



Parks Board

March 6, 2025
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. In accordance with the Tennis Services Contract, a report will be given by Bad Dawg Tennis of their operations in regard to youth and adult tennis.

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. February 6, 2025 Minutes - Consider approval of the minutes from February 6, 2025.

H. REGULAR ITEM

1. Parkland and Fee Requirements for Canyon Falls Village 3 Residential Development. - Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Canyon Falls Village 3 residential development generally located east of Interstate 35 and south of Denton Creek Blvd.

I. COORDINATION OF CALENDARS

1. The next Parks Board Meeting is scheduled for April 3, 2025

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: March 3, 2025, 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



February 6, 2025
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
Richard Kenyon, Vice Chair, Place 4
Christopher Chastain, Place 1
Susan Borella, Place 2
Holly Royer, Place 5
Mark Mayer, Place 6
Jennifer Romaszewski, Place 7
Ashish Puri, Place 8, Alternate
Craig Goodhart, Place 10, Alternate

with the following member(s) absent:
Doug Graves, Place 9, 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
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

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.	Richard Crossley, 2233 Blue Sage Dr*	Park naming recommendation

* Indicates person did not wish to speak

E. STAFF/DIRECTOR REPORT

Chuck Jennings, Travis Cuniff, and Brennon Peltier provided the Parks Board with updates.

F. 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. December 5, 2024 Minutes - Consider approval of the minutes from December 5, 2024.

ACTION: Richard Kenyon moved to approve F.1. as presented in the agenda caption. Mark Mayer seconded the motion.

AYES: Richard Kenyon, Christopher Chastain, Susan Borella, Holly Royer, Mark Mayer, Jennifer Romaszewski

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

G. REGULAR ITEM

1. Park Naming Recommendation - Consider recommending approval for Town Council consideration the naming of the Veterans Plaza area at Peters Colony Memorial Park as the Douglas A. Brown Veterans Plaza.

Director of Parks and Recreation Chuck Jennings provided the Board with a presentation regarding the naming of the Veterans Plaza area at Peters Colony Memorial Park in honor of Doug Brown.

Virginia "Ginger" Simonson spoke to the Board to show support for naming the Veterans Plaza after Doug Brown.

ACTION: Jennifer Romaszewski moved to approve G.1. as presented in the agenda caption. Susan Borella seconded the motion.

AYES: Richard Kenyon, Christopher Chastain, Susan Borella, Holly Royer, Mark Mayer, Jennifer Romaszewski

NAYS: None

ABSTAIN: None
RESULT: 6 : 0

H. COORDINATION OF CALENDARS

1. The next Parks Board meeting is scheduled for March 6, 2025.

I. ADJOURN

Chair Thomason adjourned the meeting at 7:18 p.m. and all were in favor.



PARKS BOARD AGENDA H.1. REGULAR ITEM

DATE: March 6, 2025
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 Canyon Falls Village 3 residential development generally located east of Interstate 35 and south of Denton Creek Blvd.**

BACKGROUND: The proposed development has one application in with the Town: A Subdivision Site Plan (SSP24-0008) in order to develop a residential subdivision. The maximum residential density within the proposed development is 68 single family dwelling units to be developed under the SF-15 District standards (minimum lot size of 15,000 square feet).

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:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **68** dwelling unit lots = **2.2848** acres of Park Land Dedication required

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

- **\$154,945.84** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$154,945.84** per acre X 2.2848 acres = **\$ 354,020.25** 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 **68** dwelling unit lots = **\$94,384.00** 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.

Link to the Flower Mound Code of Ordinances:

https://library.municode.com/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH98Z_O_ARTIIIDIRE_DIV6SFSIMIDI

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

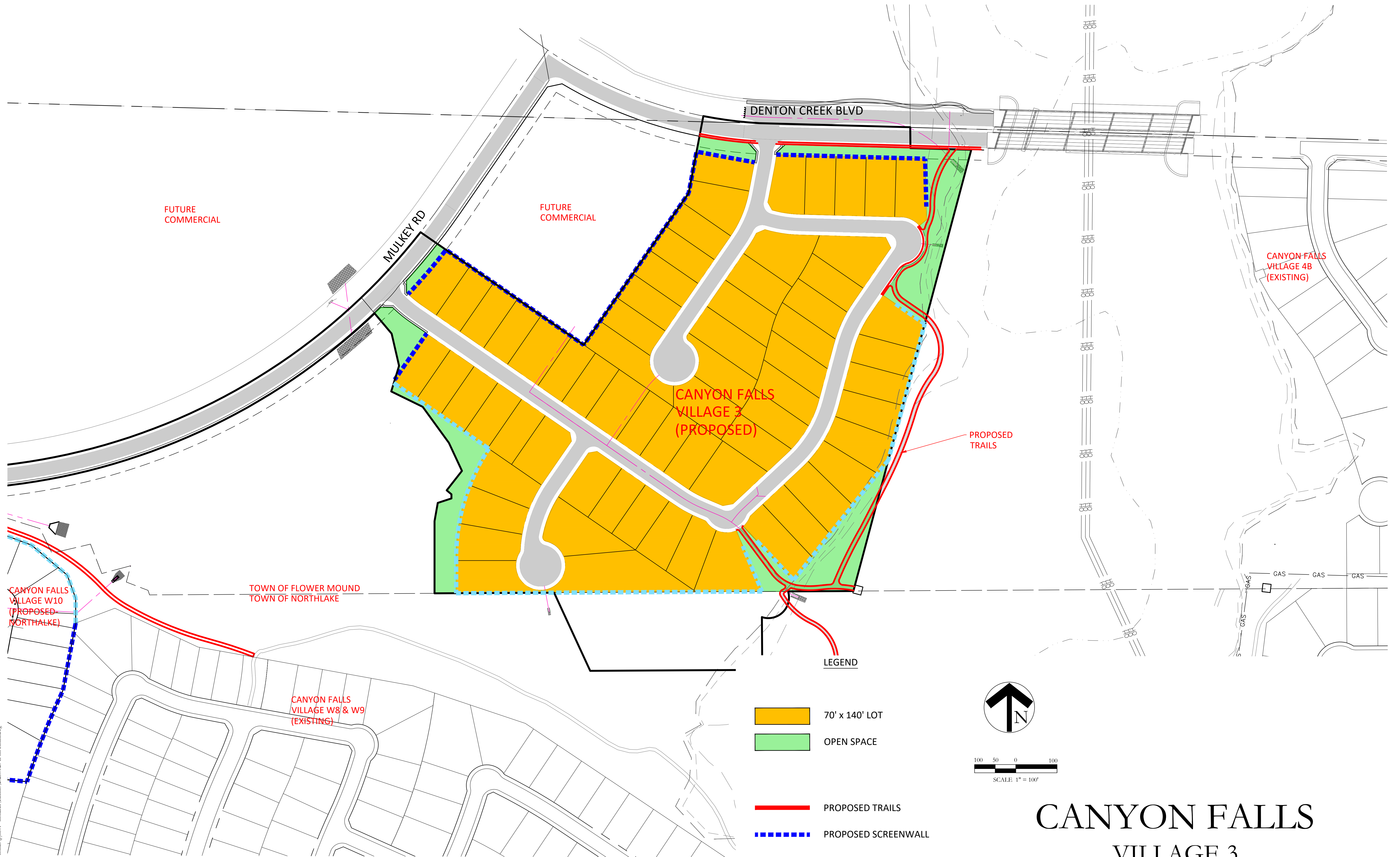
1. Concept Plan

DRAFT MOTION:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **2.2848 acres of land** and Park Development Fees in the amount of **\$94,384.00** for the Canyon Falls Village 3 residential development generally located east of Interstate 35 and south of Denton Creek Blvd.

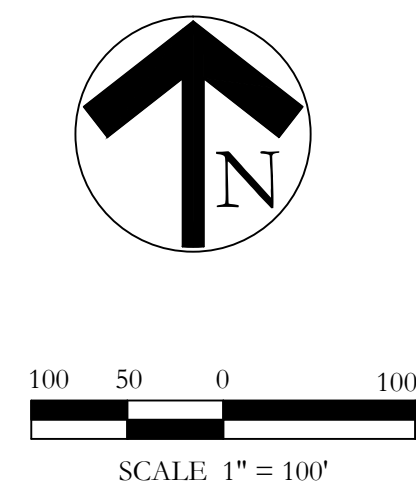
- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$354,020.25** be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$94,384.00** for the Canyon Falls Village 3 residential development generally located east of Interstate 35 and south of Denton Creek Blvd.



LEGEND

- 70' x 140' LOT
- OPEN SPACE
- PROPOSED TRAILS
- PROPOSED SCREENWALL
- PROPOSED ORNAMENTAL



CANYON FALLS

VILLAGE 3

CONCEPT PLAN