NONE
MIN. REAR YARD	15 FT.
MAX. LOT COVERAGE	40%
MAX. FLOOR AREA RATIO	1:1
MAX HEIGHT (STORIES/FL)	3/35 FT.

PARKING				
PD STANDARD: 1.2 SPACES PER UNIT				
TOTAL UNITS 24		# UNITS	REQUIRED	PROVIDED
BUILDING 21	2 BEDROOM	4	5	4
BUILDING 22	2 BEDROOM	2	3	4
BUILDING 23	2 BEDROOM	4	5	4
BUILDING 24	2 BEDROOM	2	3	4
BUILDING 25	2 BEDROOM	2	3	2
BUILDING 26	2 BEDROOM	2	3	4
BUILDING 27	2 BEDROOM	2	3	4
BUILDING 28	2 BEDROOM	4	5	4
BUILDING 29	2 BEDROOM	2	3	2
STAFF AND VISITOR PARKING			0	6
TOTAL PARKING			33	38
ACCESSIBLE PARKING			2	2

SITE AREA CALCULATIONS	
HEIGHT	1 STORY
TOTAL LOT AREA	3.38 ACRES / 147,424 SQ.FT
TOTAL IMPERVIOUS COVERAGE	89,292 SQ.FT (60.6%)
TOTAL BUILDING COVERAGE	56,804 SQ.FT (38.5%)
TOTAL PAVING COVERAGE	32,488 SQ.FT (22.0%)
TOTAL OPEN SPACE	58,132 SQ.FT (39.4%)



BENCH MARK LIST

# 7	BM FLOWER MOUND #7	
	NORTHING:	7,069,770.64
	EASTING:	2,405,620.28
	ELEVATION:	588.14'
# 301	CP "X" CUT IN CONCRETE	
	NORTHING:	7,073,096.97
	EASTING:	2,404,574.66
	ELEVATION:	602.67'
# 302	CP "X" CUT IN CONCRETE	
	NORTHING:	7,072,576.89
	EASTING:	2,404,469.78
	ELEVATION:	603.57'
# 304	BM FLOWER MOUND #7	
	NORTHING:	7,073,843.68
	EASTING:	2,405,531.03
	ELEVATION:	619.61'
# 305	CP "X" CUT IN CONCRETE	
	NORTHING:	7,073,844.74
	EASTING:	2,406,060.20
	ELEVATION:	637.39'
# 406	CP "X" CUT IN CONCRETE	
	NORTHING:	7,072,758.06
	EASTING:	2,404,599.99
	ELEVATION:	600.14'

CONCEPTUAL SITE PLAN
WATERMERE AT FLOWER MOUND PHASE II
LOT 1, BLOCK A
WHYBURN ADDITION
3.38 Acres
Town of Flower Mound, Denton County, Texas
Submitted: 07/10/2024

Owner:
Ian Nicholas Whyburn 2017 Revocable Trust
Gordan P. Whyburn 2021 Revocable Trust
126 Selby Lane
Atherton, CA 94027

Surveyor:
Spooner and Associates
309 Buyers Street, Suite 100
Euless, TX 76039
Contact: Eric Spooner, RPLS
Phone: (817) 312-4405

Landscape Architect:
Kimley-Horn and Associates, Inc.
260 E. Davis Street Suite 100
McKinney, TX 75069
Contact: Marie Robirds, PLA, LI
Phone: (469) 287-5196

Civil Engineer:
Kimley-Horn and Associates, Inc.
2600 N. Central Expy. Suite 400
Richardson, TX 75080
Contact: Stephanie Tutt, P.E.
Phone: (469) 301-2586

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPY., SUITE 400 RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Kimley»Horn
Engineer STEPHANIE TUTT
P.E. No. 145394 Date JULY 2024

KHA PROJECT	068645008
DATE	07/10/2024
SCALE	AS SHOWN
DESIGNED BY	ST
DRAWN BY	RK
CHECKED BY	ST

WATERMERE AT FLOWER MOUND PHASE II
FLOWER MOUND, TEXAS

THE TOWN OF FLOWER MOUND TEXAS

CONCEPTUAL SITE PLAN

SHEET NUMBER
EX

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES:
xref-image (1) - Vicinity Map - Sign
xref-image (2) - 2019 - aerial - 400ft-Aerial
XREFS:
EASEMENT BY
PLOTTED BY
PLOT DATE
DWG PATH
DWG NAME