AGENDA

FLOWER MOUND PARKS, ARTS & LIBRARY SERVICES (PALS) BOARD

SPECIAL MEETING

AUGUST 3, 2016

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

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All pagers and cell phones must be turned off in the Council Chambers.

A. CALL SPECIAL 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. PRESENTATIONS

- As prescribed in the Youth Sports Facility Agreement, a report will be given by the Greater Lewisville Area Soccer Association (GLASA) of the association's operations in regards to youth soccer.

E. PUBLIC PARTICIPATION

Please fill out an "Appearance Before PALS Board" form in order to address the Board, and turn the form in prior to Public Participation to Administrative Secretary Jade Olson. Speakers are normally limited to three minutes. Time limits can be adjusted by the Chair to accommodate more or fewer speakers.

The purpose of this item is to allow the public an opportunity to address the PALS Board on issues that are not the subject of a public hearing. Any item requiring a Public Hearing will allow the public to speak at the time that item appears on this agenda as indicated as a "Public Hearing". PALS Board members may not deliberate and may only cite facts or current policy in response to public comments. Issues regarding daily operational or administrative matters should first be dealt with at the administrative level by calling the Parks and Recreation Division at 972.874.6300 during business hours.

F. DIRECTOR'S REPORT

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

G. CONSENT AGENDA – Consent Items

This agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from the Consent Agenda by any Board member by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of minutes from a regular meeting of the PALS Board held on July 7, 2016.

H. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Bradford Park residential development generally located south of Waketon Rd and west of Rippy Rd.

I. RECESS SPECIAL MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEM

3. Discussion and feedback related to an update provided by Pro's Consulting, LLC, regarding the Parks, Recreation, and Open Space Master Plan.

L. AJOURN – WORK SESSION

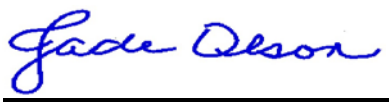
M. RECONVENE SPECIAL MEETING

N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the PALS Board is scheduled for September 1, 2016.

O. ADJOURN SPECIAL 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: July 27, 2016 at 10am at least 72 hours prior to the scheduled time of said meeting.



Jade Olson, Administrative Secretary

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 Secretary at (972) 874-6425.

Parks, Arts & Library Services (PALS) Board
AGENDA ITEM NO: 1

DATE: August 3, 2016

FROM: Jade Olson, Administrative Secretary

ITEM: **Consider approval of minutes from a Regular Meeting of the Parks, Arts and Library Services (PALS) Board held on July 7, 2016.**

I. SUMMARY:

The PALS Board held a Regular Meeting on July 7, 2016.

II. BACKGROUND INFORMATION:

N/A

III. FISCAL IMPACT:

N/A

IV. LEGAL REVIEW:

N/A

V. ATTACHMENTS:

1. Draft minutes from the July 7, 2016, Regular Meeting of the PALS Board.

VI. RECOMMENDED MOTION OR ACTION:

Move to approve the minutes from a Regular Meeting of the PALS Board held on July 7, 2016.

THE TOWN OF FLOWER MOUND PARKS, ARTS AND LIBRARY SERVICES (PALS) BOARD REGULAR MEETING HELD ON THE 7TH DAY OF JULY, 2016, 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 PALS Board met in a regular session with the following members present:

Gloria Jones	Place 1 – Chair
Debbie Simon	Place 2
Denis Toth	Place 4
Denise Johnson	Place 7 – Vice Chair

The following member of the PALS Board was not in attendance:

Teresa Thomason	Place 3
Warner Watkins	Place 5
Ann Handren	Place 6

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
Gary Sims	Executive Director of Community Services
Clayton Litton	Parks Superintendent
Kari Biddix	Park Development Manager
John Habern	Parks, Trails and Landscape Specialist
Jade Olson	Administrative Secretary

A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.

B. INVOCATION – Russ McNamer

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG

D. PRESENTATIONS

Chuck Jennings presented Flower Mound Lacrosse Association (FMLA) operations.

Roel Aguilar, FMLA Representative updated the board with yearly operations, stats and growth with FMLA.

E. PUBLIC PARTICIPATION

None

F. DIRECTOR'S REPORT

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

- The Town hosted the Annual Independence Fest Celebration on Monday, July 4th. The event kicked off with a Children's Parade which was attended by

approximately 2,000 residents. The youth of Flower Mound came out decorated in red, white, and blue and paraded down Timber Creek Road to the LISD Administration building. Afterwards, participants were entertained by music, a dance group and activities including carnival rides, inflatables, and a climbing wall. Several volunteer groups served free popcorn, lemonade, and 3,000 hot dogs cooked by the Summit Club and donated by Market Street. The Town's evening program was another huge success, and approximately 20,000 spectators came out to Bakersfield Park for an evening of family fun. Many more people parked along roads, at Gerault Park, and at business locations within the Lakeside Business District to catch a glimpse of the fireworks show. Perhaps the biggest highlight of the night was the concert featuring Loverboy, who entertained the crowd for an hour-and-a-half playing all of their popular hits. Spectators also had the opportunity to visit the free Kids Zone area, a huge car show, and over 65 booths that included food vendors, businesses, and non-profit organizations.

- The CAC was very busy over the July 4 weekend. During July 1 – July 4 the CAC had 1,276 area residents pay a day pass to enter the CAC. In addition, CAC members scanned into the facility a total of 2,746 times.
- The Outdoor Pool had a July 4 Splashtacular which featured water games, arts and crafts and kids won great prizes. Over 300 people attended.
- Two members of the Flower Mound Parks and Rec Division will attend the Texas Festivals and Events Association Annual Conference in Corpus Christi July 20 – 24. The conference focuses on festival planning and the department has submitted awards to be recognized.
- The Town will host a second summer TAAF swim meet on July 9th. The Blue Fin Swim Team will compete with other swim teams from around the area, approximately 400 swimmers.
- The Second Monday Dive-In Movie Madness will be on July 18. The Parks and Recreation Division will be showing Sharknado and this event is free with paid admission or membership into the CAC.
- AAYBA starts this Saturday with their opening ceremonies and games will be played all week at Bakersfield Park and other fields in Lewisville and Highland Village. There will be over 200 teams participating in the national tournament.
- Regional TAAF track meet will be held in The Colony this Friday and Saturday. Wish our runners good luck!
- SIM has been approved to adopt a spot through Keep Flower Mound Beautiful. This will be the trail that starts off FM 2499 and runs down W. Windsor Road for approximately one mile. Staff will begin looking for volunteers to help keep it clean starting in August.
- On July 26 at 6:30 p.m. a piano concert, with the award-winning, classically-trained pianist Robert Buxton, will visit the Flower Mound Senior Center for a unique piano concert that combines beautiful music and discussion about music history and theory.
- On August 25 from 7:00 – 9:00 p.m., SIM will hold a Classic Rock Concert, "Rock For A Reason," will be opened to the community for people 21 years and older benefitting The North Texas Relief Fund.

Kari Biddix, Park Development Manager gave the following CIP construction update:

- **Twin Coves Park** – although the lake levels continue to be high the storm, sewer and water services continue to be installed. When the water elevation gets to 535 grading will be completed and electrical installation will start. Expected completion date is Spring 2017.
- **Heritage Park** – almost all the paving is complete, the boardwalk project has started, the mason has completed the upper pool and outfall, and half the picnic tables and trash receptacles are in. After the boardwalk is complete, underground electrical for lights and power to pond will go in.
- **Wilkerson and Rheudasil Parks pond dredging and bank stabilization** – met with the USACE to discuss the proposed design on 5/11 and determined that the proposed method of installation needed a slight revision as to not hold up the permitting process. Redesign is under process to submit for staff review.
- **Bluebonnet Park and Shadow Ridge Park** – projects have been completed.
- **Staton Oaks Park** – flooring will be installed Friday, June 8.

G. CONSENT AGENDA

1. Consider approval of minutes from a regular meeting of the PALS Board held on June 2, 2016.

Board Deliberation

Board member Johnson moves to approve the minutes of a regular meeting of the PALS Board held on June 2, 2016. Board member Toth seconds the motion.

VOTE ON THE MOTION

AYES: Simon, Jones, Johnson, Toth

H. REGULAR ITEM

2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for The Lakes residential development generally located north of 1171 and west of Shiloh Road.

Staff Presentation
John Habern – Parks, Trails and Landscape Specialist

Board Deliberation

Board member Simon moved to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of 33.916 acres of land and Park Development Fees in the amount of $288,704.00 for the Lakes residential development generally located north of 1171 and west of Shiloh Road. Chair Jones seconds the motion.

VOTE ON THE MOTION

AYES: Toth, Johnson, Jones, Simon

I. RECESS REGULAR MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEM

3. Review and discuss the draft conceptual plan as provided by the Newland Real Estate Group for the 10.76 acre property that will be dedicated to the Town within the Canyon Falls Development.

Staff Presentation
Gary Sims – Executive Director of Community Services

L. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next PALS Board Meeting is scheduled for August 3, 2016.

M. ADJOURNMENT

Board Member Johnson made a motion to adjourn the meeting. Board member Toth seconds the motion.

Chair Gloria Jones adjourned the Regular Meeting at 8:08 p.m.

TOWN OF FLOWER MOUND, TEXAS

Gloria Jones, Chair

ATTEST:

Jade Olson, ADMINISTRATIVE SECRETARY

Parks, Arts and Library Services (PALS) Board
AGENDA ITEM NO. 2

DATE: August 3, 2016

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: **Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Bradford Park residential development generally located south of Waketon Rd. and west of Rippy Rd.**

Background Information: The proposed development has two applications in with the Town: a Master Plan Amendment (MPA16-0004) and a Zoning Planned Development (ZPD16-0006) in order to develop a residential subdivision. The maximum residential density within the proposed development is 156 single family dwelling units to be developed under the Town's Planned Development District standards.

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

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **156** dwelling unit lots = **5.2416** acres of Park Land Dedication required

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

- **$126,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$126,000.00** per acre X 5.2416 acres = **$ 660,441.60** 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 **156** dwelling unit lots = **$216,528.00** 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 Planned Development District zoning regulations, please see the following link to the Town's Land Development Regulations:

Parks, Arts and Library Services (PALS) Board
AGENDA ITEM NO. 2

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

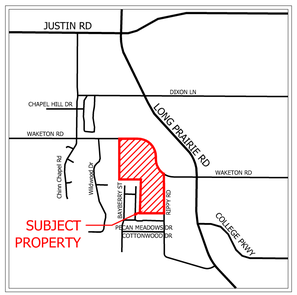
Legal Issues: N/A

Attachments:
1. Bradford Park Concept Plan

Recommendation: Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **5.2416 acres of land** and Park Development Fees in the amount of **$216,528.00** for the Bradford Park residential development located south of Waketon Rd. and west of Rippy Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **$660,441.60**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **$216,528.00** for the Highland Court residential development located south of Waketon Rd. and west of Rippy Rd.



Proposed Use	PD for Medium & High Density Single Family Residential
Land Use Plan	Long Prairie District
Specific Plans	SPA 5
Urban Design Plan	Long Prairie District
Parks & Trails	There is a trail along the north line of Waketon & east line of Rippy.
Thoroughfare Plan	Waketon Rd. - Urban Collector 60' R.O.W. Rippy Rd. - Urban Collector 60' R.O.W.
Water Plan	16" line on east side of Waketon Rd.
Wastewater Plan	12" line along Waketon R.O.W.
Economic Impact	N/A

Master Plan Features

Detention:
Two detention ponds are located on Block A, Lot 32.

Esisting Use:
Residential and open space.

Phasing:
The project will be built in two phases. See division line below.

Note:
Median X Lots will be maintained by the H.O.A.

Lot Type	50'x120' (min size)	75'x135' (min size)
Garage	Front loaded; 20' min. setback	Front loaded; 20' min. setback
Front Setback	20' min.	20' min.
Side Setback	5' min.	7.5' min.
Rear Setback	20' min.	25' min.
Porches	May encroach on front setback line 8'	May encroach on front setback line 8'
Corner Lots	Setbacks match front yard setback for key lots. 15' min. for non-key lots.	Setbacks match front yard setback for key lots. 15' min. for non-key lots.
Fences (front yard)	No privacy fence closer to setback line than the front wall of the home.	No privacy fence closer to setback line than the front wall of the home.
Min. Dwelling Unit Size	2,000 s.f	2,400 s.f
Lot Coverage	55% building pad	55% building pad
Max. Building Height	2 stories or 35'	2 stories or 35'

Owner:
William E. Bradford
5301 Rippy Rd.
Flower Mound, TX 75028
972-539-8685
Contact: Bill Bradford

Owner:
Rick & Lisa Cain
5410 Waketon Rd
Flower Mound, TX 75028
214-212-4187
Contact: Rick Cain

Owner:
Donald Parks
3433 Waketon Rd.
Flower Mound, TX 75028
214-763-0903
Contact: Don Parks

Owner:
Hawks Ramsey, LLC
2648 F.M. 407 East, Suite 200
Argyle, TX 76226-7010
214-674-4013
Contact: Todd Weaver

Legend

Open Space = 12.13 acres (24.46%) (0.13 ac. of Open Space X Lots)		
50'x120'	(128 Lots)	82.05%
75'x135'	(28 Lots)	17.95%
Total	**156 Lots**	**100.00%**

49.60 Acres - 156 Residential Lots, 7 Open Space Lots, 2 Open Space X Lots (0.13 ac.)

Engineer / Surveyor:
J. Volk Consulting
830 Central Parkway East, Suite 300
Plano, TX 75074
972-201-3100
Contact: Jay Volk

Applicant:
CalAtlantic Homes
CalAtlantic Homes of Texas, Inc.
909 Lake Carolyn Parkway, Suite 1700
Irving, TX 75039
972-590-2400

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626

18 JULY 16

1" = 100'
0 100' 200' 400'

Conceptual Site Plan

Bradford Park

Flower Mound, Denton County, Texas

Parks, Arts and Library Services (PALS) Board
AGENDA ITEM NO. 3

DATE: August 3, 2016

FROM: Kari Biddix, Park Development Manager

WORK SESSION ITEM: **Discussion and feedback related to an update provided by Pros Consulting, LLC, regarding the Parks, Recreation, and Open Space Master Plan.**

Background Information: The Town of Flower Mound entered into a Professional Services Agreement with Pros Consulting, LLC, on December 5, 2015, to perform such services as are necessary to provide data collection and review, community needs assessment, community profile analysis, creating a Community Activity Center business plan, creating an operational and financial plan, and creating a Parks, Recreation, and Open Space Master Plan.

For this meeting, Pros Consulting, LLC, will present highlights from the Focus Group meetings, Public Forums, and Stakeholders meeting. They will also present an overview of the Site Assessments, Statistically Valid Survey, Benchmark Assessments, Level of Service Standards, Online Survey, Park Typology, and the Community Activity Center Assessment.

Fiscal Impact: N/A

Legal Review: N/A

Attachments: N/A

Recommendation: This item is for discussion purposes only.