

**THE TOWN OF FLOWER MOUND PARKS, ARTS AND LIBRARY SERVICES (PALS)
BOARD REGULAR MEETING HELD ON THE 1ST DAY OF SEPTEMBER 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
Teresa Thomason	Place 3
Warner Watkins	Place 5
Ann Handren	Place 6

The following members of the PALS Board were not in attendance:

Denis Toth	Place 4
Denise Johnson	Place 7 – Vice Chair

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
Gary Sims	Executive Director of Community Services
Ashley Dierker	Town Attorney
Clayton Litton	Parks Superintendent
Kari Biddix	Park Development Manager
John Habern	Parks, Trails and Landscape Specialist
Jaime Jaco-Cooper	Senior Center Manager
Jade Olson	Administrative Secretary

- A. CALL REGULAR MEETING TO ORDER – 6:33 P.M.**
- B. INVOCATION – Mike Liles**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PRESENTATIONS**

Jaime Jaco Cooper, Senior Center Manager presented a slideshow to showcase the activities with the Seniors In Motion program. The National Council on Aging has designated September as National Senior Center Month.

Chuck Jennings, Director of Parks and Recreation introduced Tracy Black, General Manager, to represent Flower Mound Youth Sports Association (FMYSA). Board was updated with FMYSA's operations in regards to youth sports.

- E. PUBLIC PARTICIPATION**

N/A

F. DIRECTOR'S REPORT

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

- This is the last week the Outdoor Water Park will be open. The CAC will hold a labor day Spectacular from 1 p.m. to 5 p.m. that will include fun games and arts and crafts. The event is free with a membership or a day pass to the CAC.
- Staff is in the process of ordering participation shirts for Dorothy's Dash. He reminded the board to get signed up for the event and help raise money for the MS Society. Early registration end October 29th and the event will take place on Saturday, November 12th.
- Fall leagues begin next week with 81 teams participating in softball, kickball, and ultimate Frisbee.
- PP&K on September 10th at Gerault Park from 10:00 a.m.. to noon for ages 6 to 15 on new multi-purpose field.
- Family Camp Out will be held on Saturday, September 17th through Sunday, September 18th from 4:30 p.m. to 9:00 a.m.. Experience Flower Mound camping by pitching a tent at Heritage Park, viewing the stars through telescopes, watching a movie on the big screen, and playing various family games. Bring a tent, tent decorations, sleeping bags, bug spray, and flashlights. Staff will provide fun activities and a Chuckwagon Cuisine catered dinner and breakfast. The "Most Creative" tent wins the tent decorating contest and a prize. Pre-registration is required.
- Fido Fest will be held on October 1st at Westchester Park.
- Glow Run will be held on October 1st at Heritage Park.
- The Flower Mound Track Club had two gold medals won by Samantha Humphries in the 800 and 1600 at the Games of Texas track meet in McAllen. Samantha's twin sister finished with the silver medal in both events as well. The team had five silver medalists and four bronze medalists. An additional 12 athletes finished between 4th place and 8th place overall.
- Park crews have started clearing underbrush from the new pond/parking lot area at Heritage Park Phase II.
- The final walk through of Heritage Park Phase II is scheduled for September 8th.
- Park crews have begun replenishing playground safety surface at various playgrounds throughout the Town.
- The SIM program currently has 1,982 members. The Flower Mound Senior Center regularly has over 1,000 visitors each week.
- The Parks, Recreation and Open Space Master Plan will be coming back before the Board in November as a Work Session Item to discuss the draft plan. The plan will be reviewed by PALS, P&Z, and Town Council during November and December and then back for approvals in January and February.
- The Heritage Park bank stabilization project has been completed. The contractor is re-establishing the sod and has temporary irrigation in place. Once the equipment is removed the Town will be able to reopen that section of the trail and the bridge to the public.

Kari Biddix, Park Development Manager reported the following:

- Rheudasil and Wilkerson Parks Pond Dredging and Bank Stabilization project has been underway. 30% of the design was presented to staff last week. Staff met with consultant to finalize drawings to be submitted for permitting.
- Heritage Park Phase III is currently in design.
- Heritage Park Phase II and Twin Coves are currently in construction.
- Timber Creek Park playground will be in construction next week.

Kari introduced **Clint Wofford, Vice President**, and **Janna Tidwell, Associate**, of Schrickel, Rollins and Associates, Inc. Together they updated the PALS Board with plans for Heritage Park Phase III, including the splash pad design.

G. CONSENT AGENDA

1. **Consider approval of minutes from a special meeting of the PALS Board held on August 3, 2016.**

Board Deliberation

Board member Thomason moved to approve the minutes of a special meeting of the PALS Board held on August 3, 2016. Board member Simon seconded the motion.

VOTE ON THE MOTION

AYES: Simon, Thomason, Watkins, Handren
NAYS: None

H. REGULAR ITEMS

2. **Consider approval of a request from the Flower Mound High School Cross Country Booster Club to sell concessions and merchandise at the annual cross country meet on Saturday, September 17, 2016, at Gerault Park.**

Staff Presentation

Chuck Jennings – Director of Parks and Recreation

Board Deliberation

Board member Handren moved to approve a request from the Flower Mound High School Cross Country Booster Club to sell concessions and merchandise at the annual cross country meet on Saturday, September 17, 2016, at Gerault Park. Board member Watkins seconded the motion.

VOTE ON THE MOTION

AYES: Handren, Watkins, Thomason, Simon
NAYS: None

I. CLOSED SESSION

Pursuant to Section 551.071 of the Texas Government Code, the Parks, Arts, & Library Services (PALS) Board to convene into a closed session for legal consultation with the Town Attorney to receive legal advice as follows:

a. Item 3: MPA16-0005 – Smith Tract

J. RECONVENE INTO OPEN SESSION

- 3. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0005 – Smith Tract) to amend Section 5.0, Parks and Trails Plan, by amending Figure 5.4, Trails Master Plan, to remove the Paved Multi-Use Trail, Equestrian Trail, Equestrian Trail Head, and Complete Streets-Bike Lanes within and adjacent to the Smith Tract. The property is generally bounded by Cross Timbers Road, Scenic Road, Cardinal Road, Rocky Point Road, and Shiloh Road.**

Staff Presentation

John Habern – Parks, Trails and Landscape Specialist

The following individuals either spoke in support or opposition, or had questions / comments related to the item: *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.*

Support:

Laura Hoffman – spoke on behalf of land owners and explained the trail requirements do not fit the needs of the development.

Opposition:

Scott Jostes – 3705 Ridgecrest Dr
Paul Stone – 709 Lake Bluff Dr
Sonny Baca – 6504 Cardinal Dr
Christopher Binovi – 6509 Cardinal Dr
Bob Gladney – 3715 Ridgecrest Dr
Lori Wilkins – 3349 Rolling Hills
Natasha Nechiporenko – 3514 Raintree Dr
Janvier Scott – 2829 Bob White Ln
Jack Allison Jr – 4027 Raintree Dr
Marc Finley – 2600 Bourne Ln
Caroline Finley – 2600 Bourne Ln
John Todd – 5600 Wichita Trl
Marsha Gavitt – 6501 Meadowcrest Ln
Jim Engel – 5110 Bayberry St
Gerald Robinson – 6920 Hidden Valley Rd
Scott Egbert – 2900 Scenic Dr
Monica Kelley – 3403 Mesa Dr

Emails submitted before the 4:30 the day of the meeting have been attached.

Board Deliberation

Board member Watkins moved to recommend to Planning and Zoning Commission and Town Council denial of the amendment to the Parks and Trails Master Plan and retain the Paved Multi-Use Trail, Equestrian Trail, Equestrian Trailhead, and Complete Streets-Bike Lanes within and adjacent to the Smith Tract generally bounded by Cross Timbers Road, Scenic Road, Cardinal Road, Rocky Point Road, and Shiloh Road. Board member Simon seconded the motion.

VOTE ON THE MOTION

AYES: Simon, Thomason, Watkins, Handren
NAYS: None

K. RECESS REGULAR MEETING

L. CALL WORK SESSION TO ORDER

M. WORK SESSION ITEMS

- 4. Discussion and feedback related to the use of land banking future park land acquisitions through the Texas Parks and Recreation Foundation, Plan.**

Staff Presentation

Gary Sims, Executive Director of Community Services, informed the Board that Town Council has tasked staff to seek grant funding opportunities to maximize funding for all Capital Improvement Projects. Texas Parks and Wildlife Department has several grant opportunities for park, Local Parks Grant, Recreational Trails Grants, and Boating Access Grants.

- 5. Discussion and feedback related to the proposed alignment of the Pink Evening Primrose Trail – Segment 1.**

Staff Presentation

Kari Biddix, Park Development Manager, informed the Board that the proposed alignment of the Pink Evening Primrose Trail Section 1 is in the flood plain and showed other possible trail connection opportunities.

Clay Riggs, Floodplain Manager, discussed the flood plain location where the original trail was suggested.

N. ADJOURN – WORK SESSION

O. RECONVENE REGULAR MEETING

P. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next PALS Board Meeting is scheduled for October 6, 2016.

Q. ADJOURNMENT

Board Member Simon made a motion to adjourn the meeting. Board member Thomason seconded the motion.

Chair Gloria Jones adjourned the Regular Meeting at 9:44 p.m.

TOWN OF FLOWER MOUND, TEXAS

Gloria Jones, Chair

ATTEST:

Jade Olson, ADMINISTRATIVE SECRETARY



Community SERVICES Memorandum

DATE: September 1, 2016

TO: Parks, Arts and Library Services

FROM: John Habern, Parks, Trails and Landscape Specialist

SUBJECT: Items No. 3 - Smith Tract
(MPA16-0005)

Madam Chair Jones and board members,

Attached is correspondence we received regarding this item after the packets were completed.

Thank you.

From: Andy Hughes
Sent: Wednesday, August 31, 2016 1:15 PM
To: parks@flowermound.com; Cindi Price; Doug Powell
Subject: Master Plan Amendments for Shiloh Rd at 1171

All,

I am writing this letter to you to let you know of my DISAPPROVAL of the Master Plan Amendments for Shiloh Rd at 1171.

PLEASE ensure the our wonderful community is the primary concern.

The integrity of the Cross Timbers has been maintained by limiting density and prohibiting sewer. This also preserves natural surface areas that absorb storm water.
This area is highly sought after for its natural and almost pristine beauty and incredible wildlife.

It is our understanding that a Development Plan has never been submitted. The landowners have hired attorneys to attempt to change the Master Plan on these properties without ever filing a development plan.

Flower Mound has maintained its value and reputation of being one of the best cities to live in. Please let's not change! I am begging you to make this proposal like any other and follow the rules.
Its impact on us (the neighbors), wildlife, storm water and values will be devastating.

Andy Hughes
Concerned Neighbor

From: Rubyann Darnell
Sent: Wednesday, August 31, 2016 12:23 PM
To: Cindi Price
Subject: Shiloh Road Land

Please don't let them get around our Master Plan, it was voted on years ago for a reason, like this one.

Thanks,
Gordon J. and Rubyann T. Darnell
6409 Red Bud Drive
Flower Mound, TX 75022

-----Original Message-----

From: Melanie DeLeon

To: doug.powell <doug.powell@flower-mound.com>; cindiprice <cindiprice@flower-mound.com>; parks <parks@flowermound.com>

Sent: Wed, Aug 31, 2016 9:40 am

Subject: Master Plan Amendments for Shiloh Rd at 1171

Dear Mr. Powell, Ms. Price and Flower Mound Parks,

I am writing this letter to you to let you know of my disapproval of the Master Plan Amendments for Shiloh Rd at 1171.

The integrity of the Cross Timbers has been maintained by limiting density and prohibiting sewer. This also preserves natural surface areas that absorb storm water.

This area is highly sought after for its natural and almost pristine beauty and incredible wildlife.

It is our understanding that a Development Plan has never been submitted. The landowners have hired attorneys to attempt to change the Master Plan on these properties without ever filing a development plan.

Flower Mound has maintained its value and reputation of being one of the best cities to live in. Please let's not change! I am begging you to make this proposal like any other and follow the rules.

Its impact on us (the neighbors), wildlife, storm water and values will be devastating.

V/R

Melanie DeLeon

Realtor

Citiwide Properties

3214 Lakewood Lane

Flower Mound, TX 75022

From: Sam Morehouse
Sent: Wednesday, August 31, 2016 7:29 AM
To: Cindi Price
Subject: Master Plan Change

I have noticed the signs around the large 3 parcel Smith property regarding a Master Plan Amendment request. Apparently the landowners have hired attorneys to attempt to change the Master Plan on these properties without ever filing a Development Plan. This is a very unusual approach and if approved could cause irreparable harm to the current Cross Timber Conservation Development District guidelines. If successful, many other landowners would then begin to take this back-door method of changing the master plan.

I am concerned with protecting the current Conservation District Development guidelines and I am opposed to ANY development that would impact the current protection.

Please accept this message as a formal registration of this citizen's great concern and opposition as noted above.

Sam Morehouse
3415 Mesa Dr.

From: jena toich
Sent: Tuesday, August 30, 2016 9:32 PM
To: Jade Olson; Cindi Price; doug.powel@flower-mound.com
Subject: Sept. 1 meeting

Hi,

My name is Jena Toich. I reside at 7408 Bolo Lane in Flower Mound. I am so fortunate to live in the Cross Timbers area.

I am unable to attend, but I have comments about the Master Plan Amendments.

Please note that my comments are in regards to a meeting this Thursday Sept 1 at 6:30 p.m. at town hall with the Parks/Arts/Library Board on whether to waive the requirement for trails, even though the Town is working to expand its parks and trails.

THREE Master Plan Amendments are requested:

1) Bring in municipal sewer

Although sewer is a highly contentious topic, I have no opinion here.

2) remove the trails requirement

I am opposed to removing the trails requirement.

3) remove the bike lanes requirement for Shiloh/Cardinal/Scenic roads (entire perimeter)

I oppose removing the bike lane requirement.

I have noticed the signs around the large 3 parcel Smith property regarding a Master Plan Amendment request. Apparently the landowners have hired attorneys to attempt to change the Master Plan on these properties without ever filing a Development Plan. This is a very unusual approach and if approved could cause irreparable harm to the current Cross Timber Conservation Development District guidelines. If successful, many other landowners would then begin to take this back-door method of changing the master plan. I am concerned with protecting the current Conservation District Development guidelines and I am opposed to ANY development that would impact the current protection.

Please accept this message as a formal registration of this citizen's great concern and opposition as noted above.

Peggie Kimberlin
3400 Mesa Dr.
Flower Mound, TX 75022

I am opposed to the proposed changes to the Master Plan relative to the Smith property. As such plans mature, it is always difficult to preserve their integrity. Please add my objection to those of my neighbors in this last green area of our town.

Madeline Haynie

I have noticed the signs around the large 3 parcel Smith property regarding a Master Plan Amendment request. Apparently the landowners have hired attorneys to attempt to change the Master Plan on these properties without ever filing a Development Plan. This is a very unusual approach and if approved could cause irreparable harm to the current Cross Timber Conservation Development District guidelines. If successful, many other landowners would then begin to take this back-door method of changing the master plan.

I am concerned with protecting the current Conservation District Development guidelines and I am opposed to ANY development that would impact the current protection.

Please accept this message as a formal registration of this citizen's great concern and opposition as noted above.

Joel Loeb
3404 Raintree Dr.
Flower Mound, TX. 75022

PALS Board Members:

Please accept this correspondence as **opposition** to the proposed MPA16-0005 requesting an amendment to the Town's Master Plan relating to trails on and adjacent to the Smith tract. Our Town has a proud history of encouraging the construction and maintenance of these kinds of trails, and that's exactly why they were placed in the master plan. Additionally, allowing for the removal of bike lanes on these streets will increase the risk faced by cyclists who use these streets to access more rural roads in Denton County.

Thank you for your consideration.

Mike Hassett
3500 Beringer Court
Flower Mound, Texas 75022

From: John Barr
Sent: Wednesday, August 31, 2016 3:15 PM
To: Jade Olson; Cindi Price; Doug Powell
Subject: MPA16-0005

31 Aug 2016

Re: Master Plan Amendment, MPA16-0005

Parks, Arts and Library Board:

The existing paved multi-use trails, equestrian trail and trailheads and street bike lanes are barely adequate now. There has long been a desire within the town to have more equestrian trails and trailheads and the development has been nonexistent or slow at best. Additionally, bike traffic has been on the increase for several years. All but a few of the towns existing roads do NOT include bike lanes making the roads more of a hazard for bikers and motorists alike. More bike trails, lanes, and street-bike lanes are absolutely needed.

There are few, if any, walking trails at the area on the west end of town (Shiloh Road). The trails in the Cross Timbers Conservation Development District would be a wonderful addition to link with the Wellington and River Oaks Estates areas and business areas. I believe that the trails would be an aesthetic improvement to the development that would actually enhance it's value.

I recommend denial of Master Plan Amendment, MPA16-0005, to amend section 5.0 of the Parks and Trails Plan and instead retain the Paved Multi-Use Trail, Equestrian Trail, Equestrian Trailhead, and Complete Streets-bike Lanes within and adjacent to the Smith Tract as previously outlined.

John Barr

3405 Ridgecrest Dr.

From: Emil Soleyman

Sent: Wednesday, August 31, 2016 3:28 PM

To: Doug Powell; Cindi Price; Jade Olson

Subject: Smith Property Master Plan Amendment Requests (Shiloh Rd at FM1171)

My wife and I noticed the signs around the Smith property regarding the Master Plan Amendment request. We have noticed that the landowner(s) want to change the Master Plan on these properties without ever filing a Development Plan. This is a very unusual approach and if approved could cause irreparable harm to the current Cross Timber Conservation Development District guidelines. It will open the door to other landowners to take a similar approach and thus compromising the integrity of the Cross Timbers District.

Notably, the landowner wants to:

- 1) Bring in municipal sewer (currently prohibited)
- 2) Remove the trails requirement
- 3) Remove the bike lanes requirement for Shiloh/Cardinal/Scenic roads (entire perimeter)

This landowner joined with 2 other large landowners in 2001 in a failed attempt to sue the Town in order to bring sewer and high density/commercial to this area. (Smith/Wilson/Bunn vs. the Town of Flower Mound). He is now attempting to do so by using loopholes in the 2013 Master Plan Amendment.

My wife and I are against this action as are our neighbors. We wholeheartedly disagree with this amendment request and advise the town to decline it.

Thanks,

Emil Soleyman-Zomalan

Paulin Soleyman

6601 Stonehill Ct

Flower Mound, TX 75022

From: Debbie Chester
Sent: Wednesday, August 31, 2016 3:46 PM
To: Cindi Price
Subject: Cross Timbers Conservation District

Dear Ms. Price.

We chose to build our home near Shiloh Road over 20 years ago because the community shared our respect for the land and the natural environment it provided. Over the years the Master Plan for Flower Mound has continued to be amended and threatens to forever alter the rural-like community we love.

We implore you to **reject** the altering of the requirements for development of the Shiloh/Cardinal/Scenic area. Trails, safe bike lanes, larger home lots and open land spaces are essential to preserving the Flower Mound community we call home. Please, consider the long term ramifications of further alterations.

Respectfully,
Chuck and Debbie Chester

From: Ruland, Patrick
Sent: Wednesday, August 31, 2016 4:08 PM
To: Doug Powell; Jade Olson; Cindi Price
Cc:
Subject: PALS Agenda Item No. 3

PALS Board,

I intend to be in attendance at tomorrow night's hearing. I have not seen the developer's proposed land development plan (if there is one), but I have a few comments I would like to share if there is not enough time to speak.

1. Town growth doesn't always have to mean placing more people in less space.
2. I, and many of our neighbors, are in support of the Parks and Trails Master plan for the following reasons:
 - a. Connectivity of west to east communities
 - b. Safe outdoor and recreational "avenues" that does not require crossing busy traffic on FM 1171
 - c. Maintaining low density residential use in the area rather than industrial/commercial development
3. Lastly, and may be most important, this tract of land is high ground with its surface run-off eventually depositing into Lake Grapevine. Understanding these are sandy loam soils, overdevelopment with hard surface streets, walks and driveways will only contribute to sand deposits into the Lake. The transmission of soils will also effect already established properties along the southern drainage areas. This is evidenced by all the rain over the past 16 months and the reduction of drainage capacity in neighborhood gullies west of Shiloh Rd.. Although grass as groundcover can be placed, the sandy loam soils still move beneath them in heavy rainfall so if development is allowed, entire lot soil preparation/conservation and run-off methodologies should be required for responsible storm water collection and to preserve our lake's capacity.

Please feel free to share these thoughts with anyone you see necessary, or you may contact me on my personal cell phone at

Best regards,

Patrick W Ruland, AIA
Frontier Drive Resident

From:

Sent: Wednesday, August 31, 2016 4:23 PM

To: planning

Subject: Master Planning Amendments request - Smith Tract

In regards to:

MPA16-0005 SMITH TRACT - TRAILS PZ MEETING 10/10/2016 TC MEETING 10/17/2016

I would like all trails to remain in the plan. These trails are essential to the Master Plan trail systems which includes paved, multi use and equestrian. One omission will greatly affect and devalue the Master Plan.

MPA16-0006 SMITH TRACT - THOROUGHFARE PZ MEETING 10/10/2016 TC MEETING 10/17/2016

I would like the requirement for bike lanes to remain in the plan. This is essential to the safety of bike riders, walkers and motorists. Eliminating this requirement would just be ridiculous.

MPA16-0007 CHUCK RUSSELL SMITH TRACT - WASTEWATER

The move from a septic system to sewer would only be necessary if the land were to be a high density neighborhood, which it is NOT. No need for sewer over septic.

The above amendment requests would allow this land to be over developed, high density with very few safety and recreational amenities. That is not the Town of Flower Mound's Master Plan goal.

Susan Bodenmiller

Charles Bodenmiller

7007 Woodridge drive 75022

From: Ron Huebner
Sent: Thursday, September 01, 2016 9:15 AM
To: Cindi Price
Subject: Upcoming vote comments

I am a resident of Flower Mound and reside at 3908 Sunnyview Lane. Though I will be out of town during the September 1st meeting of the Parks/Arts/Library Board I understand there will be a vote concerning Master Plan Amendments. I believe that the business concerns that are currently attempting to develop Flower Mound are in fact degrading the quality of living for most residents who live in my neighborhood. The original Master Plan is being changed by business interests, not the resident's interest. What good is a Master Plan if it is constantly being changed to suit the needs of Business interests. I would also argue that the current "Growth" model that the city apparently has adopted is essentially unsustainable without destroying the quality of life we now enjoy. Growing to fulfill tax revenue so that we can support more growth is NOT development in the eyes of many, including myself. It is a recipe for making Flower Mound into another Plano or Frisco and THAT will definitely not be "progress".

I see that the following Amendments to the are being considered:

THREE Master Plan Amendments are requested:

- 1) Bring in municipal sewer (currently prohibited)
- 2) remove the trails requirement
- 3) remove the bike lanes requirement for Shiloh/Cardinal/Scenic roads (entire perimeter).

Please note that I am definitely opposed to allowing any of the Amendments to be allowed. I am especially opposed to bringing in municipal sewer.

The integrity of the Cross Timbers has been maintained by limiting density and prohibiting sewer. Sewer limitation is a popular planning tool for limiting density in sensitive and scenic areas. This also preserves natural surface areas that help absorb stormwater.

From:

Sent: Thursday, September 01, 2016 9:44 AM

To: Doug Powell; Cindi Price; Jade Olson

Subject: Master plan amendment concerns

We're strongly OPPOSED to the attempt to bypass the normal Master Plan for any reason. We understand progress, but we believe following the Master Plan is vital to keeping Flower Mound a great place to live now and in the future! Flower Mound is a very active community, and the attempt to eliminate Equestrian, Walking, and Bicycle Trails & Paths is wrong. The Smith property is surrounded by horse property which is our heritage, and the terrain in our area lends itself to great riding, walking & cycling.

We're for limiting density, and prohibiting sewers in our area per the Master Plan so that we keep the country feel which is why we moved from the east side of town 18 years ago.

We've lived in Flower Mound for 20 years, and have been through the growth struggles of the past that effected our School System, Taxes, and TRAFFIC. Traffic has progressively gotten worse again over the past couple of years, and it shouldn't take us 29 minutes to go 10 miles from the West side to 2499 & 121 during rush hour every morning. That doesn't take into account completion of the future developments already approved and not built or the 2499/35E connector project.

Flower Mound needs to stop approving future developments until they can figure out a way to improve traffic flow throughout the town - especially on 2499. No matter how beautiful and great Flower Mound may be, it's not worth living here if it takes forever to get in & out of town!!!

Lloyd & Mary Beth Collins
4005 Ada Dr.

From:

Sent: Thursday, September 1, 2016 12:09 PM

To: Doug Powell

Subject: change to master plan at shiloh and crosstimbers

I vote NO to this idea. We do not want high density homes or apartments in this area (Shiloh at Cross Timbers Road). Please do not change the Flower Mound Master Plan in order to accomodate those (Smith Estate, etc.) trying to change it. Kathy Menninga 6417 Frontier Dr Flower, Mound, TX 75022

From: Janie and Trent Cragin

Sent: Thursday, September 01, 2016 2:18 PM

To: Doug Powell; Cindi Price; Jade Olson

Subject: TRUE CONCERN OVER MASTER PLAN AMENDMENT REQUEST @ SMITH PROPERTY!!

My family and I moved to Flower Mound (from Frisco) in 2002 because we respected the town of Flower Mound for its "smart growth" and its adherence to some very important land conservation values. We share these very important values. The Cross Timbers Conservation district is the true essence of the town, and it is worth protecting and fighting for. There is no reason why a landowner cannot work within the limitations of this plan. Why should Flower Mound even listen to a developer/owner who doesn't even submit a Development Plan? This is absolutely unacceptable, and would only set up an opportunity for others to do the same.

In 2001, 1 acre, true-conservation clustered lots were a highly incentivized option to encourage preservation (while still allowing 2 acre non-conservation lots).

In 2013, the town council approved 1/2 acre non-conservation lots (with up to 25% increase in residential density), but fortunately, did not approve sewer expansion.

IN 2016, WE HAVE A REAL OPPORTUNITY TO PROTECT THE CONSERVATION DISTRICT FOR THE FUTURE OF OUR TOWN! THIS IS NOT THE TIME TO MAKE CONCESSIONS FOR OWNERS/DEVELOPERS THAT WE WILL NEVER GET BACK! WE ONLY GET A SHOT AT THIS ONCE. THEN POOF, NO MORE LAND TO TALK ABOUT, ONLY HOW TO HANDLE THE EXTRA HIGH DENSITY WITH ROADS AND INFRASTRUCTURE.

NO MORE LOOP-HOLES FOR DEVELOPERS. DEVELOPERS CAN RESPECT OUR CROSS TIMBERS CONSERVATION DISTRICT JUST LIKE WE DO.

THIS IS ALL WE HAVE LEFT.

In addition, if we truly continue to respect the adherence of the values of the Cross Timbers Conservation district, we all will receive the benefit of the beauty, the integrity of the town ideals, and the future of economic values that will be a successful case study for future areas of growth.

Thank you for taking the time to hear my response to the Master Plan Amendment Request.

Sincerely,
Janie Cragin
3812 Valley View Lane
Flower Mound, TX 75022

From: Mark Van Tilburg
Sent: Thursday, September 01, 2016 1:55 PM
To: Cindi Price; Jade Olson; Doug Powell
Subject: Smith Property Amendments

Doug, Cindi & Parks Board,

I am traveling on business and will not be able to attend this evenings' meeting. My wife and I are residents of Bolo Lane and have been active in objecting to prior attempts to amend the CTCD master plan. We have to admit that this latest effort, especially considering the attempt to bypass the normal development and planning process, is not only frustrating but disrespectful to the residents and our past efforts to maintain the quality of life that we enjoy and have a right to maintain. This attempt should not be given a platform and those making it should be told in no uncertain terms that neither it, or future attempts will be entertained or tolerated by The Town.

Thanks,
Mark
Sent from my iPhone