



**AGENDA**  
**FLOWER MOUND PARKS BOARD**  
**REGULAR MEETING**  
**JUNE 7, 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](http://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 YMCA, of the association's operations in regards to youth basketball and volleyball.

**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 regular meeting of the Parks Board held on April 5, 2018.

**H. REGULAR ITEMS**

2. Consider approval of a request from Dallas Athletes, Inc. to hold a sanctioned triathlon event at the Community Activity Center and Gerault Park on Sunday, April 7, 2019.
3. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Improvement Fee requirements for the Trailwood Phase 4 residential development generally located west of Hwy 377 and south of 1171.
4. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Improvement Fee requirements for the NEM Senior Living residential development generally located east of FM 2499 and north of Merriweather Ln.

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

- The next special meeting of the Parks Board is scheduled for July 12, 2018.

**J. 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: June 4, 2018 at 5:00 P.M. 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 Board AGENDA ITEM NO: 1**

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**DATE:** June 7, 2018

**FROM:** Jade Olson, Administrative Secretary

**ITEM:** Consider approval of minutes from a Regular Meeting of the Parks Board held on April 5, 2018.

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**I. SUMMARY:**

The Parks Board held a Regular Meeting on April 5, 2018.

**II. BACKGROUND INFORMATION:**

N/A

**III. FISCAL IMPACT:**

N/A

**IV. LEGAL REVIEW:**

N/A

**V. ATTACHMENTS:**

1. Draft minutes from the April 5, 2018, Regular Meeting of the Parks Board.

**VI. RECOMMENDED MOTION OR ACTION:**

Move to approve the minutes from a Regular Meeting of the Parks Board held on April 5, 2018.

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**THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 5<sup>TH</sup> DAY OF APRIL 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 regular 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         |
| Gary Sims      | Executive Director of Community Services |
| JP Walton      | Assistant to the Town Manager            |
| Clayton Litton | Parks Superintendent                     |
| Kari Biddix    | Park Development Manager                 |
| John Habern    | Park, Trails and Landscape Specialist    |
| Jade Olson     | Administrative Secretary                 |

- A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.**
- B. INVOCATION – Cathy Powers**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PUBLIC PARTICIPATION**  
  
N/A
- E. DIRECTOR'S REPORT**

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

- The Father/Daughter Dance will take place Saturday, April 14 at the Courtyard Marriott Flower Mound. There are still a few tickets left. A professional photographer will be on hand. The fee is \$75.00 a couple and the registration deadline is Saturday.
- The Caveman Triathlon will take place at the CAC this Sunday morning beginning at 7 a.m. Dallas Athletes Racing hosts the event and will feature a 275-yard indoor pool swim, 10.8-mile bike and a 3.1 run. The CAC doesn't open until 1 p.m. on Sunday and operation of the center will not be effected.

- The pool deck of the Outdoor Water Park has been resurfaced and will be completed on Tuesday of next week. The new surface will give the deck a new look and will be cooler to the feet and slip resistant. The front entrance of the CAC was resurfaced as well. Please check it out next time you are in the building.
- Registration for Adult Basketball, Softball, and Kickball began on April 1 for all summer leagues.
- The Town is in the process of hiring Melissa Cook as our new youth track and field head coach for our summer program. She has been a volunteer with our program for 4 years. Her back ground is a collegiate distance runner for Texas A&M and for New Balance after college. She was an 8 time All American and in the Texas A&M Hall of Fame. She will continue to raise the bar on the quality of the program.
- Youth track registrations began on April 1. Practices will begin on May 21.
- The Police Department will host a Kickball tournament and have a cookout at Gerault Park softball field and pavilion on Saturday, April 28.
- Twin Coves Park has been very busy with RV, cabin, and primitive camper rentals. RV and Primitive sites have been at 100% occupancy the last 4 weekends and we have averaged 15 cabins over the same time period. Get your reservations in soon if you plan to visit this summer.
- Twin Coves Park staff will be purchasing additional kayaks which will include four 2 person kayaks. We will also purchase 2-3 stand up paddle boards.
- The Seniors In Motion program currently has 1,996 members. During the month of March, the program had 3,881 membership card scans.
- On Thursday, April 12, the SIM Advisory Board will host a candidate's forum at the FMSC. All candidates for Mayor and Town Council have been invited to the forum where they will be asked questions related to senior issues.
- On Friday, April 13, the SIM program will celebrate its 13th Anniversary. Staff has planned a musical performance and lunch of hamburgers, chips, and cake.
- Mark your calendars as the ribbon cutting for Heritage Park Phase III is set for April 28 at 10:00am. An official invite will be sent next week.
- The Parks and Recreation Division is still hiring for the summer – open positions include camp counselors, lifeguards and WSI's (swim instructors). Certification classes for lifeguarding and to be a swim instructor are offered at the CAC.

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

- Heritage Park Phase 4 project was given notice to proceed and construction will begin April 30, 2018. The expected completion date is October 2018.
- Rheudasil, Wilkerson, and Cortadera pond projects are complete.
- Heritage Park Phase 3 Ribbon Cutting is scheduled for April 28, 2018.
- Park and trail amenities updated park signs for Northshore Park and Tealwood Oaks Park.
- Bluebonnet Park is complete.

**F. CONSENT AGENDA**

- 1. Consider approval of minutes from a regular meeting of the Parks Board held on March 1, 2018.**

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**Board Deliberation**

Board member Kelly moved to approve the minutes of a regular meeting of the Parks Board held on March 1, 2018. Board member Handren seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Kelly, Seay, Handren, Winfield

**NAYS:** None

**ABSTAINS:** Kenyon, Thomason

**G. REGULAR ITEMS**

2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development fee requirements for Pepper Creek Ranch residential development generally located north of Cross Timbers Rd (FM 1171) and west of Montalcino Blvd.

**Staff Presentation**

John Habern – Park, Trails and Landscape Specialist

**G & A Consultants**

Ron Stewart

**Board Deliberation**

Board member Kenyon moved to recommend approval to Planning and Zoning Commission and Town Council cash, in the amount of \$55,020.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$69,400.00 for the Pepper Creek Ranch residential development generally located north of Cross Timbers Rd (FM 1171) and west of Montalcino Blvd. Board member Handren seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Winfield, Handren, Thomason, Seay, Kenyon, Kelly

**NAYS:** Kelly

3. Consider recommending approval for Town Council consideration the naming of the park property located on the 3.3 acre tract adjacent to the Flower Mound Public Library.

**Staff Presentation**

Chuck Jennings – Director of Parks and Recreation

Board member Thomason moved to approve for Town Council consideration the naming of the park property located on the 3.3 acre tract adjacent to the Flower Mound Public Library as Peters Colony Memorial Park. Board member Winfield seconded the motion.

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**VOTE ON THE MOTION**

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

4. Consider approval of a recommendation of parks projects to be funded by the Community Development Corporation in fiscal year 2018-2019 using 4B sales tax revenue, and incorporate park projects for FY 2020-2023 into the Town's Five Year Capital Improvement Projects list.

**Staff Presentation**

Chuck Jennings – Director of Parks and Recreation

**Board Deliberation**

Board member Kelly moved to approve a recommendation of parks projects to be funded by the Community Development Corporation in fiscal year 2018-2019 using 4B sales tax revenue, and incorporate park projects for FY 2020-2023 in to the Town's Five Year Capital Improvement Projects list. Board member Kenyon seconded the motion.

**VOTE ON THE MOTION**

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

**H. RECESS REGULAR MEETING**

**I. CALL WORK SESSION TO ORDER**

**J. WORK SESSION ITEMS**

5. Presentation and discussion regarding the Flower Mound Board and Commission Input Process, to include an exchange of ideas and discussion on parks related initiatives for the Town Council to consider for the next fiscal year strategic plan.

**Staff Presentation**

JP Walton – Assistant to the Town Manager provided the Board with a presentation regarding the Flower Mound Board Commission input process to include an exchange of ideas and discussion regarding parks related initiatives for Town Council to include for the next fiscal year's strategic plan.

**Board Deliberation**

**K. ADJOURN – WORK SESSION**

**L. RECONVENE REGULAR MEETING**

**M. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS**

- The next Parks Board Regular Meeting is scheduled for May 3, 2018.

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**N. ADJOURNMENT**

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

Chair Gloria Jones adjourned the Regular Meeting at 8:10 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**Gloria Jones, Chair**

**ATTEST:**

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**Jade Olson, Administrative Secretary**



## PARKS BOARD AGENDA ITEM NO. 2

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**DATE:** June 7, 2018

**FROM:** Michael Davenport, Community Activity Center Manager

**ITEM:** Consider approval of a request from Dallas Athletes, Inc. to hold a sanctioned triathlon event at the Community Activity Center and Gerault Park on Sunday, April 7, 2019.

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**Background Information:** The CAC is a revenue generating facility. The natatorium is designed as a competitive pool with the ability to rent out space to local competitive groups and swim teams to assist the Town in reaching its revenue goals. The triathlon would occur prior to the CAC opening and would not interfere or affect members or guests. Dallas Athletes, Inc. will be required to turn in a copy of their Certificate of Insurance with the proper insurance indemnifying the Town of potential risk and liability. Payment of fees owed to the Town will be covered through the CAC rental policy and permit process.

Dallas Athletes, Inc. began in March 2001 with four members. Now in their 14<sup>th</sup> year, Dallas Athletes, Inc. has over 300 triathlon members with the majority residing in the Flower Mound area. Dallas Athletes, Inc. has hosted ten Caveman Triathlons at the CAC (2009 - 2018) with over 650 participants last year. The event consists of a 275 yard swim, 13 mile bike ride, and 3.1 mile run.

Dallas Athletes, Inc. will meet with the Flower Mound Police Department concerning the run/bike routes and will secure all necessary permits prior to the event. Dallas Athletes, Inc. is anticipating 650 participants for the triathlon based on previous year's numbers.

**Fiscal Impact:** N/A

**Revenue Source:** The Town will receive revenue from Dallas Athletes, Inc. in accordance with the rental policy which outlines CAC rental and staff fees. Dallas Athletes has offered to pay an additional \$500 as a goodwill offer due to the success of previous year's events.

**Projected Receipts/Collections:** \$1,105.00

**Proposed Use/Purpose:** The revenue generated will be deposited into the General Fund 100-4625, CAC – Facility Rentals, which helps offset the annual costs to operate and maintain the CAC.

**Legal Review:** 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



## PARKS BOARD AGENDA ITEM NO. 2

(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 the Dallas Athletes, Inc. listing the Town as additional insured will be required if the Parks Board approves this request.

### **Attachments:**

1. Course maps (bike, run, and transition area)

**Recommendation:** Move to approve a request from Dallas Athletes, Inc. to hold a sanctioned triathlon event at the Community Activity Center natatorium and Gerault Park on Sunday, April 7, 2019.

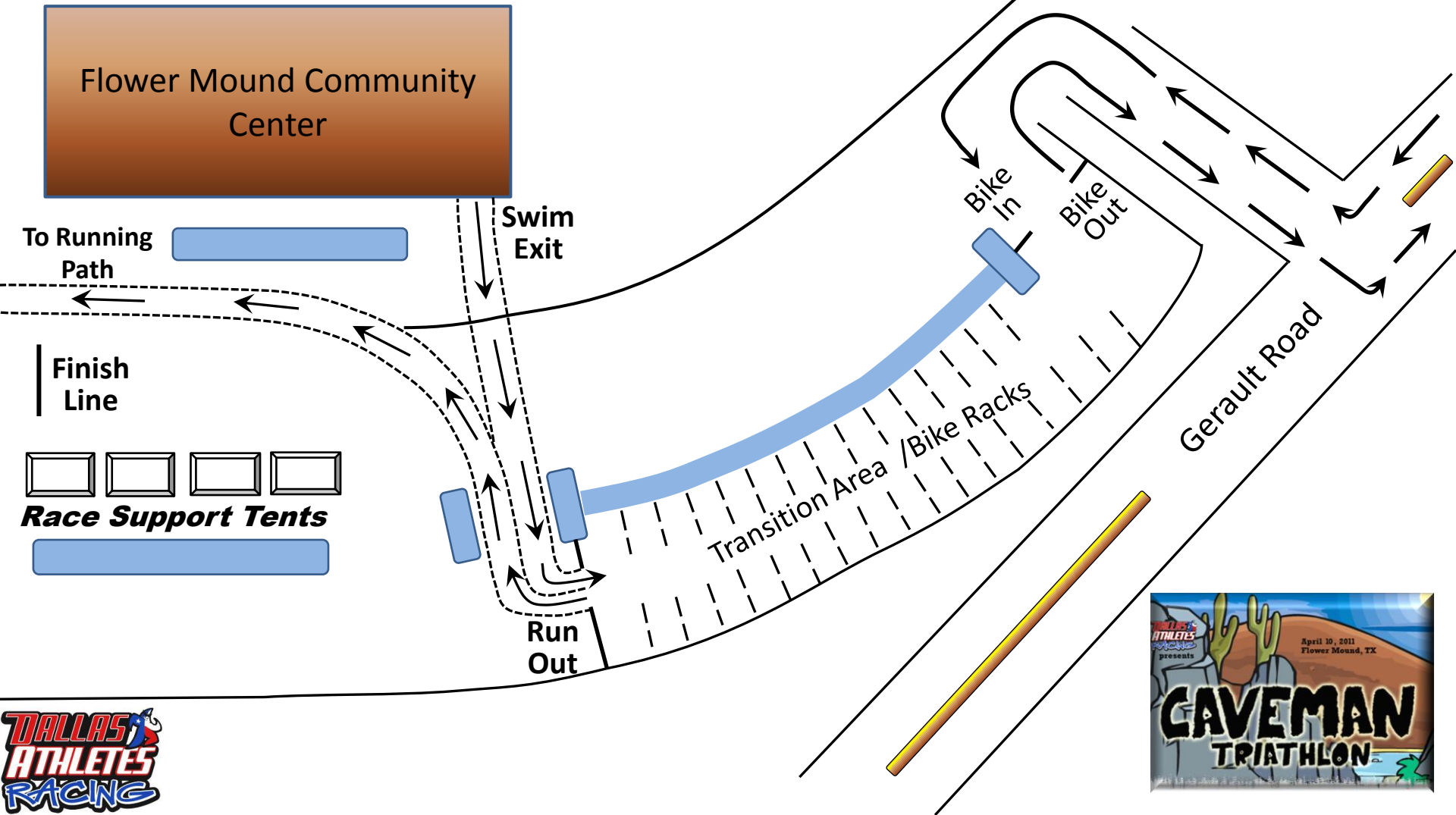
# CAVEMAN TRIATHLON

## Transition Area

**OPENS at 5:45 – CLOSES at 6:45**

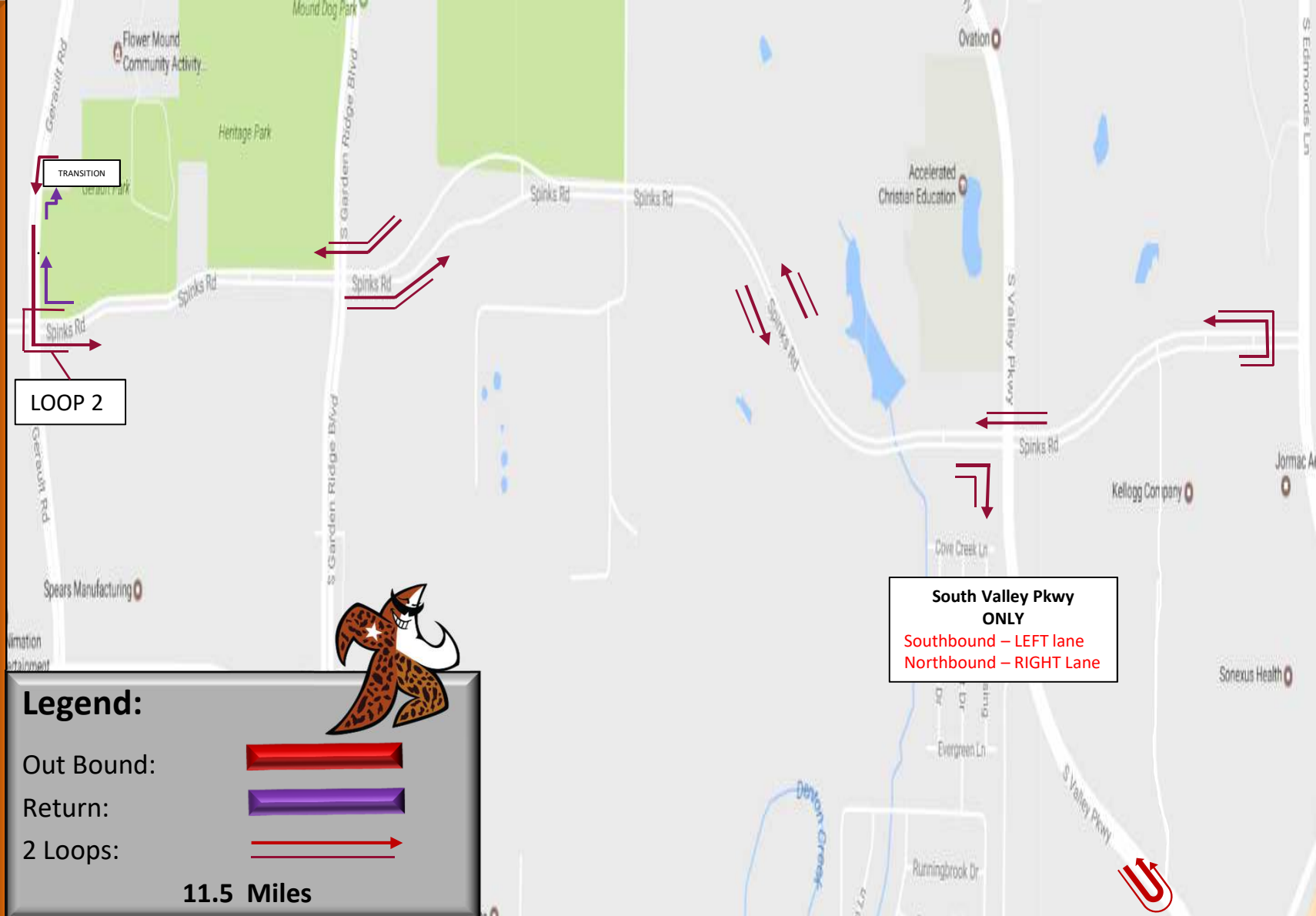
Attachment 1

**Parking**



# CAVEMAN TRIATHLON

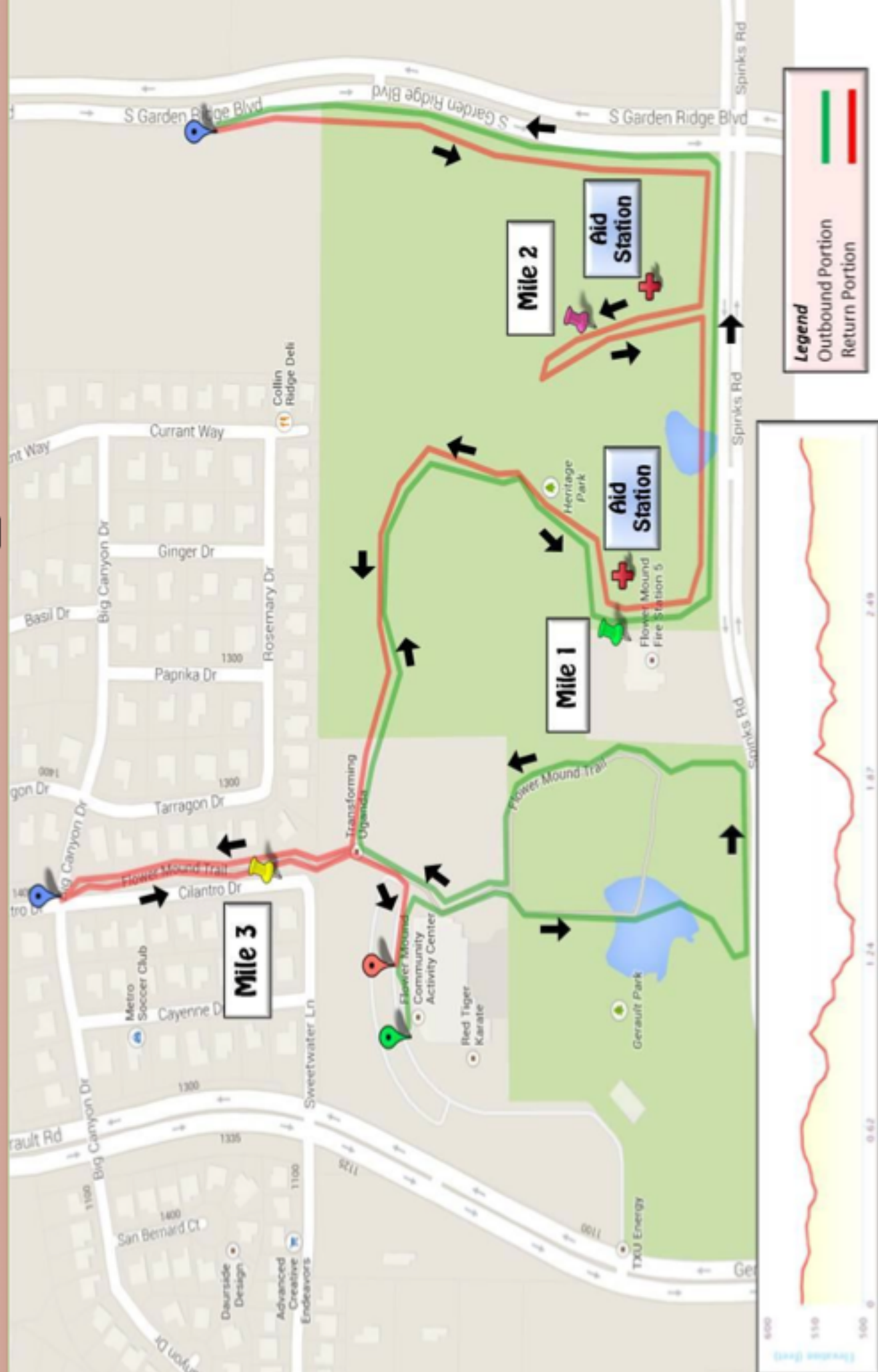
## BIKE



ELEVATION (ft)



# Caveman 5K Run Map



**Notes:** The run course is on the trail system around the Flower Mound Community Activity Center sports complex. It finishes in front of the Community Activity Center.



## Parks Board AGENDA ITEM NO. 3

**DATE:** June 7, 2018

**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 Trailwood Phase 4 residential development generally located west of Hwy 377 and south of 1171.

**Background Information:** The proposed development has three applications in with the Town: a Master Plan Amendment (MPA17-0013), a Zoning Planned Development (ZPD17-0016), and a Development Plan (DP17-0005) in order to develop a residential subdivision. The maximum residential density within the proposed development is 40 single family dwelling units to be developed under the SF-5 District standards (minimum lot size of 5,000 square feet).

**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 **40** dwelling unit lots = **1.344 acres of Park Land Dedication required**

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

- **\$76,230.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$76,230.00** per acre X 1.344 acres = **\$ 102,453.12** 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 **40** dwelling unit lots = **\$55,520.00** 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 - 5, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 98 – Zoning; Article III. – District Regulations; Division 8A. – SF-5, Single Family Residential District.



## Parks Board AGENDA ITEM NO. 3

Link to the Flower Mound Code of Ordinances:

<http://library.municode.com/index.aspx?clientId=13329&stateId=43&stateName=Texas>

**Fiscal Impact:** N/A

**Legal Issues:** N/A

**Attachments:**

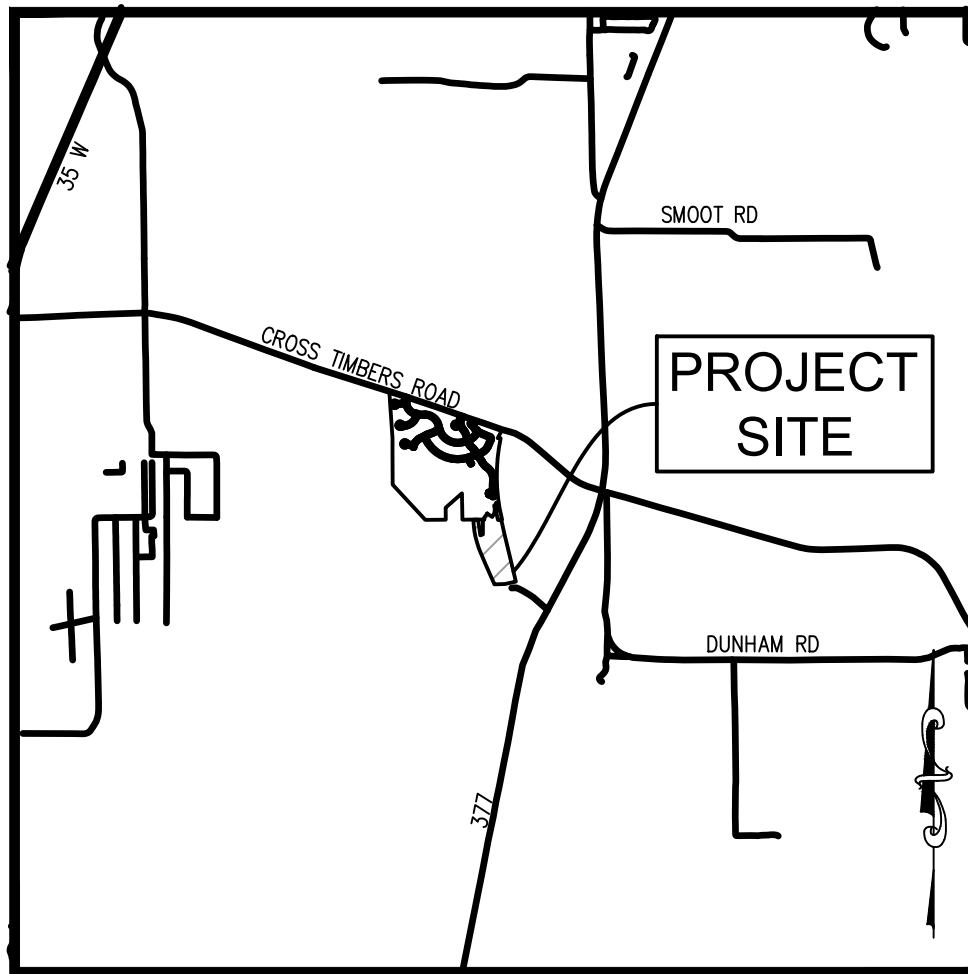
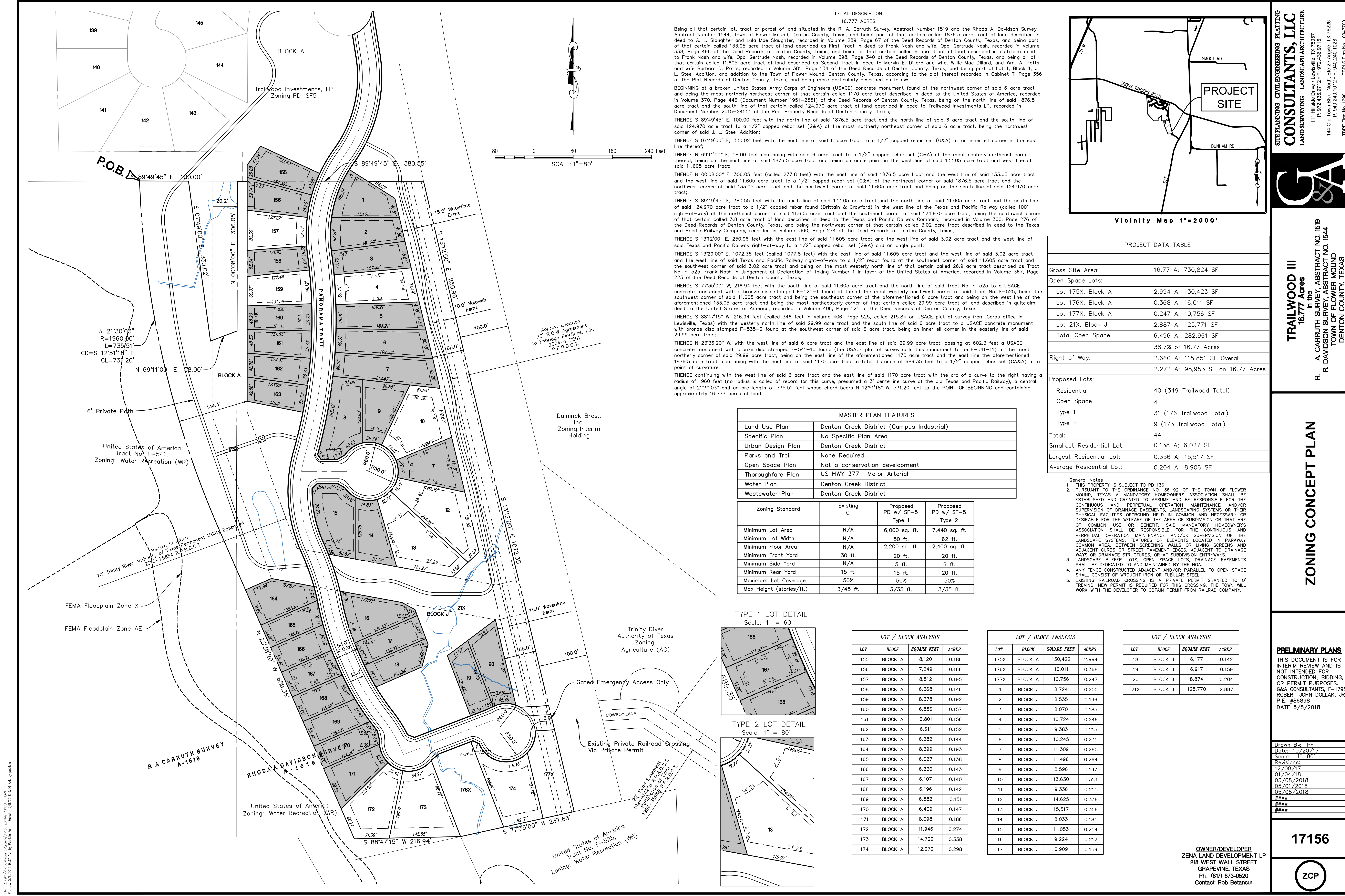
1. Trailwood Phase 4

**Recommendation:**

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **1.344 acres of land** and Park Development Fees in the amount of **\$55,520.00** for the Trailwood Phase 4 residential development generally located west of Hwy 377 and south of 1171.

**- OR -**

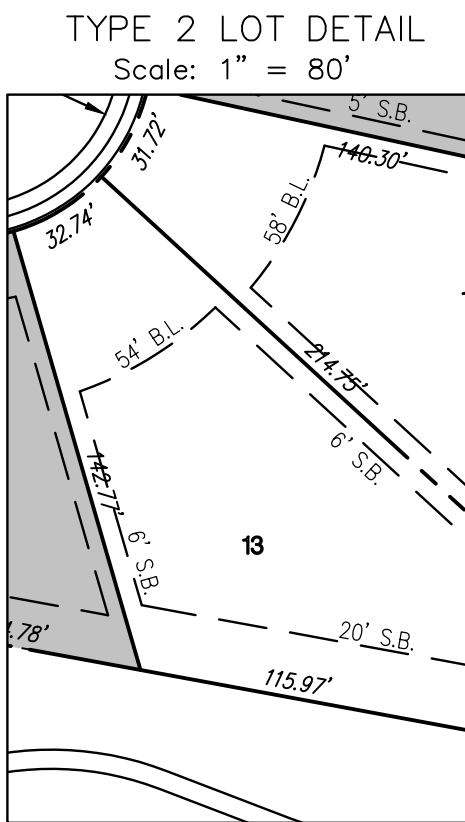
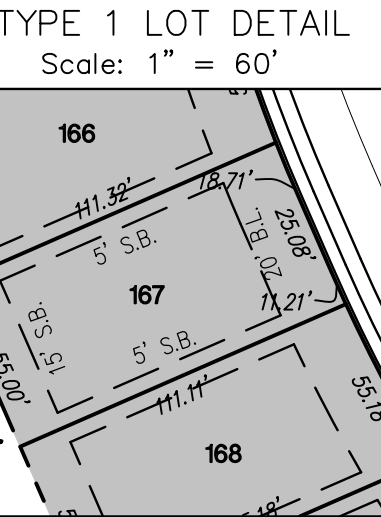
Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$102,453.12**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$55,520.00** for the Trailwood Phase 4 residential development generally located west of Hwy 377 and south of 1171.



| PROJECT DATA TABLE        |                                   |
|---------------------------|-----------------------------------|
| Gross Site Area:          | 16.77 A; 730,824 SF               |
| Open Space Lots:          |                                   |
| Lot 175X, Block A         | 2,994 A; 130,423 SF               |
| Lot 176X, Block A         | 0.368 A; 16,011 SF                |
| Lot 177X, Block A         | 0.247 A; 10,756 SF                |
| Lot 21X, Block J          | 2,887 A; 125,771 SF               |
| Total Open Space          | 6,496 A; 282,961 SF               |
|                           | 38.7% of 16.77 Acres              |
| Right of Way:             | 2,660 A; 115,851 SF Overall       |
|                           | 2,272 A; 98,953 SF on 16.77 Acres |
| Proposed Lots:            |                                   |
| Residential               | 40 (349 Trailwood Total)          |
| Open Space                | 4                                 |
| Type 1                    | 31 (176 Trailwood Total)          |
| Type 2                    | 9 (173 Trailwood Total)           |
| Total:                    | 44                                |
| Smallest Residential Lot: | 0.138 A; 6,027 SF                 |
| Largest Residential Lot:  | 0.356 A; 15,517 SF                |
| Average Residential Lot:  | 0.204 A; 8,906 SF                 |

| MASTER PLAN FEATURES |                                           |
|----------------------|-------------------------------------------|
| Land Use Plan        | Denton Creek District (Campus Industrial) |
| Specific Plan        | No Specific Plan Area                     |
| Urban Design Plan    | Denton Creek District                     |
| Parks and Trail      | None Required                             |
| Open Space Plan      | Not a conservation development            |
| Thoroughfare Plan    | US HWY 377- Major Arterial                |
| Water Plan           | Denton Creek District                     |
| Wastewater Plan      | Denton Creek District                     |

| Zoning Standard          | Existing CI | Proposed PD w/ SF-5 Type 1 | Proposed PD w/ SF-5 Type 2 |
|--------------------------|-------------|----------------------------|----------------------------|
| Minimum Lot Area         | N/A         | 6,000 sq. ft.              | 7,440 sq. ft.              |
| Minimum Lot Width        | N/A         | 50 ft.                     | 62 ft.                     |
| Minimum Floor Area       | N/A         | 2,200 sq. ft.              | 2,400 sq. ft.              |
| Minimum Front Yard       | 30 ft.      | 20 ft.                     | 20 ft.                     |
| Minimum Side Yard        | N/A         | 5 ft.                      | 6 ft.                      |
| Minimum Rear Yard        | 15 ft.      | 15 ft.                     | 20 ft.                     |
| Maximum Lot Coverage     | 50%         | 50%                        | 50%                        |
| Max Height (stories/ft.) | 3/45 ft.    | 3/35 ft.                   | 3/35 ft.                   |



| LOT / BLOCK ANALYSIS |         |             |       |
|----------------------|---------|-------------|-------|
| LOT                  | BLOCK   | SQUARE FEET | ACRES |
| 155                  | BLOCK A | 8,120       | 0.186 |
| 156                  | BLOCK A | 7,249       | 0.166 |
| 157                  | BLOCK A | 8,512       | 0.195 |
| 158                  | BLOCK A | 6,368       | 0.146 |
| 159                  | BLOCK A | 8,378       | 0.192 |
| 160                  | BLOCK A | 6,856       | 0.157 |
| 161                  | BLOCK A | 6,801       | 0.156 |
| 162                  | BLOCK A | 6,611       | 0.152 |
| 163                  | BLOCK A | 6,282       | 0.144 |
| 164                  | BLOCK A | 8,399       | 0.193 |
| 165                  | BLOCK A | 6,027       | 0.138 |
| 166                  | BLOCK A | 6,230       | 0.143 |
| 167                  | BLOCK A | 6,107       | 0.140 |
| 168                  | BLOCK A | 6,196       | 0.142 |
| 169                  | BLOCK A | 6,582       | 0.151 |
| 170                  | BLOCK A | 6,409       | 0.147 |
| 171                  | BLOCK A | 8,098       | 0.186 |
| 172                  | BLOCK A | 11,946      | 0.274 |
| 173                  | BLOCK A | 14,729      | 0.338 |
| 174                  | BLOCK A | 12,979      | 0.298 |

| LOT / BLOCK ANALYSIS |         |             |       |
|----------------------|---------|-------------|-------|
| LOT                  | BLOCK   | SQUARE FEET | ACRES |
| 175X                 | BLOCK A | 130,422     | 2.994 |
| 176X                 | BLOCK A | 16,011      | 0.368 |
| 177X                 | BLOCK A | 10,756      | 0.247 |
| 1                    | BLOCK J | 8,724       | 0.200 |
| 2                    | BLOCK J | 8,535       | 0.196 |
| 3                    | BLOCK J | 8,070       | 0.185 |
| 4                    | BLOCK J | 10,724      | 0.246 |
| 5                    | BLOCK J | 9,383       | 0.215 |
| 6                    | BLOCK J | 10,245      | 0.235 |
| 7                    | BLOCK J | 11,309      | 0.260 |
| 8                    | BLOCK J | 11,496      | 0.264 |
| 9                    | BLOCK J | 8,596       | 0.197 |
| 10                   | BLOCK J | 13,630      | 0.313 |
| 11                   | BLOCK J | 9,336       | 0.214 |
| 12                   | BLOCK J | 14,625      | 0.336 |
| 13                   | BLOCK J | 15,517      | 0.356 |
| 14                   | BLOCK J | 8,033       | 0.184 |
| 15                   | BLOCK J | 11,053      | 0.254 |
| 16                   | BLOCK J | 9,224       | 0.212 |
| 17                   | BLOCK J | 6,909       | 0.159 |

| LOT / BLOCK ANALYSIS |         |             |       |
|----------------------|---------|-------------|-------|
| LOT                  | BLOCK   | SQUARE FEET | ACRES |
| 18                   | BLOCK J | 6,177       | 0.142 |
| 19                   | BLOCK J | 6,917       | 0.159 |
| 20                   | BLOCK J | 8,874       | 0.204 |
| 21X                  | BLOCK J | 125,770     | 2.887 |

OWNER/DEVELOPER  
ZENA LAND DEVELOPMENT LP  
218 WEST WALL STREET  
GRAPEVINE, TEXAS  
Ph. (817) 873-0520  
Contact Rob Belancur

**SITE PLANNING CIVIL ENGINEERING PLANNING**

**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  
TBPLS Firm No. 1798 10047700

**TRAILWOOD III**

in the

**16.77 Acres**

**R. A. CARRUTH SURVEY, ABSTRACT NO. 1519**  
**R. DAVIDSON SURVEY, ABSTRACT NO. 1544**  
**TOWN OF FLOWER MOUND**  
**DENTON COUNTY, TEXAS**

**ZONING CONCEPT PLAN**

**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. G&A CONSULTANTS, F-1798 ROBERT JOHN DOLLAH, JR., P.E. #86898 DATE 5/8/2018

Drawn By: PF  
Date: 10/20/17  
Scale: 1"=80'  
Revisions:  
12/08/17  
01/04/18  
03/08/2018  
05/01/2018  
05/08/2018  
####  
####  
####

**17156**

**ZCP**



## Parks Board AGENDA ITEM NO. 4

**DATE:** June 7, 2018

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

**ITEM:** Consider recommending to Planning and Zoning Commission and Town Council Park requirements for the NEM Senior Living residential development generally located east of FM 2499 and north of Merriweather Ln.

**Background Information:** The proposed development has one applications in with the Town: a Zoning Planned Development (ZPD17-0003) in order to develop a senior living multi-family development. The maximum residential density within the proposed development is 182 multi-family dwelling units to be developed under the Senior Housing Overlay, Ordinance No. 07-17.

**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 **182** dwelling unit lots = **6.1152 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 6.1152 acres = **\$ 770,515.20** 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 **182** dwelling unit lots = **\$252,616.00** 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

**Legal Issues:** N/A



## Parks Board AGENDA ITEM NO. 4

### Attachment:

1. NEM Senior Living Conceptual Plan

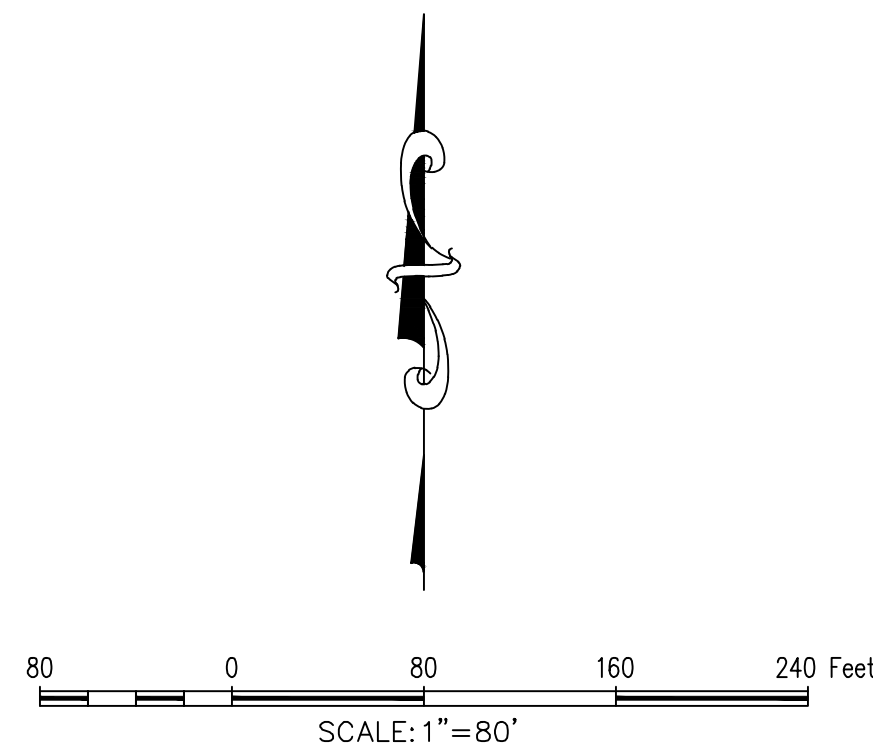
### Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **6.1152 acres of land** and Park Development Fees in the amount of **\$252,616.00** for the NEM Senior Living residential development generally located east of FM 2499 and north of Merriweather Ln.

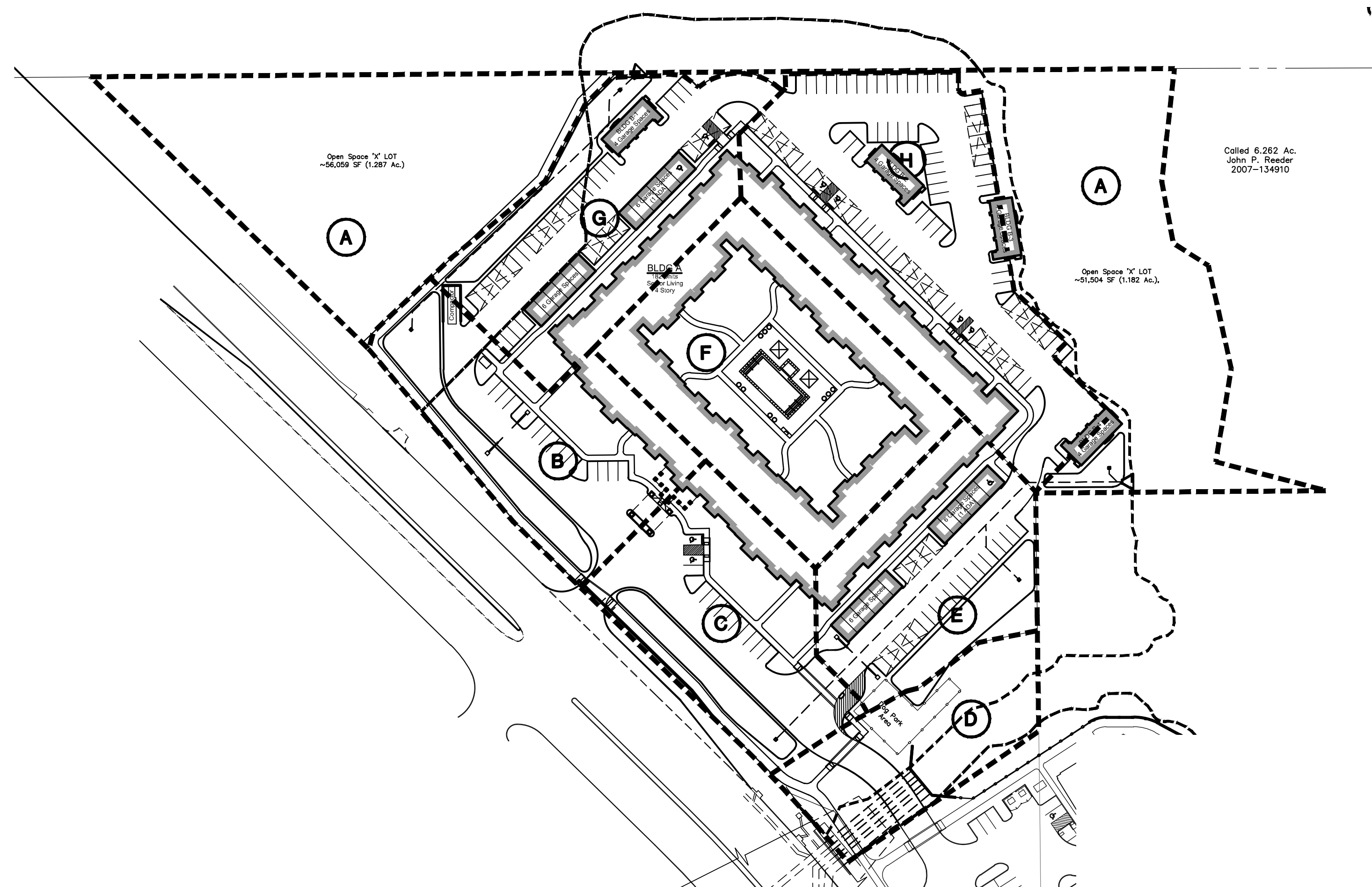
**- OR -**

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$770,515.20**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$252,616.00** for the NEM Senior Living residential development generally located east of FM 2499 and north of Merriweather Ln.





| SENIOR LIVING - EXISTNG |         |      |     |     |     |     |      |       |       |       |       |       |                               |
|-------------------------|---------|------|-----|-----|-----|-----|------|-------|-------|-------|-------|-------|-------------------------------|
| Area                    | Acreage | C    | 15  | 110 | 125 | 150 | 1100 | Q5    | Q10   | Q25   | Q50   | Q100  | Comments                      |
| E1                      | 9.15    | 0.30 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 15.92 | 17.57 | 20.04 | 22.23 | 24.16 | SHEET FLOW TO EXISTING STREAM |
| Totals                  | 9.15    |      |     |     |     |     |      | 15.92 | 17.57 | 20.04 | 22.23 | 24.16 |                               |



| Area   | Acreage | C    | I5  | I10 | I25 | I50 | I100 | Q5    | Q10   | Q25   | Q50   | Q100  | Comments                                            |
|--------|---------|------|-----|-----|-----|-----|------|-------|-------|-------|-------|-------|-----------------------------------------------------|
| A      | 2.69    | 0.65 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 10.14 | 11.19 | 12.76 | 14.16 | 15.39 | SHEET FLOW TO EXISTING STREAM                       |
| B      | 0.82    | 0.65 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 3.09  | 3.41  | 3.89  | 4.32  | 4.69  | PROPOSED STORM SEWER TO BIO POND TO EXISTING STREAM |
| C      | 0.80    | 0.65 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 3.02  | 3.33  | 3.80  | 4.21  | 4.58  | PROPOSED STORM SEWER TO BIO POND TO EXISTING STREAM |
| D      | 0.53    | 0.65 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 2.00  | 2.20  | 2.51  | 2.79  | 3.03  | SHEET FLOW TO EXISTING STREAM                       |
| E      | 0.76    | 0.65 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 2.87  | 3.16  | 3.61  | 4.00  | 4.35  | PROPOSED STORM SEWER TO BIO POND TO EXISTING STREAM |
| F      | 1.21    | 0.65 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 4.56  | 5.03  | 5.74  | 6.37  | 6.92  | PROPOSED STORM SEWER TO BIO POND TO EXISTING STREAM |
| G      | 0.97    | 0.65 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 3.66  | 4.04  | 4.60  | 5.11  | 5.55  | PROPOSED STORM SEWER TO BIO POND TO EXISTING STREAM |
| H      | 1.37    | 0.65 | 5.8 | 6.4 | 7.3 | 8.1 | 8.8  | 5.16  | 5.70  | 6.50  | 7.21  | 7.84  | PROPOSED STORM SEWER TO BIO POND TO EXISTING STREAM |
| Totals | 9.15    |      |     |     |     |     |      | 34.50 | 38.06 | 43.42 | 48.17 | 52.34 |                                                     |

| LEGEND |                          |                                         |
|--------|--------------------------|-----------------------------------------|
| C.R.F. | Capped Rebar Found       | Overhead Power Lines                    |
| C.R.S. | Capped Rebar Set         | Down Guy Wire                           |
| C.M.   | Control Monument         |                                         |
| Mon.   | Monument                 | Existing Contours                       |
| Bm     | Benchmark                |                                         |
| FM     | Fire Hydrant             | Proposed Contours                       |
| WM     | Water Meter              | Concrete Pavement                       |
| WV     | Water Valve              |                                         |
| W/L    | Water Line               | Asphalt Pavement                        |
| IVO    | Irrigation Control Valve | Wood Fence                              |
| SMH    | Sanitary Sewer Manhole   |                                         |
| CO     | Sanitary Sewer Cleanout  | Chain Link Fence                        |
| UP     | Utility Pole             | Wire Fence                              |
| LP     | Light Pole               |                                         |
| TC     | Top of Curb              | Masonry Wall                            |
| TP     | Top of Pavement          |                                         |
| TW     | Top of Wall              | Existing Tree                           |
| FG     | Finished Grade           | (FL) Flowline                           |
| UE     | Utility Easement         |                                         |
| DE     | Drainage Easement        | Centerline of Creek, Swale, or Waterway |
| B.L.   | Building Line            |                                         |
| R.O.W. | Right-of-Way             | Creek, Swale, or Waterway Embankment    |
| P.R.   | Plot Records             |                                         |

File: Z:\2017\17026\Drawings\Zoning\17026 CONCEPT DAM  
 Plotted: 5/4/2018 8:59 AM, by Scott Minnis; Saved: 4/25/2018 4:02 PM, by scott

**GA**  
CONSULTANTS, LLC  
LAND SURVEYING LANDSCAPE ARCHITECTURE  
SITE PLANNING CIVIL ENGINEERING PLANNING  
111 Hillside Drive • Lewisville, TX 75057 • P. 972.438.9712 • F. 972.438.9715  
44 Old Town Blvd. North, Ste 2 • Angulo, TX 75226 • P. 940.240.1012 • F. 940.240.1028  
TBE Firm No. 1798  
TBLPS Firm No. 1047700

**NEW SENIOR LIVING**  
**Lot 6, Block A**  
**Windsor Ridges Addition**  
**9.149 Acres**  
 in the  
 C. CHACON SURVEY, ABSTRACT NO. 299  
 TOWN OF FLOWER MOUND  
 DENTON COUNTY, TEXAS

# CONCEPT DAM

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A CONSULTANTS, F-1798  
ROBERT JOHN DOLLAH, JR.,  
P.E. #86898  
DATE 5/4/2018

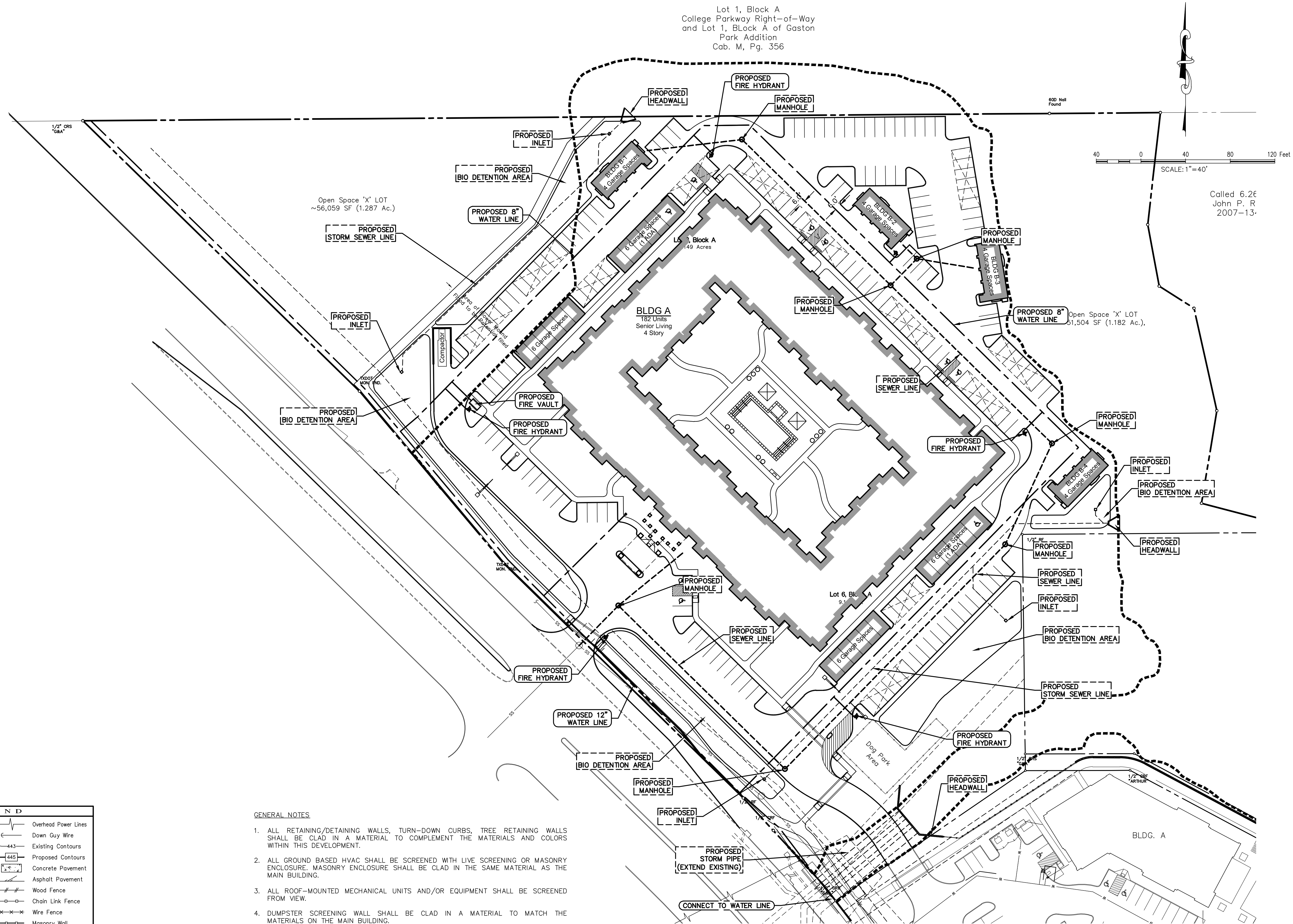
|                  |
|------------------|
| Drawn By: SM     |
| Date: 04/03/2017 |
| Scale: 1"=80'    |
| Revisions:       |
| 03/29/2018       |
| 05/04/2018       |

**OWNER/DEVELOPER**  
**N.E. DEVELOPMENT, LLC**  
**865 N. COWAN AVE.**  
**LEWISVILLE, TX 75057**  
**Ph. (469)899-8000**  
**Contact: Charlie Nicholas**

**17026**

**DAM**

## **NEW SENIOR LIVING**



Called 6.26  
John P. R  
2007-13.

**OWNER/DEVELOPER**  
**N.E. DEVELOPMENT, LLC**  
**865 N. COWAN AVE.**  
**LEWISVILLE, TX 75057**  
**Ph. (469)899-8000**  
**Contact: Charlie Nicholas**

## **NEM SENIOR LIVING**

**Lot 6, Block A**  
**Windsor Ridges Addition**  
**9.149 Acres**

C. CHACON SURVEY, ABSTRACT NO. 299  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

## CONCEPT UTILITY PLAN

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR  
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OR PERMIT PURPOSES.  
G&A CONSULTANTS, F-1798  
ROBERT JOHN DOLLAH, JR.,  
P.E. #86898  
DATE 5/4/2018

|                  |
|------------------|
| Drawn By: SM     |
| Date: 04/03/2017 |
| Scale: 1"=40'    |
| Revisions:       |
| 03/29/2018       |
| 05/04/2018       |

17026

UF

