**AGENDA**

**FLOWER MOUND PARKS BOARD**

**REGULAR MEETING**

**FEBRUARY 1, 2018**

**FLOWER MOUND TOWN HALL**
**2121 CROSS TIMBERS ROAD**
**FLOWER MOUND, TEXAS**

**6:30 P.M.**

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**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 REGULAR 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 FMYFA, of the association's operations in regards to youth football.

**E. PUBLIC PARTICIPATION**

**Please fill out an "Appearance before Parks 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 Parks 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". Parks 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 special meeting of the Parks Board held on January 11, 2018.

## H. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park requirements for the Lakeside Village mixed-use development generally located west of Lakeside Pkwy and north of Rockledge Park.

## I. CLOSE REGULAR MEETING

## J. CALL WORK SESSION TO ORDER

## K. WORK SESSION ITEMS

3. Review and discuss appointment of a Parks Board Committee whose charge is to make a recommendation regarding a name for the park property located on the 3.3 acre tract adjacent to the Flower Mound Public Library.

## L. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for March 1, 2018.

## M. ADJOURN REGULAR 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: January 29, 2018 at 5:00 p.m. at least 72 hours prior to the scheduled time of said meeting.

Jade Olson

**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 Board
# AGENDA ITEM NO: 1

**DATE:** February 1, 2018

**FROM:** Jade Olson, Administrative Secretary

**ITEM:** **Consider approval of minutes from a Special Meeting of the Parks Board held on January 11, 2018.**

## I. SUMMARY:

The Parks Board held a Special Meeting on January 11, 2018.

## II. BACKGROUND INFORMATION:

N/A

## III. FISCAL IMPACT:

N/A

## IV. LEGAL REVIEW:

N/A

## V. ATTACHMENTS:

1. Draft minutes from the January 11, 2018, Special Meeting of the Parks Board.

## VI. RECOMMENDED MOTION OR ACTION:

Move to approve the minutes from a Special Meeting of the Parks Board held on January 11, 2018.

**THE TOWN OF FLOWER MOUND PARKS BOARD SPECIAL MEETING HELD ON THE 11th DAY OF JANUARY 2018, 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 Parks Board met in a special session with the following members present:

| | |
|---|---|
| Gloria Jones | Place 1 – Chair |
| Michael Kelly | Place 2 |
| Teresa Thomason | Place 3 – Vice Chair |
| Rick Kenyon | Place 4 |
| Jodi Seay | Place 5 |
| Ann Handren | Place 6 |
| Ike Winfield | Place 7 |
| Mark Mayer | Place 9 – Alternate |
| Firoz Vohra | Place 10 – Alternate |

The following members of Town Staff were in attendance:

| | |
|---|---|
| Chuck Jennings | Director of Parks and Recreation |
| Clayton Litton | Parks Superintendent |
| Kari Biddix | Park Development Manager |
| John Habern | Park, Trails and Landscape Specialist |
| Jade Olson | Administrative Secretary |

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

**B. INVOCATION –** Grace Sherrill

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

**D. PRESENTATIONS**

Chuck Jennings presented Winner and Runner Up awards for floats in the Christmas Parade.

**E. PUBLIC PARTICIPATION**

N/A

**F. DIRECTOR'S REPORT**

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

- The CAC Annual Open House will be held this Saturday from 10 a.m. to 2 p.m. with free drinks, snacks, and great giveaways. Admission is FREE all day. There will also be free group exercise classes. This is a great way to see all that the CAC has to offer.

- The 25th Dr. Martin Luther King Annual Celebration will be held at the Lewisville High School Auditorium on Monday starting at 6:30 p.m. The event will include entertainment and a keynote speaker.
- MLK day is a Town holiday and all full-time staff will have the day off – but the CAC will have normal operational hours that day.
- 450 trees were received and chipped during this year's free Christmas tree recycling program that ran from December 26th until January 7th.
- The Parks and Recreation Division received numerous calls during the last arctic blast concerning irrigation running and freezing in the roadways. The Town owned park, median and right-of-way irrigation systems was shut off for the winter back in November. They will not be turned back on until spring. Any systems that are still running are privately owned systems.
- The Community Services Department took possession of a new passenger bus which will be utilized mainly for the senior program. The new bus holds 30 passengers or 24 with 2 wheelchairs. The senior program now has the ability to utilize two buses and will be able to increase the number of available spots on many of its trips that continually sell out.

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**Kari Biddix, Park Development Manager** reported the following:

- Heritage Park Phase 4 bid openings will be January 31st, construction will begin in April, and anticipated complete date will be October 2018.
- Cortadera Park pond electrical meter has been ordered. Once the meter is installed the fountain and aerator will be up and running.
- Sod is getting installed at Rheudasil Park pond. The sidewalk is getting repaired.
- Heritage Park Phase 3 pump enclosure installations have begun. The cistern will be delivered next week. Splash pad concrete portion will be complete next week. Next will be the installation of the synthetic boulders and surfacing. The trellis for the splash pad area will arrive next week. The rustic pavilion for outdoor learning center is currently being installed. The estimated completion date is set for April 2018.
- Oak Park is currently under construction for a new playground.
- Bluebonnet Park will be the next park to have a new playground.

## G. CONSENT AGENDA

### 1. Consider approval of minutes from a regular meeting of the Parks Board held on December 7, 2017.

**Board Deliberation**

Board member Thomason moved to approve the minutes of a regular meeting of the Parks Board held on December 7, 2017. Board member Kenyon seconded the motion.

**VOTE ON THE MOTION**

**AYES:** **Kenyon, Seay, Thomason, Handren, Winfield**
**NAYS:** **None**
**ABSTAINS:** **Kelly**

## H. REGULAR ITEMS

**2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Rocky Hill Farms residential development generally located north of Cross Timbers Rd and west of Freeman Rd.**

**Staff Presentation**
John Habern – Park, Trails and Landscape Specialist

**Board Deliberation**

Board member Thomason moved to recommend to Planning and Zoning Commission and Town Council cash, in the amount of $41,815.20, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of $26,372.00 for the Rocky Hill Farms residential development generally located north of Cross Timbers Rd and west of Freeman rd. Board member Kelly seconded the motion.

**VOTE ON THE MOTION**

**AYES: Winfield, Handren, Thomason, Seay, Kenyon, Kelly**
**NAYS: None**

## I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next Parks Board Regular Meeting is scheduled for February 1, 2018.

## J. ADJOURNMENT

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

Chair Gloria Jones adjourned the Regular Meeting at 7:09 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

**Gloria Jones, Chair**

**ATTEST:**

**Jade Olson, ADMINISTRATIVE SECRETARY**

# Parks Board
# AGENDA ITEM NO. 2

**DATE:** February 1, 2018

**FROM:** John Habern, Parks, Trails and Landscape Specialist

**ITEM:** **Consider recommending to Planning and Zoning Commission and Town Council Park requirements for the Lakeside Village mixed-used development generally located west of Lakeside Pkwy and north of Rockledge Park.**

**Background Information:** The proposed development has two applications in with the Town: a Master Plan Amendment (MPA17-0010) and a Mixed-Use application (MU17-0002) in order to develop a mixed-use development. The uses include office, retail, hotel, single family, multi-family, etc. The residential density proposed is 229 residential units. The master plan amendment adds 9 additional acres of the Hines property and incorporates it with the existing mixed use development for Lakeside DFW through a new mixed-use application. This would allow for all 39 acres within subzone MU-TEN(1) and MU-TEN(2) to unify with the Hines property to form Lakeside Village, MU-TEN(3).

**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 **229** dwelling unit lots = **7.6944** acres of Park Land Dedication required

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

- **$376,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$376,000.00** per acre X 7.6944 acres = **$2,893,094.40** 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 **229** dwelling unit lots = **$317,852.00** 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

# Parks Board
# AGENDA ITEM NO. 2

**Fiscal Impact:** N/A

**Legal Issues:** N/A

**Attachment:**
1. Lakeside Village Conceptual Plan

**Draft Motion:**

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **7.6944 acres of land** and Park Development Fees in the amount of **$317,852.00** for the Lakeside Village development generally located west of Lakeside Pkwy and north of Rockledge Park.

**- OR -**

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **$2,893,094.40**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **$317,852.00** for the Lakeside Village development generally located west of Lakeside Pkwy and north of Rockledge Park.

LEGEND

- RESIDENTIAL - VILLA HOMES
- RESIDENTIAL TOWER
- OFFICE
- RESTAURANT/RETAIL
- HOTEL
- GARAGE
- GARAGE OVER RETAIL
- RESIDENTIAL OVER RETAIL
- COMMERCIAL OVER RETAIL

LAKESIDE CLUBHOUSE

LAKESIDE PKWY

FINE ARTS CENTER

COMMUNITY LAWN

BOARDWALK

SUNSET POINT

BOARDWALK

The Lakeside Tower

LAKE GRAPEVINE

LAKESIDE VILLAGE PLAN

0′ 50′ 100′ 200′

SCALE: 1″=100′-0″

# LAKESIDE VILLAGE

KEVIN SLOAN STUDIO

High Performance Landscapes™ www.kevinsloanstudio.com

JANUARY 17, 2018

# Parks Board
# AGENDA ITEM NO. 3

**DATE:** February 1, 2018

**FROM:** Chuck Jennings, Director of Parks and Recreation

**ITEM:** **Review and discuss appointment of a Parks Board Committee whose charge is to make a recommendation regarding a name for the park property located on the 3.3 acre tract adjacent to the Flower Mound Public Library.**

**Background Information:** The naming or renaming of Town parks is the responsibility of the Parks Board. The process for determination of a name for recommendation to the Town Council is specified in Town Ordinance Sec. 54-1. The 3.3-Acre tract was purchased by the Town in January of 2017, and a conceptual master plan for the park will be developed at a later date. Per the Town's code of ordinances, names for new parks shall typically be established within 90 days from the date of land acquisition or at the earliest possible time. Therefore, it is appropriate for the Parks Board to begin the naming process at this time.

The Chair of the Parks Board is responsible for appointing a committee that will be tasked with recommending naming options for the park. The Parks Board will review the committee's suggestions and recommend a name for Town Council approval. The naming committee can recommend the property be named after streets, geographical locations, ecological features, historical figures, events, concepts, local, state or national leaders, or in memoriam for public servants or residents who perished in the line of duty. Staff recommends the Chair appoint a maximum of three Parks Board members. A staff liaison will work with the committee and coordinate their meetings.

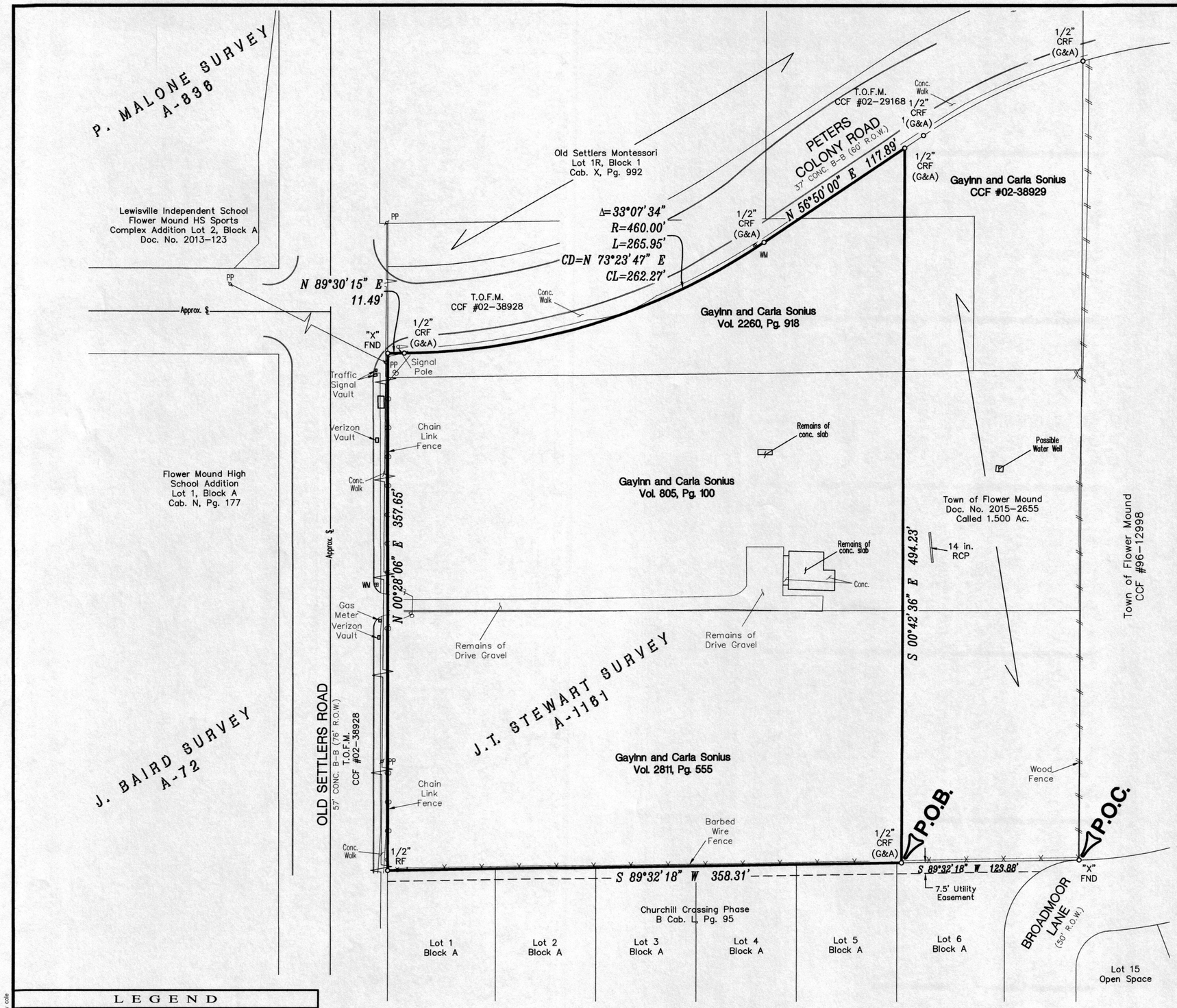
**Fiscal Impact:** N/A

**Legal Issues:** N/A

**Attachment:**
1. Survey Plat of the property

**Draft Motion:** To appoint three members to a Parks Board committee whose charge is to make a recommendation regarding a name for the park property located on the 3.3 acre tract adjacent to the Flower Mound Public Library.

Attachment 1




50 0 50 100 150 Feet

SCALE: 1"=50'

LEGAL DESCRIPTION
3.315 Acres

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, being part of that certain tract of land described in deed to Gaylnn Sonius and Carla Sonius recorded in Volume 2811, Page 555 of the Real Property Records of Denton County, Texas, part of that certain tract of land described in deed to Gaylnn Sonius and Carla Sonius recorded in Volume 2260, Page 918 of the Real Property Records of Denton County, Texas, and being part of that certain tract of land described in deed to Gaylnn Sonius and Carla Sonius recorded in Volume 805, Page 100 of the Deed Records of Denton County, Texas, and part of that certain called 0.456 acre tract of land described in deed to Gaylnn Sonius and Carla Sonius recorded in Document Number 2002-38929 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at an "X" in concrete found at the southeast corner of the first cited Sonius tract, being the southwest corner of that certain called 4.0000 acre tract of land described in deed to Town of Flower Mound recorded in Document Number 1996-12998 of the Real Property Records of Denton County, Texas, and being the southeast corner of that certain called 1.500 acre tract of land described in deed to Town of Flower Mound, and being the northeast corner of Block A, Churchill Crossing Phase B, an addition to the Town of Flower Mound according to the plat thereof recorded in Cabinet L, Page 95 of the Plat Records of Denton County, Texas;

THENCE S 89°32'18" W, 123.88 feet, with the south line of said Sonius tract recorded in Volume 2811, Page 555 , the south line of said 1.500 acre Town of Flower Mound tract and the north line of Block A, Churchill Crossing Phase B, to a 1/2" capped rebar set (G&A Consultants) at the POINT OF BEGINNING being the southwest corner of said 1.500 acre Town of Flower Mound tract;

THENCE S 89°32'18" W, 358.31 feet, with the south line of said Sonius tract recorded in Volume 2811, Page 555 and the north line of Block A, Churchill Crossing Phase B, to a 1/2" rebar found at the northwest corner thereof, being the southwest corner of said Sonius tract recorded in Volume 2811, Page 555, and being on the east line of that certain tract of land described in deed to Town of Flower Mound recorded in Document Number 2002-38928 of the Real Property Records of Denton County, Texas;

THENCE N 00°28'06" E, with the east line of said Town of Flower Mound tract and the east line of said Sonius tract recorded in Volume 2811, Page 555 passing the northwest corner thereof and the southwest of said Sonius tract recorded in Volume 805, Page 100, and continuing with said line passing the northwest corner thereof, being the southeast corner of said Sonius tract recorded in Volume 2260, Page 918 and continuing for a total distance of 357.65 feet to a "+" found at the southwest corner of that certain tract of land described in deed to Town of Flower Mound recorded in Document Number 2002-38928 of the Real Property Records of Denton County, Texas;

THENCE N 89°30'15" E, 11.49 feet with the south line of said Town of Flower Mound recorded in Document Number 2002-38928 to a 1/2" capped rebar found (G&A);

THENCE Northeasterly, continuing with said Town of Flower Mound recorded in Document Number 2002-38928 and with the arc of said curve to the left having a radius of 460.00 feet, a central angle of 33°07'34", whose chord bears N 73°23'47" E, 262.27 feet, an arc length of 265.95 feet, to a 1/2" capped rebar found (G&A);

THENCE N 56°50'00" E, with the south line of said Town of Flower Mound tract recorded in Document Number 2002-38928 passing the easterly corer thereof, the north line of said Sonious Tract recorded in Volume 2260, Page 918, and the westerly southeast corner of that certain tract of land described in deed to Town of Flower Mound recorded in Document Number 2002-29168 of the Real Property Records of Denton County, Texas, and continuing with the south line thereof for a total distance of 117.89 feet to a 1/2" capped rebar found (G&A) at the northwest corner of said 1.500 acre Town of Flower Mound tract;

THENCE S 00°42'36" W, with the west line of said 1.500 acre Town of Flower Mound tract, through said Sonious' Tracts, 494.23 feet, to the POINT OF BEGINNING and containing approximately 3.315 acres of land.

# SURVEY PLAT

## 3.315 Acres

in the

J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

| LEGEND | | |
|---|---|---|
| RF | = | REBAR FOUND |
| CRS | = | CAPPED REBAR SET |
| BL | = | BUILDING LINE |
| UE | = | UTILITY EASEMENT |
| CRF | = | CAPPED REBAR FOUND |
| P.O.B. | = | POINT OF BEGINNING |
| CM | = | CONTROLLING MONUMENT |
| G&A | = | G&A CONSULTANTS, INC. |
| PRDCT | = | PLAT RECORDS, DENTON COUNTY, TEXAS |
| RPRDCT | = | REAL PROPERTY RECORDS DENTON COUNTY, TEXAS |
| MAE | = | MUTUAL ACCESS EASEMENT |
| SSE | = | SANITARY SEWER EASEMENT |
| WLE | = | WATER LINE EASEMENT |
| PE | = | PIPELINE EASEMENT |
| CO | = | CLEANOUT |
| PP | = | POWER POLE |
| LP | = | LIGHT POLE |
| WV | = | WATER VALVE |
| WM | = | WATER METER |
| FH | = | FIRE HYDRANT |
| SSMH | = | SANITARY SEWER MANHOLE |
| STMH | = | STORM SEWER MANHOLE |

NOTES:

1.) Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

2.) This survey was prepared in connection with the Real Estate transaction related to Stewart Title Guaranty Company, File No. 00440-3064. Commitment effective November 07, 2016. G & A Consultants, LLC. shall not be held liable for any unauthorized use hereof. Declaration is made to original purchaser and is not transferable to additional institutions or subsequent owners.

3.) Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.

4.) No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.

5.) Unable to locate easement to Denton County Electric Cooperative, Inc., recorded in Volume 403, Page 1765, D.R.D.C.T

STATE OF TEXAS REGISTERED MARK PAINE 5075 PROFESSIONAL LAND SURVEYOR

1/6/17

Revisions:
01/06/2016


SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700


DRAWN BY: MP DATE: 12/07/2016 SCALE: 1"=50' JOB. No. 16341

File: Z:\2016\16341\Drawings\Survey\16341 Survey Plat
Plotted: 1/6/2017 11:20 AM, by Cole Carpenter; Saved: 1/6/2017 11:19 AM, by cole