



AGENDA
FLOWER MOUND PARKS BOARD
REGULAR MEETING
SEPTEMBER 6, 2018
FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS
6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP

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

- Keep Flower Mound Beautiful will provide the Board with an update on their operations and upcoming events.
- Proclamation for National Senior Center
- As prescribed in the Youth Sports Facility Agreement, a report will be given by the Greater Lewisville Area Soccer Association (GLASA) of the association's operations in regards to youth soccer.

E. PUBLIC PARTICIPATION

Please fill out an "Appearance before 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 August 2, 2018

H. REGULAR ITEMS

2. Consider recommending approval for Town Council consideration the consumption of alcoholic beverages (sparkling wine) at Leonard Johns Park on October 6, 2018.
3. Consider granting approval to the Chimney Rock HOA to install a gate and signage along the public equestrian easement located within their development.
4. Consider recommending approval for Town Council consideration a request to name the Heritage Park Performance Pavilion after Mary Webb.
5. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Balekian Addition/CVS residential development generally located North of FM 1171 and east of Lusk Ln.
6. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Town Lake East residential development generally located east of Flower Mound Rd. and south of FM 1171.

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for October 4, 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: August 31, 2018 at 5:00 P.M. at least 72 hours prior to the scheduled time of said meeting.

Anu Nair

Anu Nair, Administrative Secretary



Parks Board AGENDA ITEM NO: 1

DATE: September 6, 2018

FROM: Anu Nair, Administrative Secretary

ITEM: **Consider approval of minutes from a Regular Meeting of the Parks Board held on August 2, 2018.**

I. SUMMARY:

The Parks Board held a Regular Meeting on August 2, 2018.

II. BACKGROUND INFORMATION:

N/A

III. FISCAL IMPACT:

N/A

IV. LEGAL REVIEW:

N/A

V. ATTACHMENTS:

1. Draft minutes from the August 2, 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 August 2, 2018.

THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 2nd DAY OF AUGUST 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:

Teresa Thomason	Place 3 – Vice Chair
Michael Kelly	Place 2
Rick Kenyon	Place 4
Jodi Seay	Place 5
Ann Handren	Place 6
Ike Winfield	Place 7
Firoz Vohra	Place 10 – Alternate

The following Board members were not in attendance:

Gloria Jones	Place 1 – Chair
Mark Mayer	Place 9 – 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
Michael Davenport	CAC Manager
Matt Chutchian	Athletics Supervisor
Anu Nair	Administrative Secretary

- A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.**
- B. INVOCATION – Mike Liles**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PRESENTATIONS**

Matt Chutchian, Athletics Supervisor, introduced Brian Varbel Vice President/ Boys Youth Liason and Matt McQuilen Treasurer to represent the Flower Mound Lacrosse Association (FMLA). The Board was updated with FMLA's operations in regards to youth lacrosse

E. PUBLIC PARTICIPATION

Carol Kohankie, 4312 Lauren Way - Requested Board to consider naming Heritage Park Performance Pavilion for one of town's residents Mary Stagg Webb.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

Speaker names and address	Subject (as written on the form)
David Roselli , 3805 Chimney Rock Dr	Requested Board approval for installing an unlocked gate connecting existing fence along an equestrian trail easement within the Chimney Rock neighborhood. The gate is needed by the HOA to help keep away feral hog activity.
Veronica Murday, 3801 Chimney Rock	
Bob Murday, 3801 Chimney Rock	
*Shelly Holmes, 3701 Chimney Rock Dr	
Bud Holmes, 3701 Chimney Rock Dr	
**Julia Clement, 3913 Long Meadow Dr	
Robert Clement, 3913 Long Meadow Dr	
**Kirsten Petersen, 3700 Chimney Rock Dr	
**Tracy Tall, 3900 Long Meadow Dr	

**** Yielded time to David Roselli**

*** Did not wish to speak**

Mary Kay Walker, 3229 Oak Meadow Drive - Requested Board to consider Watermere Senior apartments for senior living.

F. DIRECTOR'S REPORT

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

- The summer season is officially over on Wednesday, August 15 as kids head back to school. The last day of summer camp is August 10. During the summer camp season 1,327 different kids participated in summer camp. Some were there every week, some attended a few weeks during the summer but all had a good time and made new friends.
- The Outdoor Waterpark will stay open with limited hours through Labor Day. School starts back early this year and therefore the Outdoor Water Park will be open 4:30 – 8:30 p.m. on school days until August 31. The pool will close for the season on Monday, September 3.
- The Town will host a new special event called the Doggie Dive on Saturday, September 15, 1 - 4:30 pm. It will give dogs a chance to play in the Outdoor Water Park before it is closed for the season. The event will be split into two time slots - Dogs less than 30 lbs., 1 - 2:30 p.m., Dogs over 30 lbs., 3 - 4:30 p.m. The

cost is \$5 for CAC Members and \$6 for CAC Non-members. Animal Services will verify shot records so arrive a little bit early. There will be contests and giveaways and Raising Caines Chicken Fingers and Hollywood Feed are sponsoring the event.

- On Friday, August 10, the Flower Mound Senior Center will host the second annual Active Adult Health and Resource Fair. Vendors will provide information about health and wellness, travel, nutrition, fitness, caregiving, and senior housing options. Attendees can also receive free health screenings and food samples from local restaurants.
- OLLI (Osher Lifelong Learning Institute at UNT) is coming to the Flower Mound Senior Center this fall! The SIM program is the first and only Senior Center partnering with OLLI. OLLI will offer weekly 90 minutes classes at center that cover a variety of topics including history, politics, art, writing, gardening, science, technology, and more.
- Both Flower Mound Track Club and the Blue Finn Swim Team competed in the 2018 Summer Games of Texas TAAF State meets in College Station. Many of the youth athletes that participated recorded personal bests in their events. 6 youth track athletes placed in the top 8, while 59 individuals and relays placed in the top 8 for the swim team.
- All summer adult Flag Football, Softball, Kickball, Ultimate Frisbee, and Basketball season will be finished by mid to late August. Registrations for the Fall leagues have already begun, with league start dates beginning after Labor Day.
- The annual Back to School Bash will be held on Sunday, August 12, from 6 - 9 p.m., The cost is \$7 for CAC members/\$8 for CAC non-members. Students, ages 10 to 15, will enjoy a night at the CAC outdoor waterpark with entertainment, free food, games, and prizes. This is a fun, energetic, and supervised evening of programs where kids will have a blast getting together with their friends or meeting new ones before school starts again.
- If you have a youth that plays sports or is interested many of our youth sports associations are currently taking registrations. Please visit the Town's Parks and Recreation webpage and go to the Sports tab and click on youth sports for contact info on the different leagues.
- Public Invited to Historical Cabin Open House -Take a look back in Flower Mound history on Saturday, August 11 from 8 a.m. to noon for an Open House event at the historical Gibson-Grant Log Cabin, 4801 Quail Run Rd. At the event, guests will learn about what it was like living in Flower Mound in the mid-1800s and how you can help the restoration of the cabin. Parking is available across from the cabin, at Liberty Elementary School. Visit the Town's website for more info on the event.
- To accommodate more people, 10 additional Adirondack chairs were installed this week at the splash pad in Heritage Park.

- Security cameras were recently added at Heritage Park overlooking the splash pad, playground entrance, and the pavilion area. Cameras are also being considered at the dog park to watch the parking lot.
- Flower Mound Parks and Recreation would like to congratulate our dear friend and leader Gary Sims on his retirement from public service after 37 years! Gary spent the last 10 as the Executive Director of Community Services here in Flower Mound. We would like to invite all that worked with Gary and/or knew him personally to come help us celebrate his wonderful career on Friday, August 24 from 3-5pm. We will be gathering at the Flower Mound Senior Center, 2701 W. Windsor Rd., and Flower Mound, 75028, for an afternoon full of fond memories, good eats, and fellowship. Gary is looking forward to moving to his property in Lexington, TX, where his dream home is currently under construction. If you can't make it to the party, please be sure to email him at Gary.Sims@flower-mound.com by August 31.
- Additionally, Parks and Recreation staff would like to thank Board member Michael Kelley for his years of service to the Town. This will be his final meeting before moving to south Florida. Thank you for your volunteerism and valuable input on the many important parks and recreation issues over the years. You will be missed but we are happy for you and your family, and wish you the greatest success at USF.

Kari Biddix, Park Development Manager reported the following:

- The Pink Evening Primrose trail segment 1 construction started on July 30.
- Heritage Park Phase IV Updates-
 - Trail on the East Side of Garden Ridge is complete.
 - Handrails will be installed on steep slopes and guardrails.
 - Disc Golf Course has been cleared and contractor is spreading mulch.
 - Contractors are also pouring the nature trail on the east side.
 - Completion is expected November 2018.
- New Trash Receptacles and pet waste stations were installed at Glenwick/Westchester Park Tennis Courts and Baseball Field.
- A pet waste station and permanent trash receptacles were bolted onto the concrete at Thrush Park.

G. CONSENT AGENDA

1. **Consider approval of minutes from a regular meeting of the Parks Board held on June 7, 2018.**

Board Deliberation

Board member Michael Kelly moved to approve the minutes of a regular meeting of the Parks Board held on June 7, 2018. Board member Jodi Seay seconded the motion.

VOTE ON THE MOTION

AYES: Kelly, Kenyon, Seay, Handren, Winfield, Vohra
NAYS: None

H. REGULAR ITEMS

2. Consider approval of a request from Darin Derita with Gideon Math and Reading in Flower Mound to offer private tutoring services at the Community Activity Center from August through October of 2018.

Staff Presentation

Michael Davenport – CAC Manager

Gideon Math and Reading

Darin Derita

Board Deliberation

Board member Rick Kenyon moved to approve a request from Darin Derita with Gideon Math and Reading in Flower Mound to offer private tutoring services at the Community Activity Center from August through October of 2018. Board member Michael Kelly seconded the motion.

VOTE ON THE MOTION

AYES: Vohra, Winfield, Handren, Seay, Kenyon, Kelly
NAYS: None

3. Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Watermere at Flower Mound residential development generally located east of FM 2499 and south of Dixon Lane.

Staff Presentation

John Habern – Park, Trails and Landscape Specialist

Integrated Real Estate Group

Paul Milosevich

Board Deliberation

Board member Rick Kenyon moved to recommend approval to Planning and Zoning Commission and Town Council, cash in the amount of \$948,326.40 be accepted in lieu of the otherwise required park land dedication, and park development fees in the amount of \$310,912.00 for the Watermere at Flower Mound residential development generally located east of FM 2499 and south of Dixon Lane. Board member Michael Kelly seconded the motion.

VOTE ON THE MOTION

AYES: Kelly, Kenyon, Seay, Handren, Winfield, Vohra
NAYS: None

4. **Review and discuss appointment of a Parks Board committee whose charge is to review the naming request and make a recommendation for naming the Heritage Park Performance Pavilion after Mary Webb.**

Staff Presentation

Chuck Jennings, Director of Parks and Recreation

Board Deliberation

Parks board members Rick Kenyon, Ann Handren and Jodi Seay were appointed as members of the naming committee.

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next Parks Board Regular Meeting is scheduled for September 6, 2018.

J. ADJOURNMENT

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

Vice Chair Theresa Thomason adjourned the Regular Meeting at 8:00 p.m.

TOWN OF FLOWER MOUND, TEXAS

Theresa Thomason, Vice Chair

ATTEST:

Anu Nair, Administrative Secretary

DRAFT



PARKS BOARD MEETING AGENDA ITEM NO: 2

DATE: September 6, 2018

FROM: Chuck Jennings, Director of Parks and Recreation

ITEM: **Consider recommending approval for Town Council consideration the consumption of alcoholic beverages (sparkling wine) at Leonard Johns Park on October 6, 2018.**

Background Information: The family of Helen Johns is planning a memorial service and has reserved the Leonard Johns Park pavilion on October 6, 2018, from 2-6 pm. Helen Johns loved the local community and was one of the founding members of the Women of Flower Mound. Her daughter Cathy Johns and son Jim Johns would like to honor her at a small memorial service attended by family, friends, and members of the Women of Flower Mound. Ms. Johns had quite a flair and the family thought it would be appropriate for those attending to raise a toast to her with a glass (plastic) of sparkling wine as a final farewell. At the memorial service the Women of Flower Mound would also like to present Leonard Johns Park with a bench in her memory. The family appreciates the Board's consideration.

The consumption of alcohol on park property requires Parks Board consideration and the Town Council's approval since the memorial will be held at Leonard Johns Park. An excerpt from the Code of Ordinances states:

- It shall be unlawful to possess alcoholic beverages in any portion of a public park or recreation facility, with the exception that the use of alcoholic beverages may be permitted during designated activities upon recommendation of the Town's Parks Board and with approval of the Town Council.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS: N/A

DRAFT MOTION:

Move to approve for Town Council consideration the consumption of alcoholic beverages (sparkling wine) at Leonard Johns Park on October 6, 2018.

Or

Move to deny approval for Town Council consideration the consumption of alcoholic beverages (sparkling wine) at Leonard Johns Park on October 6, 2018.



PARKS BOARD MEETING AGENDA ITEM NO: 3

DATE: September 6, 2018

FROM: Chuck Jennings, Director of Parks and Recreation

ITEM: **Consider granting approval to the Chimney Rock HOA to install a gate and signage along the public equestrian easement located within their development.**

Background Information: At the August 2, 2018, Parks Board meeting Chimney Rock HOA Board member David Rosselli and several residents from the neighborhood spoke to the Board during public participation. The residents were requesting that the Parks Board consider allowing the HOA to install an unlocked gate which would connect existing fence along an equestrian trail easement. The gate is needed by the HOA to help minimize feral hog activity within the neighborhood. Mr. Rosselli provided a presentation which outlined their request and the justification for adding the gate.

The addition of the gate requires Parks Board approval. An excerpt from the Code of Ordinances states:

- **Sec. 54-71. - Definitions.**

Public park or recreation facility (when used together or separately) means all parks, playgrounds, recreation facilities and recreational areas owned, leased, operated or under the control of the town. The term "public park or recreation facility" includes, but is not limited to, all multiuse and/or multipurpose or equestrian linear trail systems, athletic fields, gymnasiums, tennis courts, natural areas and/or open spaces, and other similar playground, athletic and/or recreational facilities owned, leased and/or operated by the town.

- **Sec. 54-72. - Enumeration of prohibited acts.**

(n) *Construction.* It shall be unlawful for any person to build, construct or place any structure or improvement, temporary or permanent, in any public park without the written consent and approval of the town's parks board.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENT:

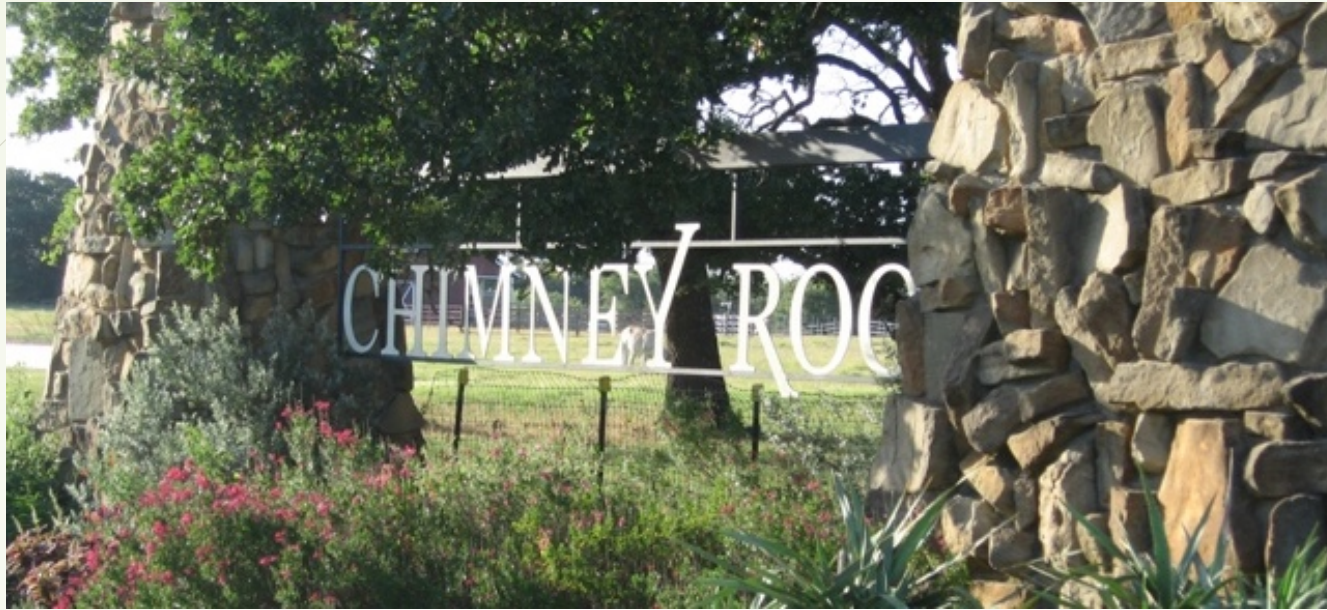
1. August Presentation from Chimney Rock HOA

DRAFT MOTION:

Move to grant approval to the Chimney Rock HOA to install a gate and signage along the public equestrian easement located within their development.

Or

Move to deny approval to the Chimney Rock HOA to install a gate and signage along the public equestrian easement located within their development.



Chimney Rock HOA Request for Approval to Retain Gate

August 2, 2018

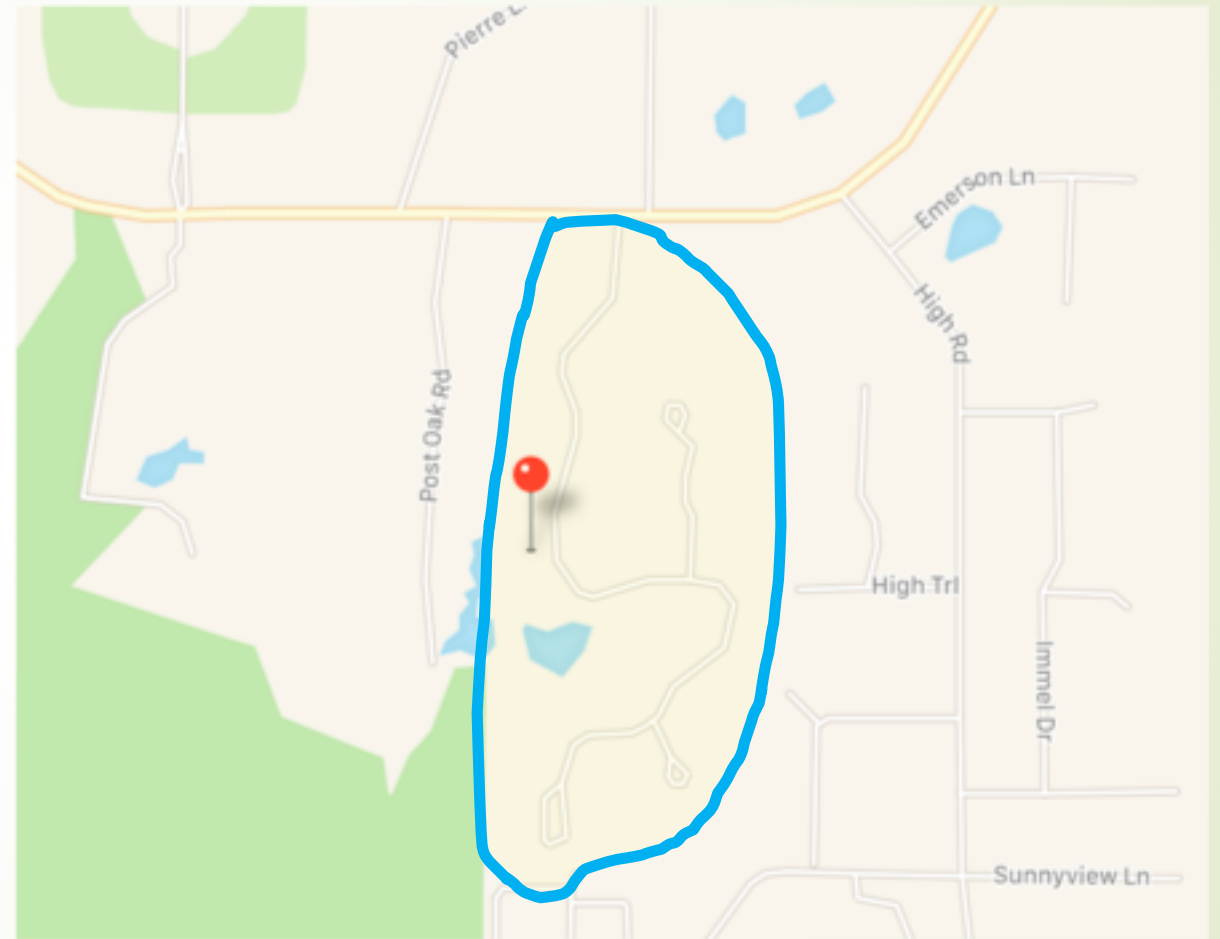
Overview of Today's Discussion

- Chimney Rock Neighborhood Overview
- Violation
- Purpose for Gate



Chimney Rock Community

- Located West of High Road and East of Post Oak Road.
- Conservation community
- 49 homes

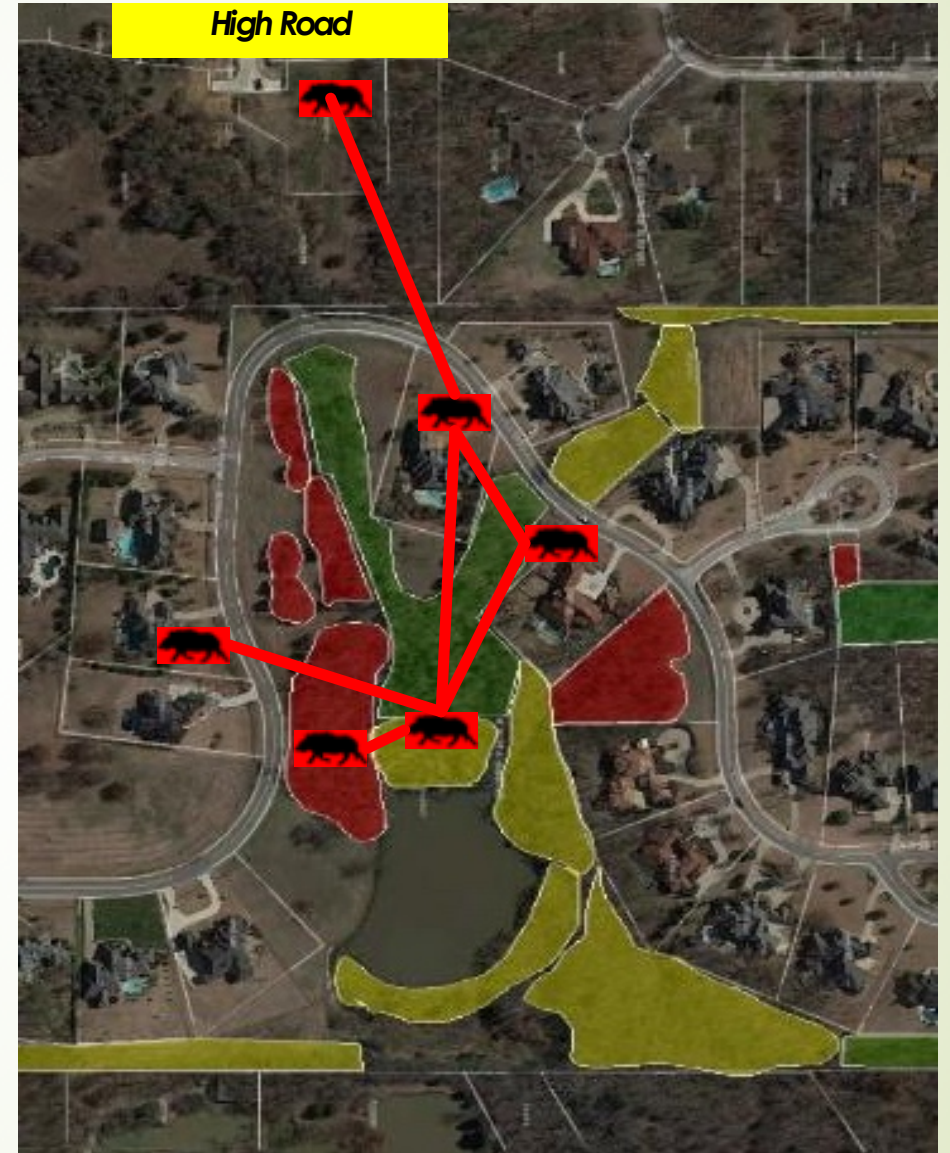


Feral hog problems

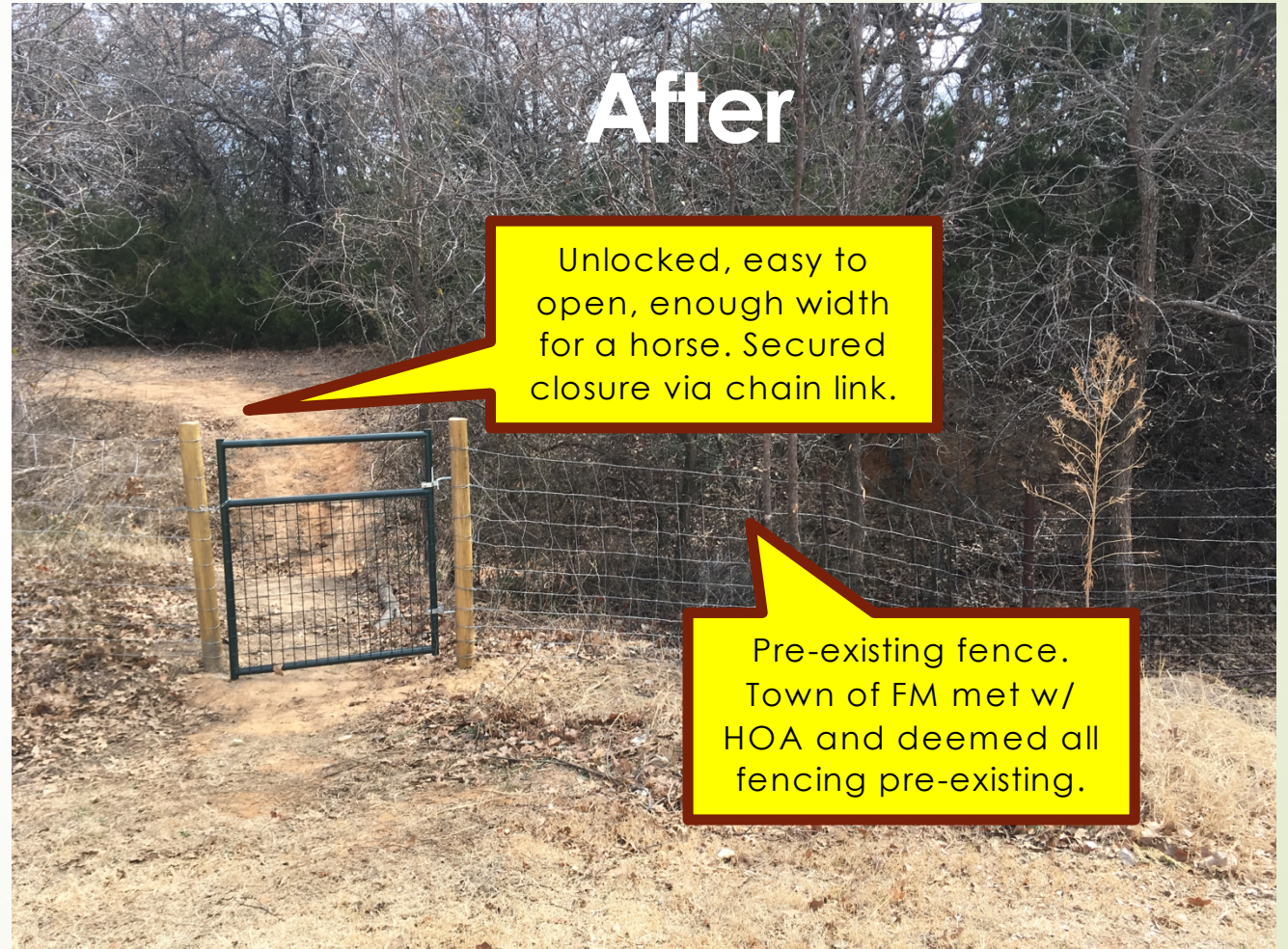
- Hog activity and trappings began in spring of 2016 (averaging over 30 hogs captured).
- In the fall of 2017 our neighborhood experienced significant damage from feral hogs.
- Protocol for the HOA is to contact the State of Texas (Texas Parks & Wildlife - TPWD) who would aid in trapping hogs and subduing hogs.
- Success of TPWD trapping hogs has been mixed – 2016 was successful, but 2017 was not.
- TPWD recommendation was that the only way to keep the hogs away would be to erect fencing.
- Being a conservation property, the HOA is opposed to building new fencing but did put a plan in place to stabilize existing fencing and also put in a highly accessible gate (as a preventative measure) to control hog access.
- Post triage of the fence and installation of gate, hog problems stopped.

Hog Damage

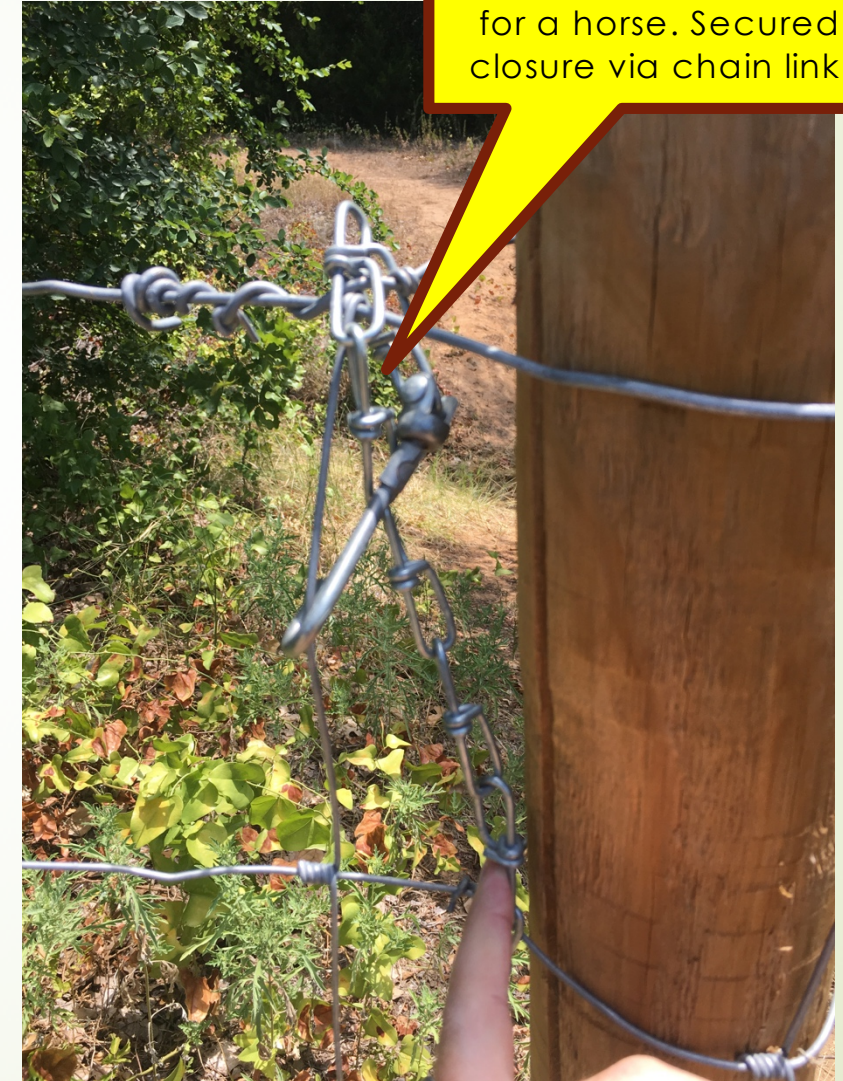
(3) Chimney Rock houses sustained massive and repeat lawn and landscaping damage as did conservation areas and one house behind Chimney Rock (accessible from High Road).



Triage of existing fence infrastructure and installation of Gate



Current picture as of 8/1/2018



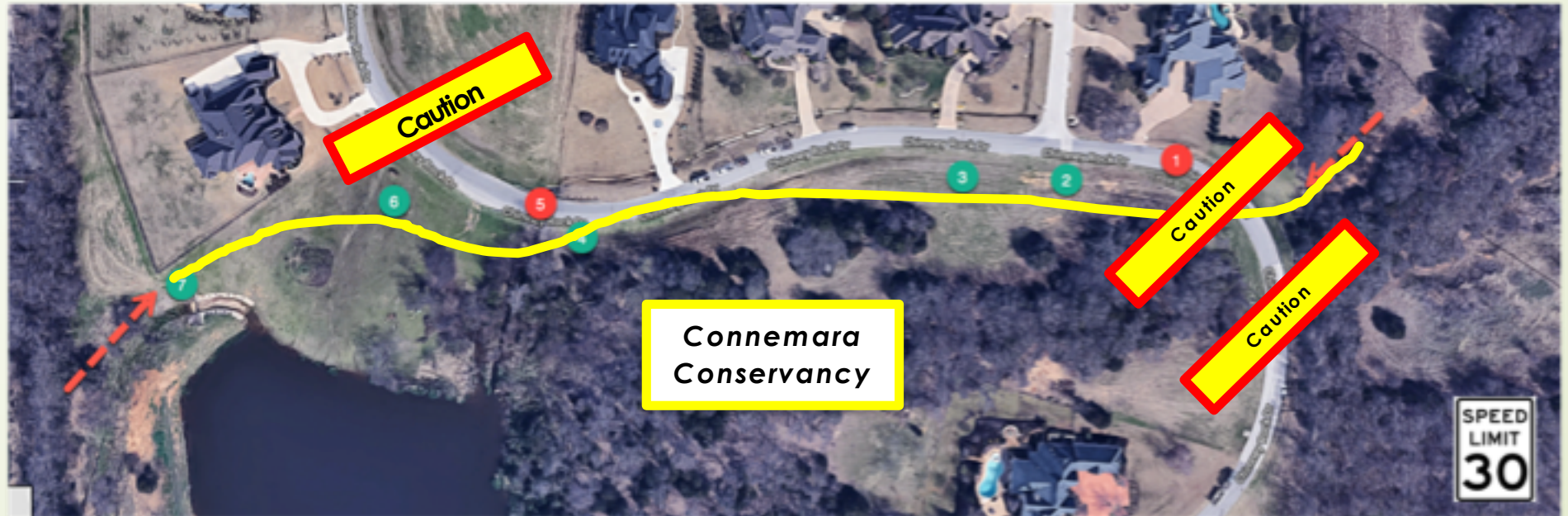
Unlocked, easy to open, enough width for a horse. Secured closure via chain link.

- 



Horse Trail

- Horse Riding Activity – According to neighbors along Chimney Rock Road, volume of horse riders is limited. Approximately (1) group per year.
- As noted by one neighbor, the group has veered off trail and onto Chimney Rock land.
- The Horse trail travels along a 30 MPH road with two low visibility turns (nearly 90 degree turns) – if there were to be an accident, does the Town of Flower Mound want to be liable?
- The gate installed allows access (need to dismount), provides a barrier for the hogs, and also a “safety” stop.
- The gate is not locked and is easily opened / closed.



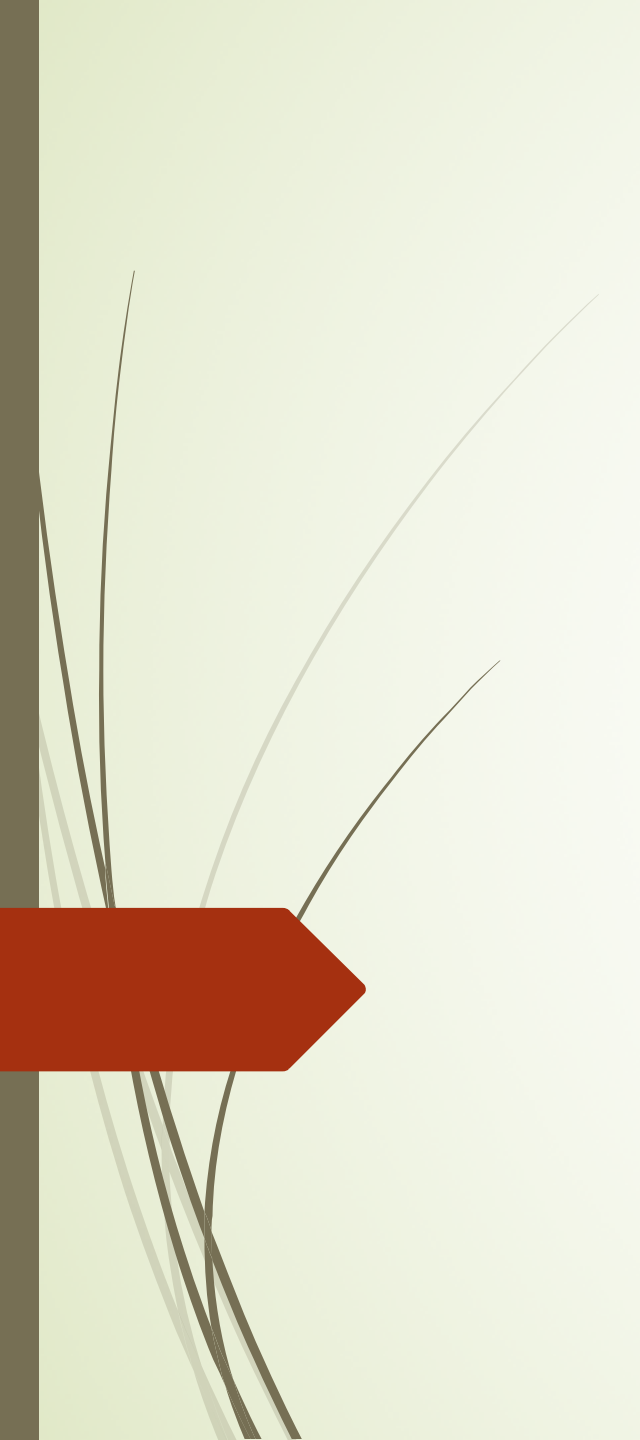
Army Corps of Engineers

- The HOA spoke to the Army Corps of Engineers on 8/1/2018
- Based upon this and past conversations, the Army Corps of Engineers has NO intent to complete the trail through to Grapevine Lake. Funding does not exist and give the amount of vegetation, the slope of land, etc. is too costly.



Summary

- Gate provides a barrier for hogs, but yet allows easy trail access
- Volume of horse riders is limited. Approximately (1) group per year
- Curve in Chimney Rock Road intersecting horse trail is dangerous and a potential liability
- No intent by Army Corps of Engineers to complete trail to Grapevine Lake
- The residents of Chimney Rock want the gate re-installed and believe there is an amicable solution.



Questions?



Parks Board AGENDA ITEM NO. 4

DATE: September 6, 2018

FROM: Chuck Jennings, Director of Parks and Recreation

ITEM: **Consider recommending approval for Town Council consideration a request to name the Heritage Park Performance Pavilion after Mary Webb.**

Background Information: The naming of Town parks and areas within 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, a copy of which is attached. The performance pavilion at Heritage Park was recently completed during the construction of Phase 3. In July, Flower Mound resident Carol Kohankie submitted a request that the Parks Board consider naming the performance pavilion at Heritage Park after longtime resident Mary Webb. Ms. Kohankie's naming request, as well as, letters in support of her request are attached.

At the August 2, 2018, Parks Board Meeting, the Vice Chair appointed Jody Seay, Ann Handren, and Rick Kenyon to serve on the naming committee. Gloria Jones was mentioned as a back-up if needed. Due to a scheduling conflict Gloria Jones replaced Jody Seay.

The committee met on August 23, at 6:00pm, in the Town's O&M Building. The committee was provided with the original request from Ms. Kohankie, support letters, newspaper article from the Cross Timbers Gazette, and scanned pages from the book *Sweet Flower Mound Land*. They were also given a copy of the Town's ordinance regarding park naming or renaming. The committee provided Ms. Kohankie with fifteen minutes to present additional information regarding Ms. Webb and her naming request. Ms. Kohankie invited Eddie Ferguson to speak about his time working with Ms. Webb to help produce the music for the Sweet Flower Mound Land play. Mr. Ferguson also provided an audio tape of Ms. Webb singing, original sheet music from the play, and his thoughts on why she would make a great candidate for naming the performance pavilion after. The committee considered all the different items presented and discussed the requirements noted in the Town's naming ordinance to develop a recommendation for the Parks Board.

The committee will discuss their recommendation at the meeting and will look for feedback from the Board.

Fiscal Impact: N/A

Legal Issues: N/A

Attachments:

1. Park Naming Ordinance
2. Naming Request from Ms. Carol Kohankie
3. Support Letters



Parks Board AGENDA ITEM NO. 4

Draft Motion:

Move to approve for Town Council consideration a request to name the Heritage Park Performance Pavilion after Mary Webb.

Or

Move to deny approval for Town Council consideration of a request to name the Heritage Park Performance Pavilion after Mary Webb.

Sec. 54-1. - Naming and renaming of parks, trails, greenbelts and facilities.

- (a) Park property may be named or renamed 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. Park property may also be named for individuals or groups where major donations of land, funds or other exceptional contributions toward the development, maintenance and/or operation of a park or facility have been made by the nominated individual or group.
- (b) Parts or areas within a park or recreation facility may be given a name which is different than the park or building. Such parts or areas may include (but are not to be limited to) gardens, playgrounds, athletic fields, structures, swimming pools and meeting rooms. Names for such facilities shall be established by the same guidelines and procedures applied to parks and buildings.
- (c) Names for new parks shall typically be established within 90 days from the date of land acquisition or at the earliest possible time. The name of new facilities shall be established prior to the completion of construction. Names for parts or areas of parks and facilities may be established at any time.
- (d) The chairman of the parks board shall name a committee that will be responsible for recommending a name for all parklands and facilities to the board.
- (e) The committee shall be responsible for research, study, and recommendation of a proposed name to the board. Rationale for the selection of the recommended name shall be given in writing. Any recommendation which involves the name of a person shall include the following:
 - * A biographical or informational sketch;
 - * Rationale supporting the nomination;
 - * The names(s) of the person(s) or supporting group(s) responsible for the nomination.
- (f) The parks board shall approve or disapprove of the name recommended by the committee.
- (g) If the committee's recommendation is disapproved by the board, then the matter may be referred back to the committee for further action.
- (h) All recommended names for such facilities must be approved by a majority vote of the members of the parks board.
- (i) Upon approval, the recommended name shall be forwarded to the town council for their consideration and final decision.

(Ord. No. 68-02, § 1, 10-21-2002; Ord. No. 85-04, § 1, 10-4-2004; Ord. No. 13-09, § 2, 4-6-2009; [Ord. No. 66-16](#), § 2, 12-19-2016)

MARY STAGG WEBB

Biography

Memorandum:

Date: July 16, 2018

To: All Members of the Parks Board

From: Carol L. Kohankie

It is my understanding that as a member of the Parks Board that you will have the honor and responsibility of choosing the name for the amphitheater in Heritage Park. I respectfully request that you name the Performance Pavilion for one of our town's legendary founding resident who was a major creator of theatre arts in Flower Mound. Her name was Mary Stagg Webb and if you moved here after 1986 you probably have never heard of her. She was an outstanding **local leader** in our town and was the force behind our town's play, "Sweet Flower Mound Land" which traces the history of Flower Mound for 130 year starting with the Indians and ending with Developers trying to buy the land.

I have asked Chuck Jennings to include pages 66-69 in the book "Sweet Flower Mound Land" for you to read and absorb. I know you will get a very clear picture of who Mary was and the tremendous impact she had on our then small community.

In the seventies, Mary and her family moved to "ranch country" in Flower Mound. She subsequently wrote a historical musical play for America's 1976 Bicentennial celebration and cast over ninety community members in it. "Sweet Flower Mound Land" won many state awards and Mary was nominated as a Distinguished Contributor to the State of Texas Arts. The play was performed many times between 1976 and 1986. There are 17 original songs in the play and I personally was in the cast for three performances. The ages of the cast were from two years old to seventy-seven years old. Some songs were solo and some were choral.

Also, Mary was one of the founding members of The Women of Flower Mound as well as a founding member of the Friends of the Flower Mound Public Library. She founded and was the director of Maryhaven Montessori School and also taught at St Marks School in Dallas. Born in 1920, she was the child of missionaries in Manila where she was raised. Mary was the first 4th generation to graduate from UCLA and while attending college she learned that her beloved mother had been beheaded in the Philippines by the Japanese. Shortly before her death in 1996 she wrote and had published a book called "Not My Will, A Christian Martyr in the Philippines" in tribute to her late mother.

I was lucky to have known Mary for about 15 years. I wish you could have known her. You would have adored her. She was a diminutive lady, with sparkling eyes and a mane of black hair. She was gentle and yet was very driven to create this play. She indeed was a Local Leader* in our beloved Flower Mound.

* According to ordinance Chapter 54 Parks and Recreation (1) Article I – In General Sec.54-1 Naming and renaming of Parks, trails, greenbelts and facilities: (a) Park Property may be named or renamed after Streets, geographical locations, ecological features, historical figures, events, concepts, **LOCAL** state or national **LEADERS**, etc.

election, 400 to 323, with an 86% voter turnout. Simultaneously, Martin and Consolvo, each with 405 votes, defeated Hilliard (293), Crosby (273) and Voirin (233). The mayor's position was not involved.

Things, for Flower Mound, were relatively quiet, and when Webb did not seek a second term in 1976, Walt Boychuk defeated long time P&Z member, John Immel by 13 votes, 348 to 335, with an unmatched 95% of the registered voters casting ballots. While they held widely differing views, especially on New Town, the candidates stuck to the issues and didn't engage in personalities.

Boychuk called an August 1976 special election to restore the five-man Board of Alderman and received approval, 297 to 192. However, prior to the election, there had been a disagreement that provoked a lawsuit, when the mayor refused to allow the additional aldermen to be elected simultaneously. Thus, the election was deferred to January 1977 when, W. F. "Skip" Parker (601), Forest Robinson (520) and Lee Schiefelbein (508) defeated Butch Mikel (328) and James Berryman (190) to join Darroll Martin and John Immel, who had replaced Otto Consolvo. There were 76 assorted write-in votes, including Mickey Mouse and Elvis Presley.

The final disannexation vote was held at the same election. Claiming poor management and service as well as what they considered high taxes, a group of 100 citizens, led by Ernest Hilliard, filed a petition to disannex 75% of the town, leaving Flower Mound to consist of one square mile in the area of the old town hall at FM 1171 and FM 2499. It was overwhelmingly defeated, 639 to 146, and a dismal, although exciting, era came to an end.

A number of future elections had their share of mud-slinging and personal attacks, but those who were part of the 1971-1977 battles will affirm that they didn't compare to the Disannexation War Years.

The Texas Bicentennial

by Doris Smith

It was in 1973 that the plan for the celebration of the 200th anniversary of our country's independence was coming together. The Bicentennial was to reach every corner of the nation and was to be done by local citizens.

Flower Mound was so fortunate to have Mary Staggs Webb as a resident. Mary wanted our town to be in

the center of activity so she began to search out others who would help bring the dream to fruition. Early on, she had brought the women together into a group known as The Women of Flower Mound. That organization spawned another group to be known as the New Horizon Singers. Mary wrote a song which began "Someday I know at the end of the road there's a new horizon for me." It was performed at our first Easter Sunrise Service on the Mound sponsored by the Summit Club.

The plan of the Bicentennial was to include three phases: History, Art, and Beautification. Mary wrote an original musical based on the history of Flower Mound as researched and compiled by Texas historian A.C. Greene. In addition to factual history, she included folk tales from all the "old-time" citizens, plus an amount of fiction. With 16 original songs, it was a natural for our community.

The Bicentennial Executive Committee was officially appointed by the Town with Doris Smith, Chairman; the late Marie Darnell, Vice Chairman; Pat Rheudasil, Secretary-Treasurer; and Mary Webb. The articles of incorporation were filed with the State of Texas. Plans were formulated for the first town parade on the 4th of July 1975, followed by a picnic in Marcus Park, Women of Flower Mound sponsored Tasteree at Bishop Mason Episcopal Retreat, the refurbishing of the Flower Mound Presbyterian Church and the planting of crepe myrtles throughout the town. Application for Flower Mound as an official Bicentennial Community was made to the State of Texas. A few weeks later our approval arrived along with \$2,500 grant to aid in producing Mary's play which was entitled "Sweet Flower Mound Land."

With approval in hand, the Committee and the New Horizon Singers, now directed by Ida Ambruster Schulz, presented the town with several of Mary's songs including the famous "We're all Texans Now." Gene Brownrigg, Chairman of the Bicentennial Committee for the State of Texas, presented Doris Smith with the formal papers designating Flower Mound a Bicentennial Community along with the official Bicentennial flag. U.S. Congressman Jim Collins sent a flag that flew over the capitol on the official date and Gov. Bill Clements sent a flag that flew over the state capital on that date. Letters of congratulations were received from U.S. Senator John Tower and other state officials.

"where the wind blows free and the flowers come up in the spring."

As we ended our program, Edward Marcus, Flower Mound's sometime resident and active supporter, was up asking how he could help. Gene Brownrigg had Doris in the corner advising her to immediately ask for a grant. Doris promptly filled out the forms and a \$2,500 grant was awarded, specifically for the production.

There was no question as to how we would use it; it had to be for musical arrangements by a professional musician. Doris (whatever could we have done without Doris? She also got Flower Mound put on the map of Texas by the Highway Department!) found the perfect arranger in young Eddie Fargason who also conducted the orchestra and has conducted for each performance ever since.

Thus we began. I would write a song and send it to Eddie. He would send it back to me, and I would teach it to the singers. Now, you understand, I am not musically trained. I feel music and hear it, but I know precious little about it. We were learning "We're All Texans Now!" which is a very lively show-stopper. I was attempting to direct when an attractive stewardess held up her hand.

"Mary," she said, "There's supposed to be a rest here."

"Okay, everybody," I agreed. "Take five minutes."

At this, our patient pianist, Doris, got to her feet. "That does it!" she declared. "We've got to have a musical director!"

The very next Sunday she showed up with Ida Shulz, who not only knows all there is to know about music, but has a rich, full soprano voice herself and a husband who sings tenor! Ida has directed us ever since.

Well, now that we were legitimate, we named ourselves the New Horizon Singers and set into serious rehearsal. As the months flew by, I gathered more material and discovered more talent. At breakfast, at Griffis' Corner, I found Gladys Barron. If ever there was star material, it was that little lady. I rushed home and created a scene just to feature her. She played a temperance reformer in a WCTU (Women's Christian Temperance Union) meeting at the old church in 1920. Her song, "Lips That Touch Liquor" became the high point of every subsequent show!

Audiences came, year after year, just to marry Gladys!

Six weeks before the first performance, I assigned speaking parts and passed out scripts. The many varied committees went to work; money raising, publicity, programs, tickets, lights, sound, costume and on. Exquisite posters began to appear around town. Doris had discovered an artist, Joan Ma whose work was uncannily suited to our production. Never, ever, have so many worked so hard without pay or even recognition!

Bit by bit, we watched Sweet Flower Mound come to life and, before long, we knew we had a superior show. We opened on June 18, 1976, our doors at Community Center Park to a full house and one of us will ever forget that wonderful night.

We received honors and accolades from the state of Texas, but no one has described that opening as better than the following June 1977 issue of *The Highways*.

Many legends and stories of this farm community expressed by song and dance in...

Sweet Flower Mound Land

The Indians chose it as a holy place, a setting for sacred ceremonials. When pioneers saw the moon over the prairie, it was covered with wild flowers, so they named their settlement Flower Mound. They built a church on the rise, but a strange wind blew it down. Through the years other structures suffered the same fate. Today nothing man-made stands on the site.

"The story you are about to witness is based on actual love, life, economy and social life of Flower Mound from the year 1843 to the present year, 1976."

The narrator's voice gives way to the sound of hooves and of wagons rolling in. The lights come on. A pioneer looks round at the broad land and begins singing, "This is the land I've been looking for so long. I like it...This is the way I was hopin' it would be. I'll stay."

You're sitting on borrowed high school bleachers for a makeshift stage, watching the joyous arrival of settlers and the sad departure of Indians from the consecrated flower mound on these plains of North Texas.

also watching miracles, the miracle of exquisite and robust songs created by a woman who read or wrote a note of music, and the even miracle of total community involvement and union in a town that had been torn asunder, first ill-fate of a "new town" that economic recession and then by "progress" that was pushed upon community before it was ready.

"Sweet Flower Mound Land" is a tale of living adversity -- personal tragedies, wars, death, and even the W.C.T.U. Yet, it is a happy, joyful play. As author Mary Webb puts it, "I was about what was essential to all small towns in the people, the land, the church, and the people who were moved out."

Gene Brownrigg, executive director of the American Bicentennial Commission of Texas, puts it another way: "It's one of those things that's just happy, and I don't know anyone who would not like it. The elderly will see it and remember back; the young will enjoy it because it says something about the land. Your great-grandmother would love it. It would be your young son or daughter. There are logical messages along the way; it's just pure joy, and the music is so good."

"Sweet Flower Mound Land," which will be performed this summer on a makeshift stage surrounded by bleachers, is a product of dedication, hard work, love, a palpable expression of community spirit owned by the Bicentennial. A cast of 92, ranging in age from four to 77, worked for a year and gave the opening night last June to present their own history of their town.

Webb, who conceived the idea for a play and wrote the book, music and lyrics from a blend of the town's History of Flower Mound, local legends, and her fertile imagination, donated the work to the town and served as the prime mover behind the production.

"It was written just for this community," she says, "and all descendants of the original settlers are invited."

The community was involved in the production. The cast was so large there was not a building big enough for rehearsals. So they sang and danced on the lawn of the historic Flower Mound Baptist Church and listened for the piano accompaniment through an open window. When it got

dark, they turned on their cars' headlights and kept working.

"We had no money," says Ms. Webb, "except for a \$2,500 grant from the Bicentennial Commission, and we spent all that on professional music arrangements and conducting. None was left for advertising, and the only promotion we had was with some excellent posters and other art prepared by volunteers. But after the first performance, we were sold out. The advertising was strictly word of mouth."

The production was so impressive, with its amateur cast backed by six members of the Lewisville High School Band and a lumber saleswoman, Doris Smith, on the piano, that it was brought to San Antonio last summer to perform at the Texas State Historic Theater at San Jose Mission.

The 1977 performance will be on June 17-19 and June 24-26. Mary Webb says, "If it's as successful this year as it was last, we'll do it again next year, and the next!"

The sets include such Texana as a community picnic, a church service, a meeting of the Women's Christian Temperance Union, a country store and a revival camp meeting. This last was based on fact, when for three long, hot weeks in August 1900, the people waited in vain for a sign of the Spirit of the Lord to descend.

The play is divided into roughly 20-year segments, but the original production skipped from World War II years to the present. This year's show will have something new added -- a scene from the 1960s. Ms. Webb says, "The leads we had last year will all sing again, but at auditions last spring we found some marvelous new voices. So I'm writing a new scene for them."

The final scene, in the era of the Dallas-Fort Worth Airport development, shows a farmer trying to decide whether to sell his land for a large profit or to save it for his children.

"And there," says Gene Brownrigg, "is the underlying theme. The final song says, 'I won't sell my Flower Mound land.' The farmer thinks of his children; he decides to leave them the legacy of a quiet spot of sanity, in sweet Flower Mound land."

From Eddie Ferguson

MARY WEBB:

Mary was:

1. ... a person who loved history and loved the history of Flower Mound.
2. MARY was a very creative artist who understood and loved music and stage productions.
3. MARY was a very knowledgeable and competent person who knew how to write a musical production and wrote a play that told the story of a place she loved...Flower Mound, Texas.
4. MARY was a detailed person that knew what she wanted and was able to get people around her to make it happen.
5. MARY was a people person who was an encouragement to everyone, young and old.

In my opinion...

I think Mary Webb would be a perfect person to name the Performance Pavillion after. She embodied everything that a fine arts facility represents and especially one in Flower Mound. I'm sure if she were still living now, she would be writing musicals and adding to the enjoyment of the arts here in Flower Mound.

From: Charles Ku
To: [Chuck Jennings](#)
Date: Friday, July 20, 2018 11:04:39 AM

Hi Chuck,

My name is Charles Ku, 148 Red Oak Lane, Flower Mound residence since 1977.

I strongly support to name the Heritage Park Amplex theater after Mary Webb, the composer of the play "Sweet Flower Mound". I was in her play, and Sweet Flower Mound land several times, and enjoyed the play to very much. If you have any questions, please let me know.

Charles Ku

From: Dale Bocksell
To: [Chuck Jennings](#)
Subject: Heritage Park Performance Pavilion
Date: Monday, July 23, 2018 4:02:21 PM

Mr. Jennings,

For her years of entertaining the citizens of Flower Mound & for her years of service to the Town of Flower Mound, I believe the Performance Pavilion at Heritage Park should be named after Mary Webb.

Please thoughtfully consider Mary Webb when naming the Heritage Park Performance Pavilion.

Thanks
Cindy Bocksell
cinbock@verizon.net
1104 Oak Dr
Flower Mound, TX 75028-1421

From: Nancy Hilliard
To: [Chuck Jennings](#)
Subject: Performance Pavilion at Heritage Park of Flower Mound, Texas
Date: Wednesday, July 25, 2018 5:39:24 PM

Dear Mr. Jennings,

I am writing to request your consideration for naming the performance pavilion at Heritage Park, Flower Mound, in honor of Mary Webb. A great part of Flower Mound's performing heritage is a musical play Mary Webb wrote that won the Texas statewide competition for best musical play celebrating the country's Bi-Centennial in 1976. The rumor was that other competitors, including Houston, employed high budget composers, actors, and musicians for this competition. Local people from Flower Mound and surrounding area contributed time, talent, and financial support in the production of this musical.

Mary Webb was a talented Flower Mound citizen with a fascinating background. She was the daughter of Methodist missionaries who founded the still-operating First Methodist Church in Manila, capital of the Philippines. Early in World War II, the Japanese invaded that country and considered all American men to be enemy combatants. Her father fled to the hills to help the defenders. There was initially no danger to Mary's mother and she stayed in Manila to keep the church open. Later she was imprisoned and beheaded by sword by the occupying Japanese military.

Before the War, Mary had been sent back to the United States and was a student at Southern California University. When the war broke out, all communication and financial support from her family was cut off, leaving her friends wondering what had happened to her.

Years later she moved to Flower Mound with her husband, Glenn Webb, and family. She was very creative and energetic, and throughout her life wrote plays and songs for children. She established a Montessori school for young children at the Annunciation Episcopal Church of Lewisville, and assisted other churches and groups that supported the fine arts for children in our area.

Mary loved to walk her dog in the woods and prairies of Flower Mound, and often thought of the Indians and pioneers who had tread those paths before her. When the Texas state competition for a historic musical to be part of the state's participation in the country's two hundredth year of our Declaration of Independence, Mary Webb collaborated with another talented Flower Mound resident and pianist, Doris Smith Cook. Documentation of names in the composition came mostly from old records of the historic Flower Mound Presbyterian Church. Years later when Mary died, her memorial was held there.

The musical's first performance was outdoors in front of Flower Mound New Town's building, now a facility of LISD. The cast was composed of mostly Flower Mound residents, from children to senior citizens, and even a few horses and livestock! Everyone involved in this production was either a Flower Mound resident, or had a Denton County connection. Most of the rehearsals were held either inside or on the grounds of the historic church. A music student at the University of North Texas arranged the music and conducted the orchestra. The play, "Sweet Flower Mound Land" had its winning performance on the grounds of San Jose Mission in San Antonio.

The play was produced for several years as an outdoor summer event and is part of the town's heritage. The last performance of "Sweet Flower Mound Land" was in 1986 to commemorate the Texas Bicentennial. Many of the participants were involved with this production throughout its duration. (Some of the child actors even outgrew their parts!) A local high school is considering reprising this musical play. It was a good musical, and part of our heritage. It was the best in Texas.

I hope you will share this information with others on the committee that will consider this. Many Flower Mound residents are new residents of our town, and have no knowledge of our town's unique and wonderful history. This would be a wonderful tribute to those who came before us. Thank you for your consideration.

Nancy (Eldridge) Hilliard
102 Red Oak Lane
Flower Mound, Texas 75028

From: Ryann Pressler
To: [Chuck Jennings](#)
Subject: Performance Pavilion named after Mary Webb
Date: Thursday, July 26, 2018 9:33:37 AM

To whom it may concern,

We would really love to have the performance pavilion at Heritage Park named after Mary Webb. Our Flower Mound Pressler family was in the play, "Sweet Flower Mound Land", and we think this would be a wonderful tribute to Mary!

Thank you for considering this,
Noah, Ryann & Mary Pressler

Sent from my iPhone

From: jwhand@aol.com
To: chuck.jennings@flower-mound.com
Subject: Possible name for Performing Pavilion in Heritage Park
Date: Tuesday, July 24, 2018 4:55:55 PM

Mr. Jennings,

I want to enthusiastically recommend that the name of the performance pavilion of the Town of Flower Mound's Heritage Park be named for Mary Webb. A great part of Flower Mound's performing heritage is a musical play Mary Webb wrote that won the Texas statewide competition for the best musical play celebrating the country's Bi-Centennial in 1976. The rumor was that other competitors included Houston, employed high budget professional actors and musicians. After all, Texas bragging rights were involved.

Mary Webb was a talented Flower Mound citizen with a fascinating background. She was the daughter of Methodist missionaries who founded the still-operating First Methodist Church in Manila, Capitol of the Philippines. Early in World War II, the Japanese invaded that country and considered all American men to be enemy combatants. Her father fled to the hills to help the defenders. There was initially no danger to Mary's mother and she stayed in Manila to keep the church going. Later she was imprisoned and beheaded by sword by the occupying Japanese military.

Before the War, Mary had been sent back to the United States and was a student at Southern California University and involved with friends and campus life. When the war broke out all communication and financial support from her family was cut off. In distress and embarrassment for not having any money, she left the University with friends wondering what happened to her.

Years later she lived in Flower Mound with her husband Glenn Webb and family. Mary loved to walk her dog in the prairies and woods near her home and often thought of the Indians and pioneers who had tread those paths before her. When the State Competition for a historic musicals to be part of the state's participation in the country's two hundredth year of our Declaration of Independence, Mary Webb collaborated with another talented Flower Mound resident and pianist, Doris Smith (Cook). The documentation with names mostly came from old records of the Flower Mound Presbyterian Church. The play came together with a local cast and rehearsed at the old Flower Mound Presbyterian Church. Years later when Mary died, her memorial service was also held there.

The musical's first performance was at the old location of the Flower Mound New Town's building, now a LISD facility. Everyone involved in this play's production was either a Flower Mound resident or had a Denton County connection. A music student at the University of North Texas arranged and conducted the orchestra music. The play, "Sweet Flower Mound Land" had its winning performance on the mission grounds in San Antonio. I heard the Texas Governor ask, "Where the hell is Flower Mound?"

Mary Webb was a Flower Mound resident who created part of the town's performing heritage. The play was produced for several years as an outdoor summer event and even now a local high school is considering reprising this musical play. It was a good musical. It was the best in Texas.

I would be happy to visit you or anyone who might be interested in additional

information about Mary Webb and the winning Musical Play the authored. 972-571-8932 Cell

Judge J Hand, Justice of the Peace Precinct 4, 6200 Canyon Falls Drive, Flower Mound, 76262, Residence address since 1975, 106 Red Oak Lane, Flower Mound, Texas.75028.

From: Karmien Bowman
To: [Chuck Jennings](#)
Subject: Regarding Mary Webb via Carol K
Date: Friday, August 3, 2018 1:50:39 PM

Hi Chuck,

This is too much maybe....

Carol ask me to call and support her motion on naming of the Heritage Park Theater. I thought it was voted by Parks Board to be an event spot, not an outdoor theater because of airport traffic noise, difficult seating design/ earthmoving tree cutting etc. necessary...and the theater at Lakeside was going to be for the town to replace it. If there has been a change to keep corner of Heritage park theater as intended ...

I am in agreement that something dramatic could be a recognition/ naming of the outdoor Theater/ performance place could be "Mary Webb Theatron " (Means "a place to Behold" in Greek) Amphitheater is so over used and people say it like Gerault. Although Mary never did perform her play it at Sam Lusk Theater in those eight or ten years it was in use. IT was played at a state competition in Austin . I think the CrossTimbers Cultural Arts Board patrons helped her produce it, separately. ..RL & Brenda Crawfords, Jim & Maryland Nelson, Mary and Leland Mebines, Hiro & TAcO Otuji, Leonard & Helen Johns , Doris Smith, except for me I was too busy with the theater and had no money. Daughter ARIel was in the play and I was backstage.

Sweet Flower Mound Musical was performed at the New-Town - town hall first time and Lewisville Highschool. She never really supported /used the SAM Lusk Outdoor Theater on TimberCreek. IT did take about \$24,000 to produce at the highschool.

It was fantastic though. We started the parades there and the Texas Commission on the Arts matched what we raised for Childrens' Theater during the early days of Summer Camps for the town.

1982 I drew the plans, organized contributors, hauled wood for the stage, got sponsors for the Polo For the Arts...The outdoor theater was community funded and built, and the town, Mell Rapp added electricity and supplied porta-potties.

It took me over a year to get easement and parking at the elementary school from the LISD and the raise funds and boyscouts built a bridge ...The Polo for the Arts funds raised were actually split with Julia Moak for the new Flower Mound Chamber.

I think Mary Webb's play was in 1992, not sure of the date.

We had over 150 members for Theater for the Arts and put on a play every summer seating 400+ on the branded benches. The first event was presentation of the Keys to the Mayors of Flower Mound and Lewisville. The Lewisville Orchestra, Bells, Corous played a Christmas Symphony in that December.

Such a busy summer you made!

Sweetie Bowman
Yarmouth Studio
Flower mound Texas 75022

From: pat hodge
To: [Chuck Jennings](#)
Subject: Performance Pavilion
Date: Monday, July 30, 2018 1:07:52 PM

Good Morning, I am writing to support the naming of the Performance Pavilion in Heritage Park for Mary Webb. Thanks you so much.

Pat Hodge

1213 Noble Way

Flower Mound Texas 75022



Parks Board AGENDA ITEM NO.5

DATE: September 6, 2018

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: Consider recommending to Planning and Zoning Commission and Town Council Park requirements for the Balekian Addition/CVS residential development generally located north of FM 1171 and east of Lusk Ln.

Background Information: The proposed development has two applications with the Town: A Master Plan Amendment (MPA18-0004) and a Zoning Planned Development (ZPD18-0004) in order to develop a residential subdivision. The maximum residential density within the proposed development is 11 single-family dwelling units to be developed under single family estate residential.

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 **11** dwelling unit lots = **.3696 acres of Park Land Dedication required**

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

- **\$96,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$96,000.00** per acre X .3696 acres = **\$ 35,481.60** payment of cash in lieu of land to satisfy Park Land Dedication

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X **11** dwelling unit lots = **\$15,268.00** 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

Attachment:



Parks Board AGENDA ITEM NO.5

1. Conceptual Site Plan – Balekian Addition/CVS

Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **.3696 acres of land** and Park Development Fees in the amount of **\$15,268.00** for the Balekian Addition/CVS residential development generally located north of FM 1171 and east of Lusk Ln.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$35,481.60**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$15,268.00** for the Balekian Addition/CVS residential development generally located north of FM 1171 and east of Lusk Ln.



14K - RL
RIGHT CORNER ENTRY
LEFT BUMPOUT DRIVE-THRU

STORE NUMBER: 10907

NEC - CROSS TIMBERS RD. & LUSK LN.
FLOWER MOUND, TEXAS

PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 101484

ARCHITECT OF RECORD:

150 W. Jefferson Ave.
Suite 1300
Detroit, MI 48226
www.norr.com

NORR
ARCHITECTS ENGINEERS PLANNERS

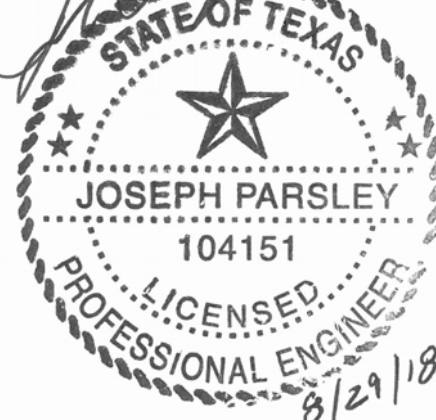
CONSULTANT:



DEVELOPER:



SEAL:



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

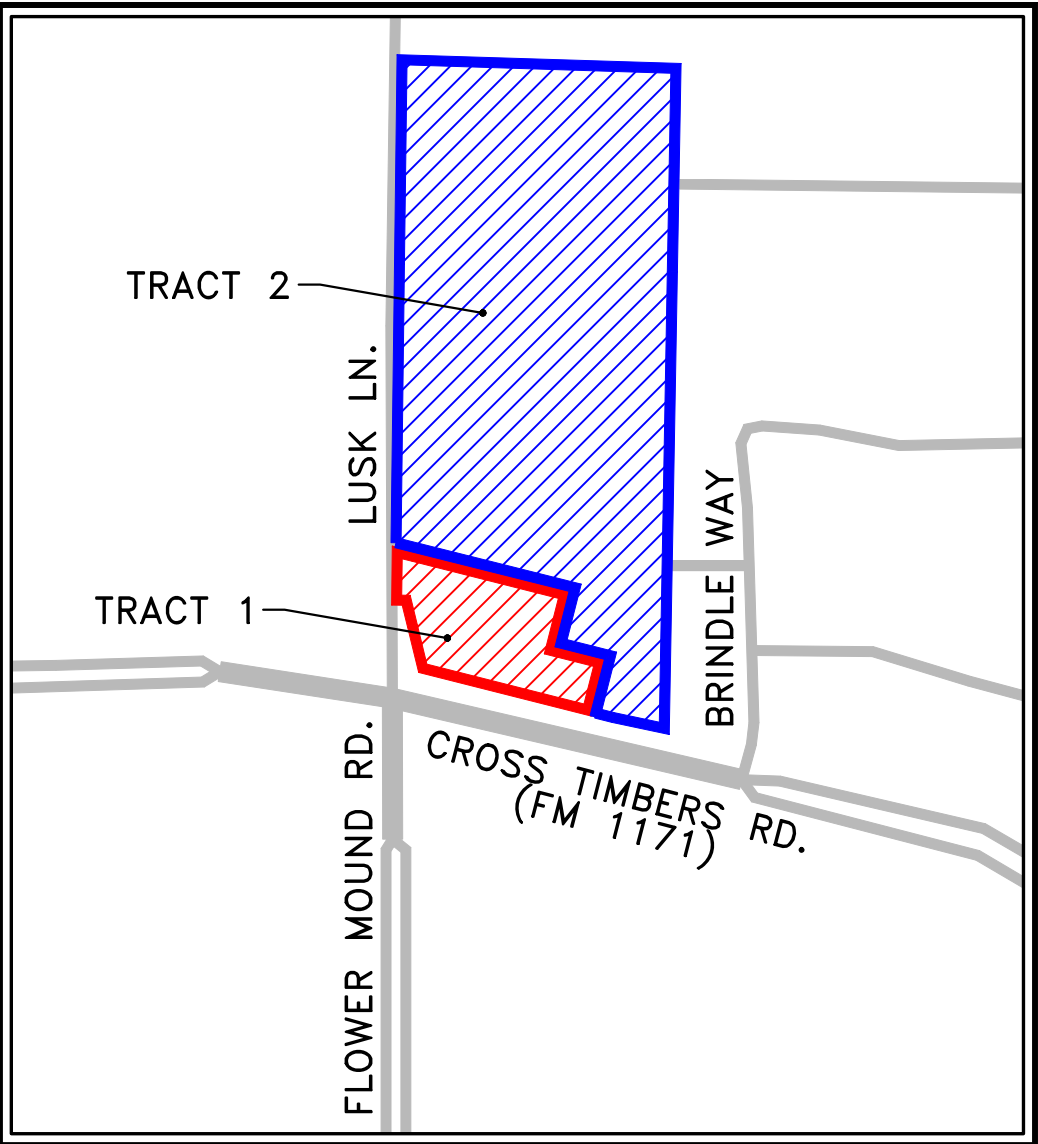
DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

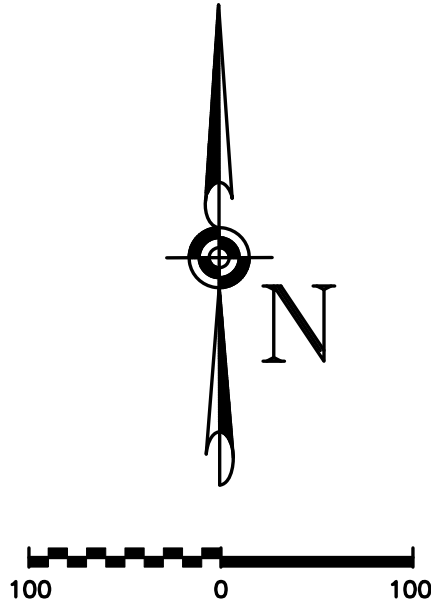
JOB NUMBER: N/A

TITLE: CONCEPTUAL
SITE PLAN

SHEET NUMBER:



VICINITY MAP



TRACT 1	2.48 ACRES
TRACT 2	22.07 ACRES
TOTAL	24.55 ACRES

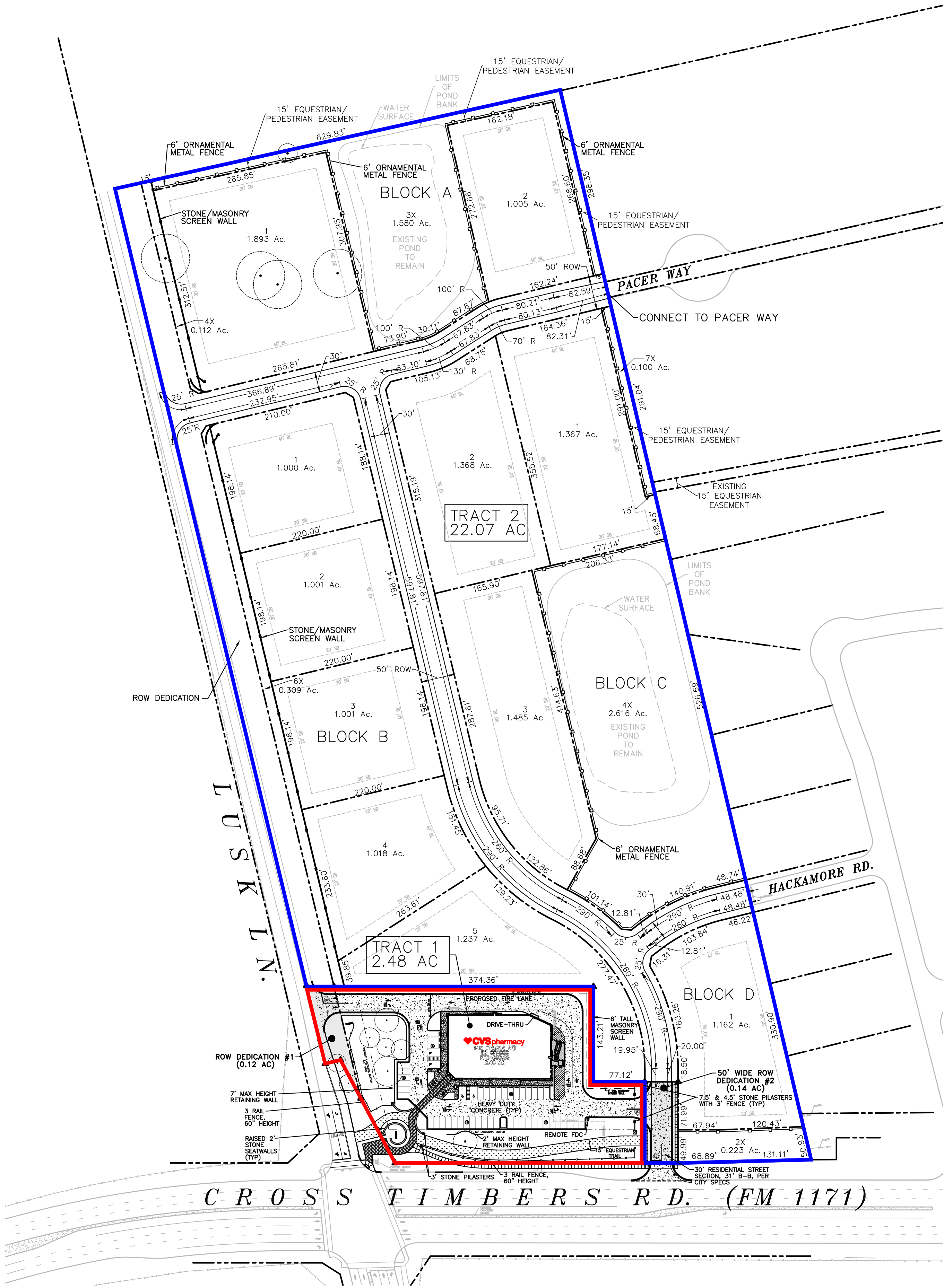
LEGEND

- TRACT 1 BOUNDARY
- TRACT 2 BOUNDARY
- FIRE LANE CONCRETE
- ROW DEDICATION
- BUILDING SIDEWALK
- DECORATIVE STAMPED CONCRETE
- GRAVEL DRIVEWAY
- ARCHITECTURAL CONCRETE
- EQUESTRIAN TRAIL
- 6" RAISED CONCRETE CURB
- PAINTED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT
- HANDICAP SIGN
- CVS PHARMACY SIGN
- ACCESSIBLE SYMBOL
- EXISTING TREE TO REMAIN

SITE DATA		TRACT 1	TRACT 2
PHYSICAL ADDRESS		NEC CROSS TIMBERS RD & LUSK LN	NEC CROSS TIMBERS RD & LUSK LN
GROSS SITE AREA		2.48 AC (108,090 SF)	22.07 AC (961,248 SF)
NET SITE AREA		2.36 (103,000 SF)	21.93 (955,271 SF)
ZONING		AGRICULTURAL	AGRICULTURAL
CURRENT ZONING		UNDEVELOPED	ONE DWELLING UNIT AND ACCESSORY BUILDING; BALANCE OF ACREAGE IS UNDEVELOPED.
CURRENT USE			NOTE: PUMPKIN PATCH AND CHRISTMAS TREE SALES PERMITTED, SUBJECT TO SPECIAL EVENT PERMIT
PROPOSED USE		RETAIL	SINGLE-FAMILY ESTATE DISTRICT USES
LOT COVERAGE DATA (NET AREA)			
BUILDING COVERAGE		14% (14,612 SF)	5.51% (52,971 SF)
IMPERVIOUS AREA		59% (63,550 SF)	1.45% (213,916 SF)
PERVIOUS AREA		41% (44,540 SF)	25% MAX (240,342 SF)
BUILDING			98.55% (947,330 SF)
PEAK PARAPET HEIGHT		1 STORY, 35'-0"	25'
PEAK ROOF HEIGHT		28'-3"	2 STORIES
TOTAL BUILDING AREA		14,612 SF	13,916 SF
PHASE		SINGLE PHASE	3 STORIES MAX 35'-0"
PARKING REQUIRED (1/250 SF)		59 SPACES	2,400 SF MIN
PARKING PROVIDED		50 SPACES	N/A
HANDICAP PARKING		4 SPACES	N/A
			11 BUILDABLE LOTS & 6 X-LOTS

NOTES:

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) NEED A SEPARATE PERMIT THROUGH BUILDING INSPECTIONS.





Parks Board AGENDA ITEM NO.6

DATE: September 6, 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 Townlake East residential development generally located east of Flower Mound Rd. and south of FM 1171.

Background Information: The proposed development has two applications in with the Town: a Zoning Planned Development (ZPD18-0006) and a Development Plan (DP18-0005) in order to develop a residential subdivision. The maximum residential density within the proposed development is 56 single family dwelling units to be developed under the cluster development standards (Minimum lot size of ½ acres). The development is proposing an extension to the 8' Town Multi-Use Trail system.

Staff initiated conversation with the proposed development in order to recommend an extension of the 8 foot multi-use Town Trail. An alignment for the Trail extension was proposed that meets the needs of both the future residential subdivision as well as the over goals of the Town to have Trail connections to parkland. The developer is asking for credit against Park Development Fees for the construction of this particular extension. Section 90-446 allows for credit against Park Development Fees for extensions to the Town Trail network at the discretion of the Town Council and upon recommendation of the Parks Board.

The development is proposing to dedicate a 13.11 acre park to the Town.

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. The board may also wish to recommend Park Development Fee Credit for extensions of the Town 8' Multi-use Trail system.

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 56 dwelling unit lots = 1.8816 acres of Park Land Dedication required

Conservation and Cluster Development Incentives are as follows:

- 50% reduction in Park Land Dedication. **1.8816** acres of Park Land Dedication X 50% = .9408 acres of Park Land Dedication

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

- **\$75,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$75,000.00** per acre X .9408 acres = \$ 70,560.00 payment of cash in lieu of land to satisfy Park Land Dedication



Parks Board AGENDA ITEM NO.6

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X **56** dwelling unit lots = **\$77,728.00** in Park Development Fees

For further details of the Town's Land Development Regulations regarding Park Land Dedication and Park Development Fees, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 90 – Subdivisions; Article VI. – Standards; Division 8. - Parks and Recreational Areas; Sections 90-441 through 90-448.

For further details of the Town's Land Development Regulations regarding Single Family District - 15, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 98 – Zoning; Article III. – District Regulations; Division 6. – SF-15, Single Family Residential District-15.

Link to the Flower Mound Code of Ordinances:

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

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

1. Townlake East Conceptual Site Plan
2. Townlake East Trail Plan

Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **13.11 acres of land** and Park Development Fees in the amount of **\$77,728.00** for the Townlake East residential development generally located east of Flower Mound Rd. and south of FM 1171.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$70,560.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$77,728.00** for the Townlake East residential development generally located east of Flower Mound Rd. and south of FM 1171.

Draft Motion:

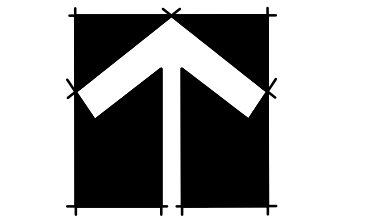
Move to recommend approval to Town Council a Park Development Fee credit for extensions of the Town's 8' wide Hike and Bike Trail System in the amount of \$77,728.00

- OR -

Move to recommend Park Development Fees be retained for future park improvements as determined by the Town.

THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT INTENDED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

August 30, 2018



NORTH

0 60 0 120

1" = 120' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

Conceptual Landscape Plans

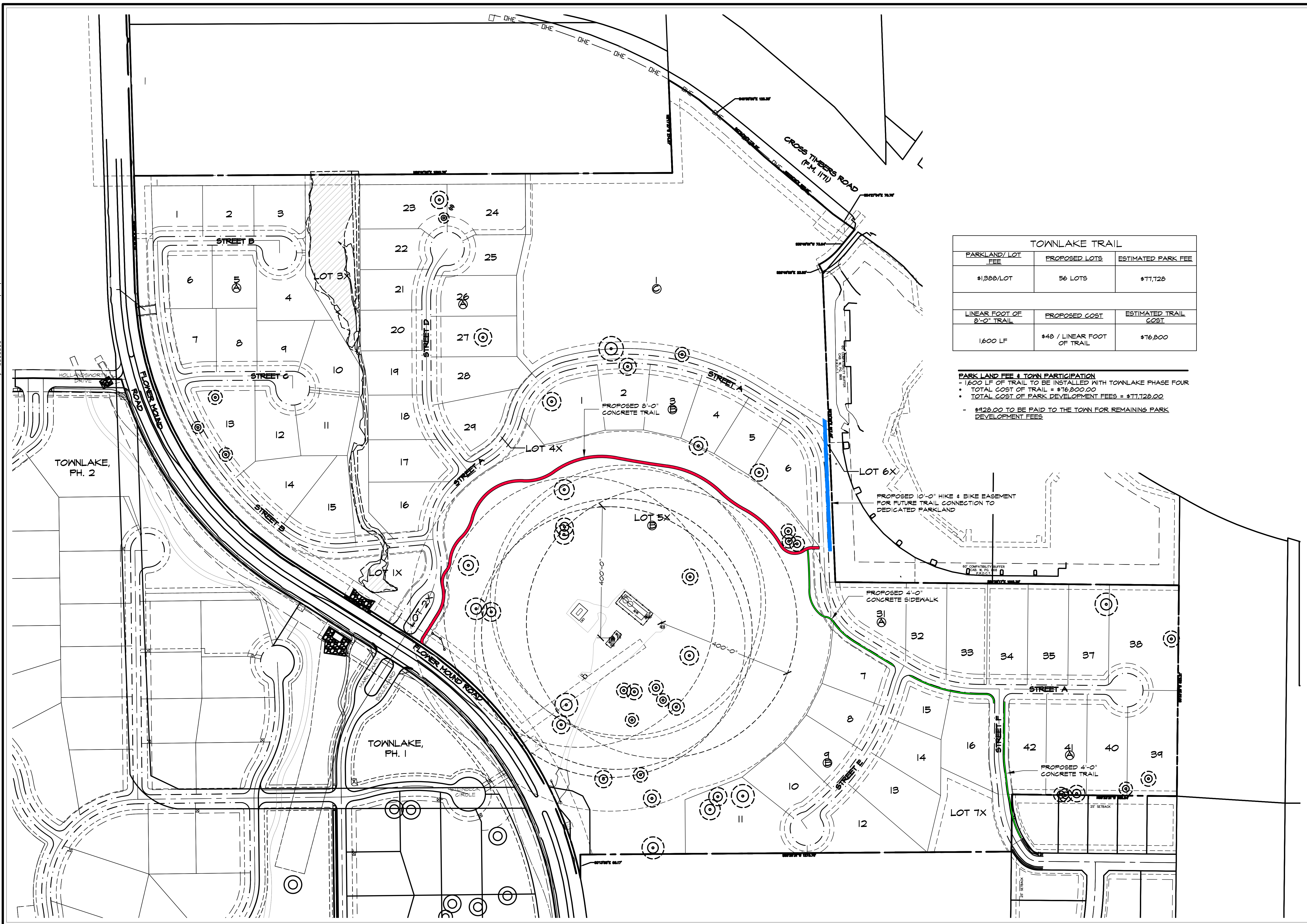
Towns/10/20 Ph 4

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

DATE	DU	T LAIN AND NEW RELATIONS	IN
			0

PROJECT
TBI016

Overall - HS

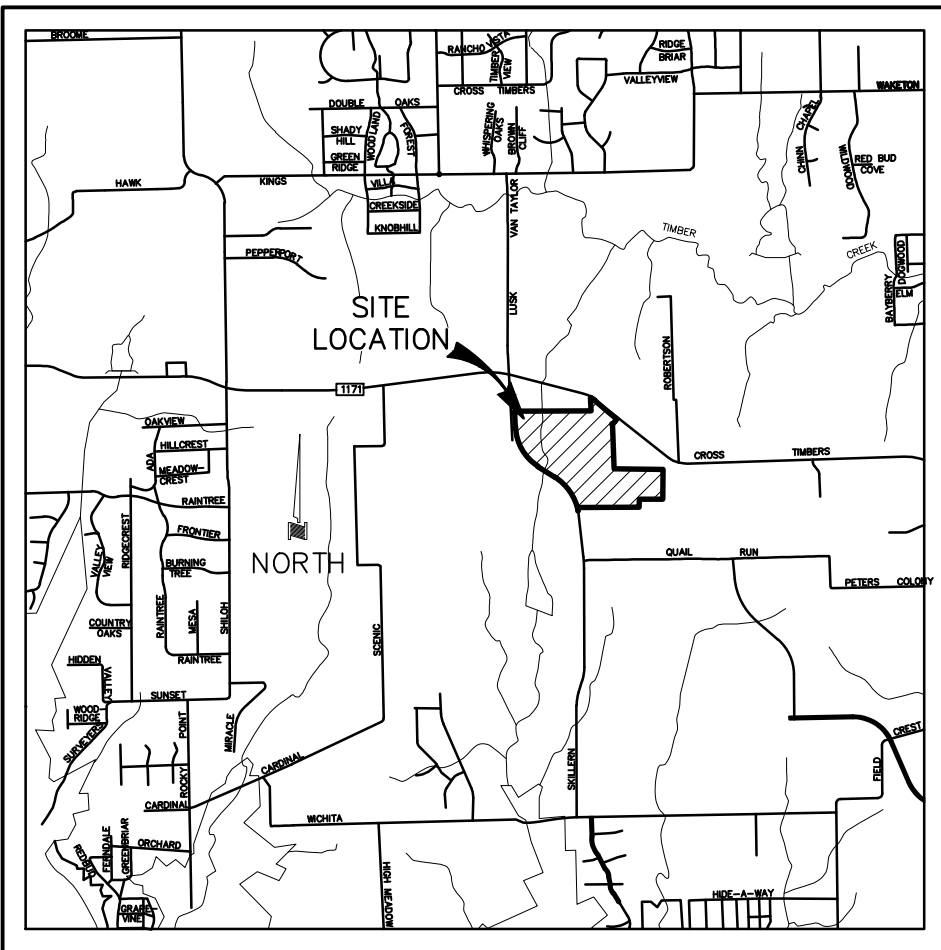
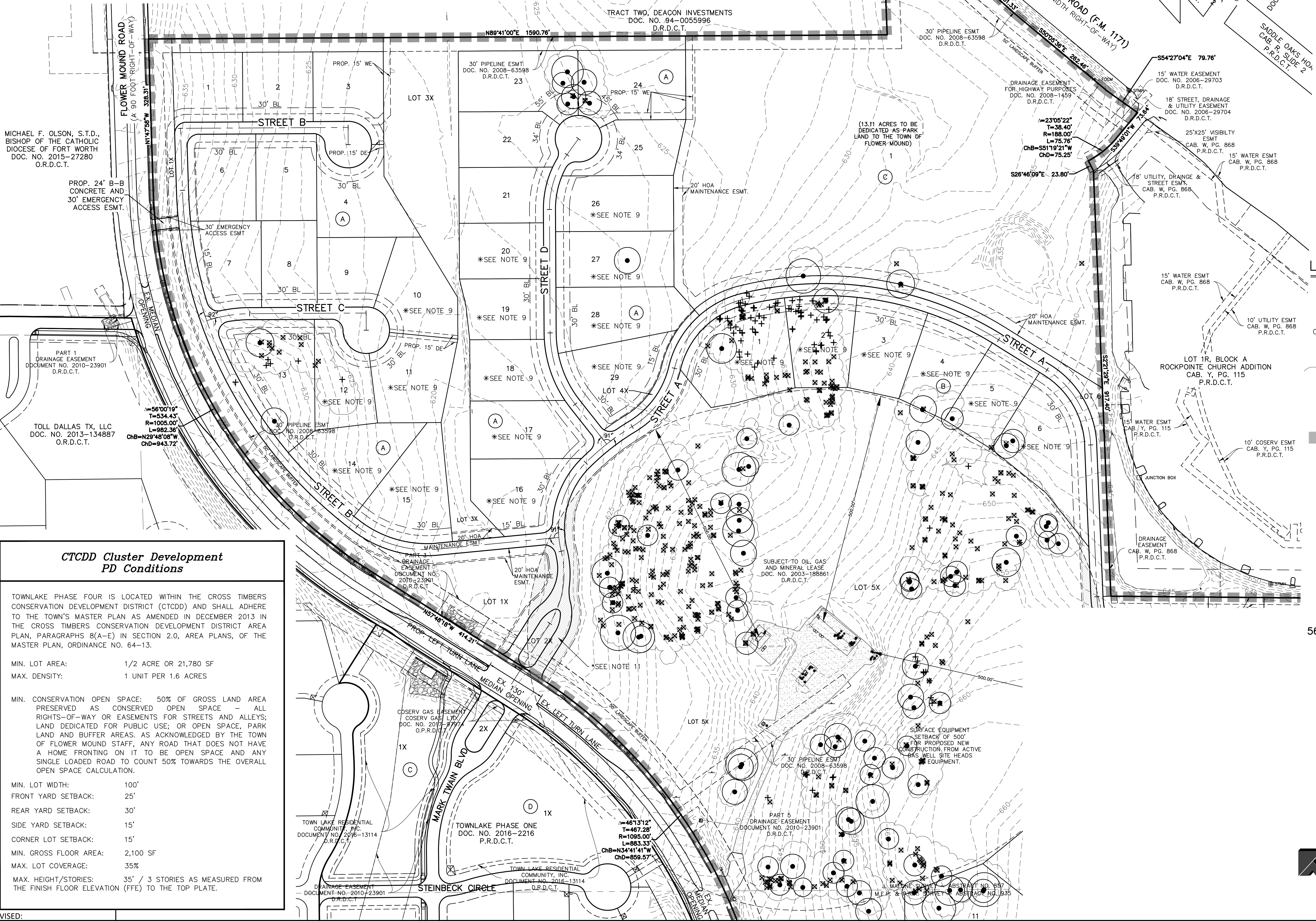


Plotted by: ##### Plot Date: 8/30/2018 2:43 PM

\\Studio13main\Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4\Concepts\TBI016-HS.dwg Saved By: Matthew
Save Time: 8/30/2018 2:43 PM

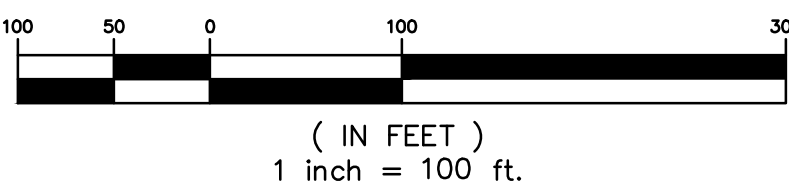
TOWNLAKE PHASE FOUR:

MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE. A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD. THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
OPEN SPACE PLAN	THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
THOROUGHFARE PLAN	FLOWER MOUND ROAD (MAJOR ARTERIAL) CROSS TIMBERS ROAD (MAJOR ARTERIAL)
WATER PLAN	12' WITHIN FLOWER MOUND ROAD (FM 3040), CROSS TIMBERS ROAD (FM 1171), & QUAIL RUN
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



LEGEND

- WE WATERLINE EASEMENT
- DE DRAINAGE EASEMENT
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- BUILDING LINE
- LOT LINE
- TREE LINE
- SPECIMEN TREE
- ⊗ PROTECTED (NON-SPECIMEN) TREE
- + TREE TO BE REMOVED
- PROPOSED ZONING PLANNED DEVELOPMENT AREA

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
CONCEPT PLAN
TOWNLAKE PHASE FOUR

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JULY 2018 SCALE: 1"=100'

CASE NO. ZPD18-0006

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

CTCDD Cluster Development
PD Conditions

TOWNLAKE PHASE FOUR IS LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN DECEMBER 2013 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E) IN SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.

MIN. LOT AREA: 1/2 ACRE OR 21,780 SF
MAX. DENSITY: 1 UNIT PER 1.6 ACRES

MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA PRESERVED AS CONSERVED OPEN SPACE - ALL RIGHTS-OF-WAY OR EASEMENTS FOR STREETS AND ALLEYS; LAND DEDICATED FOR PUBLIC USE; OR OPEN SPACE, PARK LAND AND BUFFER AREAS. AS ACKNOWLEDGED BY THE TOWN OF FLOWER MOUND STAFF, ANY ROAD THAT DOES NOT HAVE A HOME FRONTING ON IT TO BE OPEN SPACE AND ANY SINGLE LOADED ROAD TO COUNT 50% TOWARDS THE OVERALL OPEN SPACE CALCULATION.

MIN. LOT WIDTH: 100'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 15'
CORNER LOT SETBACK: 15'
MIN. GROSS FLOOR AREA: 2,100 SF
MAX. LOT COVERAGE: 35%
MAX. HEIGHT/STORIES: 35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

NOTES:

1. THIS PROPERTY IS SUBJECT TO PD _____
2. THIS PROPERTY IS SUBJECT TO THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E), SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.
 - 2.1. THE MAXIMUM SHALL BE NO MORE THAN 1 DWELLING UNIT PER 1.6 ACRES (89,924/1.6=56 UNITS).
 - 2.2. AS A CLUSTER DEVELOPMENT, PD-_____ SHALL HAVE A MINIMUM OF FIFTY PERCENT (50% OF THE GROSS LAND AREA PRESERVED AS OPEN SPACE FOR THE DEVELOPMENT.
3. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
4. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
5. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF TUBULAR STEEL.
6. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - 6.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - 6.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - 6.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
7. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT AREA.
8. THE EMERGENCY ACCESS DRIVE WITHIN COMMON AREA LOT 1X, BLOCK A SHALL BE CONSTRUCTED OF ENHANCED PAVING SUCH AS STAMPED CONCRETE WITH MOUNTABLE CURB CAPABLE OF SUPPORTING 85,000 POUNDS, SHALL BE MAINTAINED BY THE HOA, AND SHALL BE EQUIPPED WITH PROPER SIGNAGE AND BARRICADES.
9. PER SEC. 34-422(C)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE; THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
10. PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL DALLAS TX LLC, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, TOLL DALLAS TX LLC, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.
11. PER THE OIL & GAS BOARD OF APPEALS MEETING HELD ON JUNE 20, 2018, AN APPROVAL WAS GRANTED TO TOLL DALLAS TX LLC, FOR THE VARIANCE FROM SECTION 34-422(c)(4), AS SET FORTH IN ORDINANCE NO. 23-07 ADOPTED BY TOWN COUNCIL. THIS APPROVAL OF VARIANCE ALLOWS THE DECREASE OF THE 500 FOOT SETBACK TO APPROXIMATELY 400 FEET ON THE WEST SIDE OF THE PAD SITE & APPROXIMATELY 460 FEET ON THE EAST SIDE OF THE PAD SITE. THIS VARIANCE ALLOWS UP TO 50,000 SQUARE FEET OF LAND FOR PROPOSED PAVEMENT & EASEMENTS TO BE PERMITTED WITHIN THE 500 FOOT SETBACK.

