AGENDA

FLOWER MOUND PARKS BOARD

REGULAR MEETING

MARCH 7, 2019

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. PUBLIC COMMENTS

Please fill out an "Appearance before Parks Board" form in order to address the Board, and turn the form in prior to Public Comments 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.

E. DIRECTOR'S REPORT

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

F. 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 the minutes from a regular meeting of the Parks Board held on February 7, 2019.

G. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Lakewood planned development generally located east of Silveron Blvd. and north of FM 2499.

H. RECESS REGULAR MEETING

I. CALL WORK SESSION TO ORDER

J. WORK SESSION ITEMS

3. Review and discuss two preliminary conceptual plans for the Master Planning of Bella Lago Park a 9.07 acre park located within the Bella Lago subdivision.

4. Review and discuss a recommendation of park projects for FY 2020-2024 to be incorporated in to the Town's Five Year Capital Improvement Projects list.

K. ADJOURN – WORK SESSION

L. RECONVENE REGULAR MEETING

M. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for April 4, 2019.

N. 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: March 4, 2019 at 5:00 P.M. at least 72 hours prior to the scheduled time of said meeting.

Jade Olson

Jade Olson, Administrative Secretary

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretative services must be made at least 48 hours prior to this meeting by contacting Jade Olson, Administrative Secretary at (972) 874-6425.

PARK BOARD AGENDA ITEM NO. 1

CONSENT ITEM

DATE: March 7, 2019

FROM: Jade Olson, Administrative Secretary

ITEM: **Consider approval of the minutes from a regular meeting of the Parks Board held on February 7, 2019.**

BACKGROUND INFORMATION: The Parks Board held a regular meeting February 7, 2019.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft minutes from the February 7, 2019 Regular Meeting of the Park Board

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 7th DAY OF FEBRUARY 2019, 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
Allen Pichon	Place 2
Teresa Thomason	Place 3 – Vice Chair
Rick Kenyon	Place 4
Jodi Seay	Place 5
Mark Mayer	Place 6
Ike Winfield	Place 7
Jennifer Romaszewski	Place 9 – Alternate
Dale Olson	Place 10 – Alternate

The following Board members were not in attendance:

Andrew Cummings	Place 8 – Alternate

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
Mark Long	Recreation Superintendent
Clayton Litton	Parks Superintendent
Kari Biddix	Park Development Manager
Matt Chutchian	Athletic Supervisor
Jade Olson	Administrative Secretary

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

B. INVOCATION – Grace Sherrill

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

D. PRESENTATIONS

Matt Chutchian, Athletics Supervisor, introduced FMYFA President Albert Montero to represent FMYFA. The Board was updated with FMYFA's operations in regards to youth football.

E. PUBLIC COMMENTS

N/A

F. DIRECTOR'S REPORT

Chuck Jennings, Director of Parks and Recreation had the following announcements:

- Greg Gauger, Maintenance Worker II for the Parks and Recreation Services Department was in an auto accident.
- Independence Fest planning is underway. The headliner is Brett Michaels.
- There was a Public Input meeting for Bella Lago Park on January 24.
- The bronze artwork for Heritage Park phase IV has arrived. Ribbon cutting will be on March 30.
- KFMB will have a clean-up day at Heritage Park on February 16.
- Cross Timbers Trailhead has been cleaned up after the floods and is open.
- Lawson Park has had the culvert bridge replaced.
- There are four maintenance positions open in Park Services and Recreation has one position open for a Programs Coordinator.
- The Town is waiting for the Chimney Rock HOA to sign the agreement before renovating the gate and installing signs.

Mark Long, Recreation Superintendent gave an update on:

- SIM Elite Chef event
- SIM Valentine Dinner and Dance
- Athletic registration for adult sports leagues
- Sports fields have been turned over to youth sports associations
- Twin Coves Park's website and marketing have been updated for more information and pictures
- The CAC is working with a company to have the hardware done on gym goals.
- The outdoor aquatics play structure is having the steps powder-coated.
- The Father/Daughter prom will take place at the Courtyard by Marriott Flower Mound. Registration deadline is March 10.

Kari Biddix, Park Development Manager gave an update on CIP Projects:

- The current CIP projects are Bella Lago Master Plan, Canyon Falls Park, and Rheudasil Park.
- Projects in construction are Pink Evening Primrose trail segment one and Heritage Park Phase IV.
- Stone Creek Park and Thrush Park west will be receiving playground upgrades.

G. CONSENT AGENDA

1. Consider approval of minutes from a regular meeting of the Parks Board held on December 6, 2018.

Board Deliberation

Board member Pichon moved to approve as presented in the agenda caption. Vice Chair Thomason seconded the motion.

VOTE ON THE MOTION

AYES: Pichon, Kenyon, Seay, Thomason, Mayer, Winfield
NAYS: None

H. REGULAR ITEMS

2. Consider recommending approval for Town Manager consideration a contractual Services Agreement with Bad Dawg Tennis, to provide the services of Tennis Professional from March 1, 2019 through February 29, 2020, with renewal for up to four additional one year terms.

Staff Presentation
Mark Long – Recreation Superintendent

Bad Dawg Tennis
David Gray – Co-owner
Christopher Brown – Co-owner
Luis Valdez – Co-owner

Board Deliberation
Board member Mayer moved to approve as presented in the agenda caption. Vice Chair Thomason seconded the motion.

VOTE ON THE MOTION

AYES: Winfield, Mayer, Thomason, Seay, Kenyon, Pichon
NAYS: None

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next Parks Board Special Meeting is scheduled for March 7, 2019.

J. ADJOURNMENT

Board Member Kenyon made a motion to adjourn the meeting. Vice Chair Thomason seconded the motion.

Chair Gloria Jones adjourned the Regular Meeting at 7:58 p.m.

TOWN OF FLOWER MOUND, TEXAS

ATTEST:

Gloria Jones, Chair

Jade Olson, Administrative Secretary

Parks Board
AGENDA ITEM NO. 2

DATE: March 7, 2019

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 Lakewood planned development generally located east of Silveron Blvd. and north of FM 2499.**

Background Information: The proposed development has one applications in with the Town: A Zoning Planned Development (ZPD17-0013) in order to develop a mixture of uses. The uses include office, retail, hotel, single-family and multi-family. The residential density proposed is 1,020 multi-family/single-family dwellings. On February 11th, staff conducted a work session with the Planning and Zoning Commission to discuss the overall development.

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 recommend an alternative proposal presented by the developer during the regular item.

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 **1,020** dwelling unit lots = **34.272** acres of Park Land Dedication required

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

- **$238,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$238,000.00** per acre X 34.272 acres = **$ 8,156,736.00** payment of cash in lieu of land to satisfy Park Land Dedication
- **$7,996.80** per unit

The Park Development Fees are determined as follows:

- $1,388.00 fee per dwelling unit lot X **1,020** dwelling unit lots = **$1,415,760.00** in Park Development Fees
- **$1,388.00** per unit

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

For further details of the Town's Land Development Regulations regarding Planned Development District zoning regulations, please see the following link to the Town's Land Development Regulations:

Parks Board
AGENDA ITEM NO. 2

Link to the Flower Mound Code of Ordinances:

https://www.municode.com/library/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH98ZO_ARTIIIDIRE_DIV21PDPLDEDI

Fiscal Impact: N/A

Legal Issues: N/A

Attachments:

1. Lakewood Conceptual Plans

Recommendation:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **34.272 acres of land** and Park Development Fees in the amount of **$1,388.00** per unit or **$1,415,760.00** for Lakewood planned development generally located east of Silveron Blvd. and north of FM 2499.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **$7,996.80** per unit or **$7,289,587.20**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **$1,388.00** per unit or **$1,415,760.00** for Lakewood planned development generally located east of Silveron Blvd. and north of FM 2499.

Attachment 1

LAKEWOOD

LAND USE PLAN

EXHIBIT FOR *ZPD 17-0013*

LEGEND

	LAND USE	GROSS AREA
	COMMERCIAL (CSZ)	39.1 ACRES
	URBAN RESIDENTIAL (RSZ-1)	21.1 ACRES
	SINGLE FAMILY RESIDENTIAL (RSZ-2)	26.6 ACRES
	PUBLIC OPEN SPACE	35.3 ACRES
TOTAL:		**122.1 ACRES**

Development Team

Owner /Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

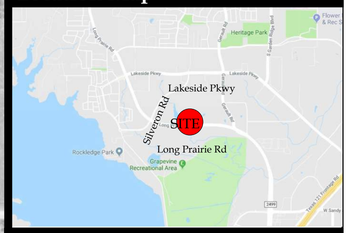
Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, Suite 1450.
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757

Engineer / Surveyor:

Kimley-Horn.
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, Texas 75251
Contact: Brad Moss, P.E.
Phone: 972-770-1300

Location Map



Reference sheet

Name	Description
Land Use Plan	Shows proposed land use and acreages
Concept Plan	Color rendered conceputal master plan
Open Space & Trail Access Plan	Shows types of proposed open space with acreage and proposed different type, width, location of trails.
Open Space Amenity Key	Shows open space with labels that is referenced in planned development, shows matrix of proposed type of amenities in each open space area and the quantities
Vehicular Network	Shows proposed street network, street types and cross sections, location of utility, enlargement of firelane trail, enlargement of lots that have landscape easement in front yard, enlargement of street tree detail.
Concept Plan - Black and White	Detail drafted site plan with building summary
Conceptual Landscape Plan	Detail drafted landscape plan with landscape requirement compliance chart.

General Note

All plans are conceptual in natural and subject to change based on site and development conditions.

TBG

Scale 1" = 200'

0' 200' 400'

February 20, 2018

The information shown is based on the best information available and is subject to change without notice.

LEGEND

- OFFICE/ HOTEL
- COMMERCIAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL

NOTE

LAND INDICATED AS COMMERCIAL LAND USE MAY NOT BE USED FOR RESIDENTIAL OCCUPANCY. LAND INDICATED AS RESIDENTIAL LAND USE MAY BE CHANGED TO COMMERCIAL LAND USE.

LAKEWOOD

CONCEPT PLAN

EXHIBIT FOR *ZPD 17-0013*

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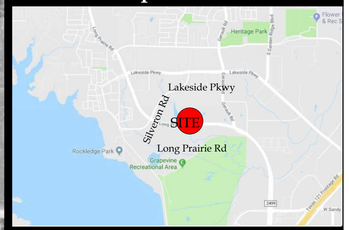

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LAKEWOOD

OPEN SPACE & TRAIL ACCESS PLAN

EXHIBIT FOR *ZPD 17-0013*

LEGEND

SYMBOL	TYPE	MINIMUM WIDTH	GROSS AREA
	SILVERON TRAIL	EXISTING	
	LAKESIDE SIDEWALK	6′	
	ACCESS WALKWAYS	6′	
	AUXILIARY TRAILS	6′	
	TOWN MULTI-USE TRAIL	8′	
	FIRE LANE TRAIL	12′	
	PUBLIC ACCESS OPEN SPACE		35.3 ACRES
	PRIVATE ACCESS OPEN SPACE		5.5 ACRES

NOTE: FINAL LOCATION OF WALKS AND WIDTH TO BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL BASED ON EXISTING CONDITIONS.

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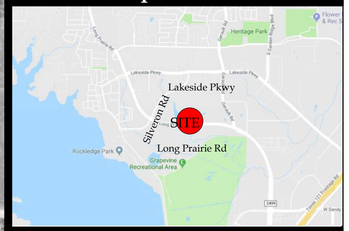

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LEGEND

OS-1, LAND MARK TREATMENT

OS-2, GREEN

OS-3, LAWN

OS-4, NATURAL AREA

OS-5, COURTYARD

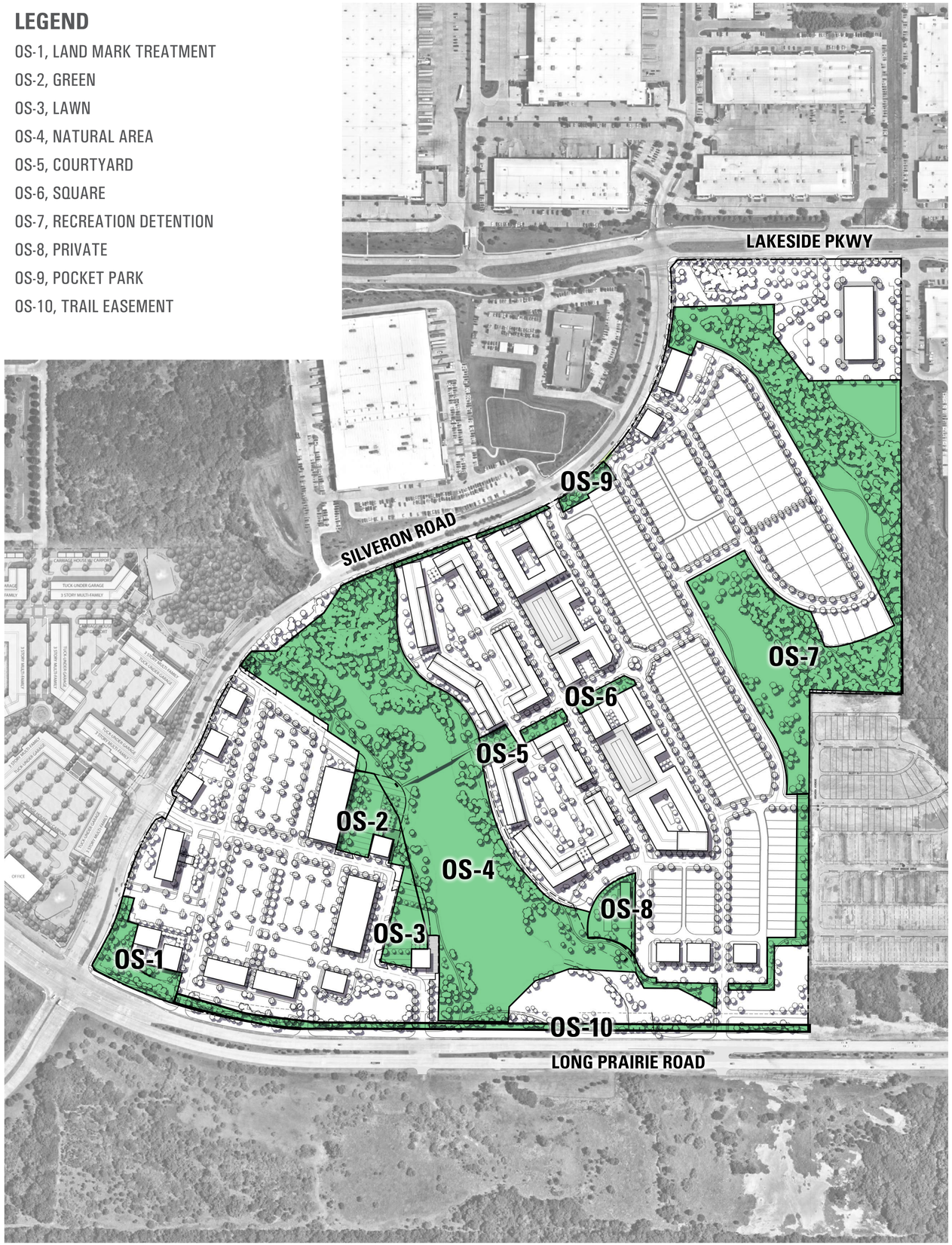
OS-6, SQUARE

OS-7, RECREATION DETENTION

OS-8, PRIVATE

OS-9, POCKET PARK

OS-10, TRAIL EASEMENT



LAKEWOOD PARK STANDARDS

		OS-1	OS-2	OS-3	OS-4	OS-5
A	**APPROXIMATE AREA**	1.1 ac	1.5 ac	1.0 ac	17.3 ac	0.3 ac
B	**PARK TYPE**	LAND MARK TREATMENT	GREEN	LAWN	NATURAL AREA	COURTYARD
C	**TRAIL CONNECTION**	YES	YES	YES	YES	YES
D	**PUBLIC ACESS EASEMENT**	YES	YES	YES	YES	YES
E	**STRUCTURES**					
	SHADE STRUCTURE (200 SF MIN)	1	1		1	1
	RESTROOMS					
	COMMUNITY CENTER					
	POOL					
	PLAYGROUND (Ages 2-5 and 5-12)				1	
F	**HARDSCAPE (IN ADDITION TO TRAILS)**					
	PEDESTRIAN BRIDGE				1	
	CONCRETE SF	1,000	2,000		1,500	
	DECORATIVE PAVING[1]	100	500		500	500
	ALTERNATE SURFACE[2]				PLAYGROUND	
	TRAIL BOLLARD LIGHTING (1 EVERY 500')				YES	
	DECORATIVE FOUNTAIN				1 NOTE 3	
G	**LANDSCAPE**					
	CANOPY TREES	5	12	12	EXISTING	4
	ORNAMENTAL TREES	3	4	4		4
	TURF SF		1,000	1,000		
	SHRUBBERY (SF)		200	200		200
	SEASONAL COLOR (SF)	200	100	100		100
	MEETING LAWN (SF)			2,000		
	IRRIGATION	YES	YES	YES	YES - ONLY IN MANICURED AREA	YES
H	**FURNISHINGS**					
	BENCHES	1	2		8	2
	TABLES & CHAIRS					
	TRASH RECEPTACLES	1	1	1	2	1
	DRINKING FOUNTAIN		1			1
	BIKE RACK		1			
	PET WASTE STATIONS				4	
	BIKE REPAIR STATION					1
I	**LIGHTING**					
	STREET LIGHTS		3	3		
J	**SIGNAGE (IN ADDITION TO COMMERCIAL SIGNAGE)**					
	PARK IDENTIFICATION				1	
	DIRECTORY / MAP			1		1
	WAYFINDING		1		1	1
	TRAIL MARKERS		1		6	1

		OS-6	OS-7	OS-8	OS-9	OS-10
A	**APPROXIMATE AREA**	0.5 ac	13.0 ac	0.8 ac	0.5 ac	0.1 ac
B	**PARK TYPE**	SQUARE	RECREATION DETENTION	PRIVATE	POCKET PARK	TRAIL EASEMENT
C	**TRAIL CONNECTION**	YES	YES	YES	YES	YES
D	**PUBLIC ACESS EASEMENT**	YES	YES		YES	YES
E	**STRUCTURES**					
	SHADE STRUCTURE (200 SF MIN)					PER TOWN MULTI-USE TRAIL STANDARDS
	RESTROOMS			1		
	COMMUNITY CENTER			1		
	POOL			1		
	PLAYGROUND (Ages 2-5 and 5-12)					
F	**HARDSCAPE (IN ADDITION TO TRAILS)**					
	PEDESTRIAN BRIDGE					
	CONCRETE SF	1,000		1,500		
	DECORATIVE PAVING[1]			500		
	ALTERNATE SURFACE[2]					
	TRAIL BOLLARD LIGHTING (1 EVERY 500')					
	DECORATIVE FOUNTAIN					
G	**LANDSCAPE**					
	CANOPY TREES	24 NOTE 4	NOTE 5	6	20	
	ORNAMENTAL TREES			6	8	
	TURF SF	5,000				
	SHRUBBERY (SF)			200		
	SEASONAL COLOR (SF)			100	200	
	MEETING LAWN (SF)					
	IRRIGATION	YES	IN DETENTION AREA ONLY NOTE 7	YES	YES	
H	**FURNISHINGS**					
	BENCHES	2	4			
	TABLES & CHAIRS			2		
	TRASH RECEPTACLES		1	1		
	DRINKING FOUNTAIN					
	BIKE RACK			1		
	PET WASTE STATIONS		2			
	BIKE REPAIR STATION					
I	**LIGHTING**					
	STREET LIGHTS				2	
J	**SIGNAGE (IN ADDITION TO COMMERCIAL SIGNAG**					
	PARK IDENTIFICATION		1	1		
	DIRECTORY / MAP					
	WAYFINDING		1			
	TRAIL MARKERS		3	1	1	

NOTE 1 DECORATIVE PAVING IS INCLUDED IN CONCRETE PAVING MINIMUM
NOTE 2 ALTERNATIVE PAVING IS IN ADDITION TO CONCRETE PAVING MINIMUM
NOTE 3 FOUNTAIN IS LOCATED WITHIN THE LAKE
NOTE 4 TREES ARE PLANTED IN A DOUBLE ROW
NOTE 5 EXISTING TREES AND TREES ADDED TO RE-GRADED SLOPES NEAR THE BASE OF NEW RETAINING WALLS
NOTE 6 TREES COUNT TOWARD MITIGATION CREDITS
NOTE 7 ROTORS AT TOP OF BANK OF DETENTION BASIN

LAKEWOOD

OPEN SPACE AMENITY KEY

EXHIBIT FOR ***ZPD 17-0013***

Development Team

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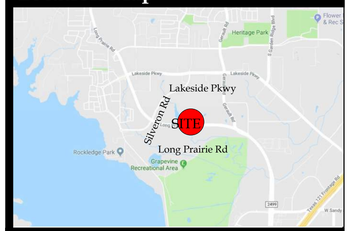
Location Map



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General Note

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February 20, 2018

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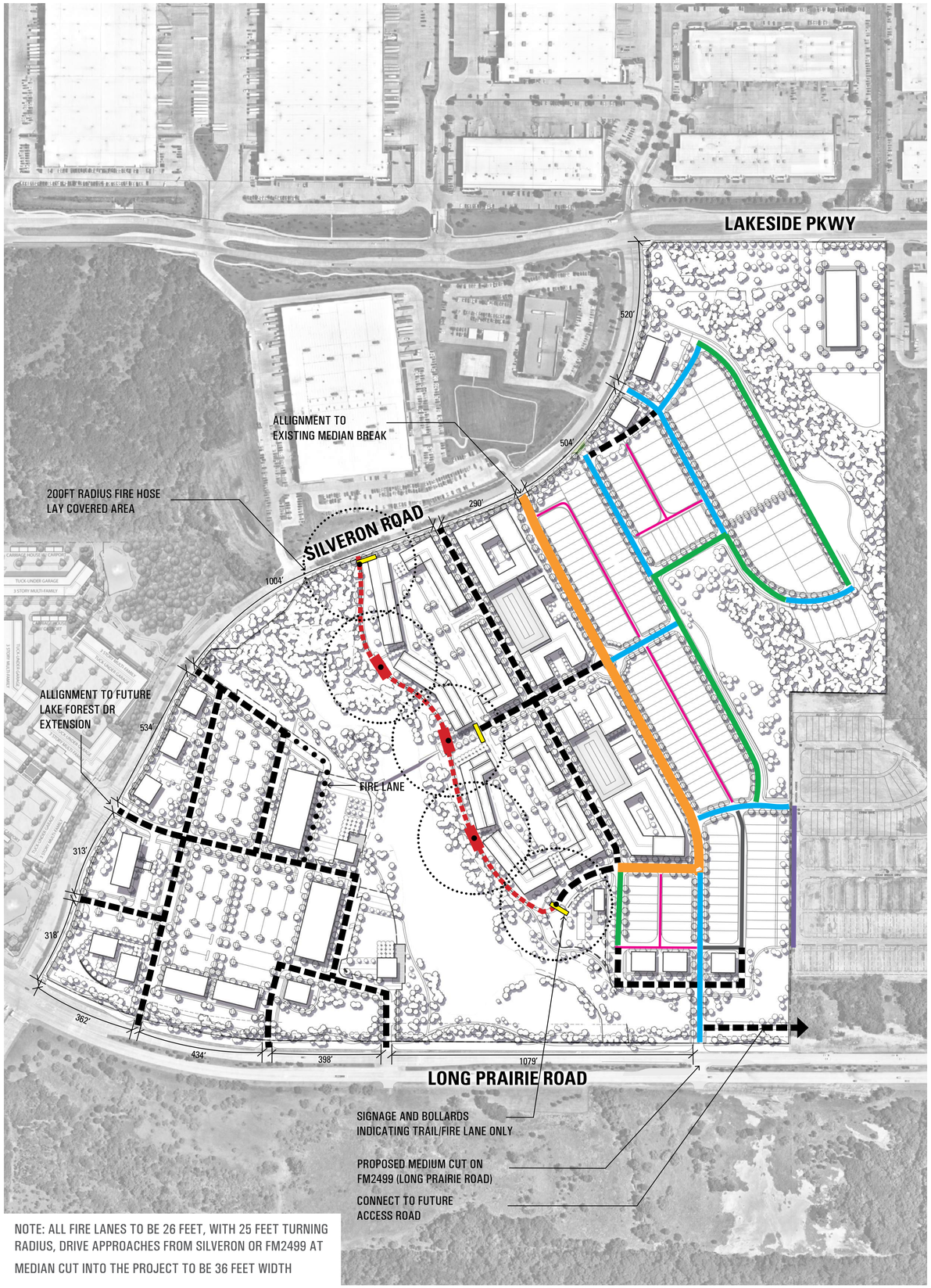
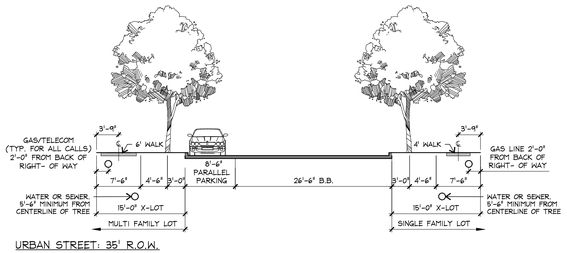


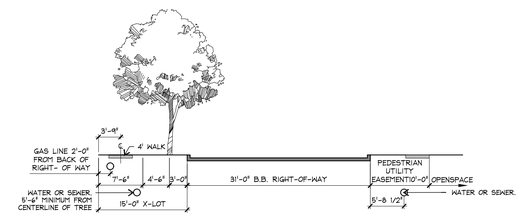
NOTE: ALL FIRE LANES TO BE 26 FEET, WITH 25 FEET TURNING RADIUS, DRIVE APPROACHES FROM SILVERON OR FM2499 AT MEDIAN CUT INTO THE PROJECT TO BE 36 FEET WIDTH

STREET A



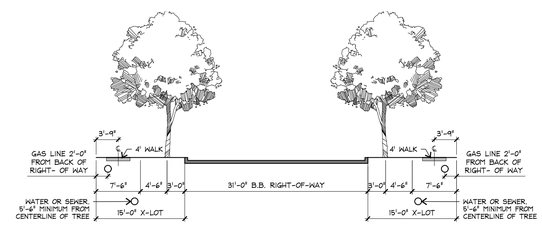
URBAN STREET: 35' R.O.W.

STREET B



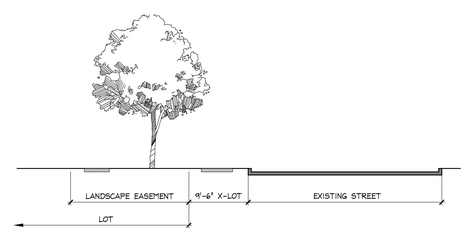
NEIGHBORHOOD STREET: 31' B.B. R.O.W. W/ 15' X-LOTS (ONE SIDE)

STREET C



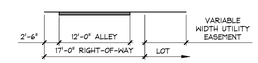
NEIGHBORHOOD STREET: 31' B.B. R.O.W. W/ 15' X-LOTS (BOTH SIDES)

STREET D



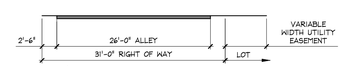
NEIGHBORHOOD STREET: MUSE STREET SECTION

ALLEY E



ALLEY: 17' R.O.W.

ALLEY F



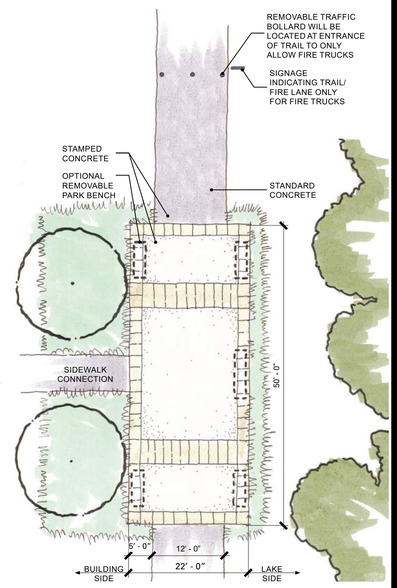
ALLEY: 31' R.O.W.

PRIVATE STREET WITH PUBLIC ACCESS EASEMENT, MINIMUM 26' WIDE STREET.

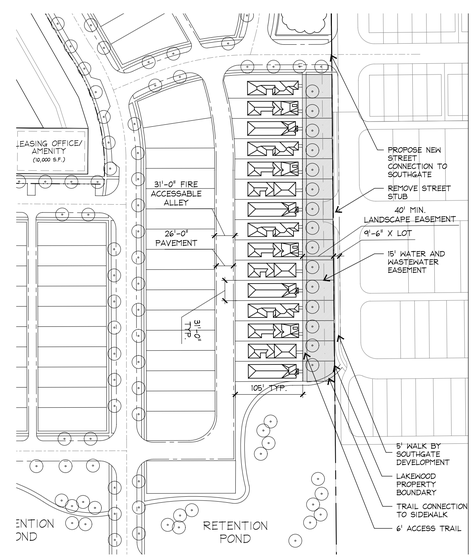
26' WIDE FIRE LANE

SINGAGE AND BOLLARDS INDICATING TRAIL/FIRE LANE ONLY

TRAIL/FIRE LANE ENLARGEMENT, SETUP AREA IS DETERMINED BY 200' FIRE HOSE LAY DISTANCE



STREET D PLAN VIEW ENLARGEMENT



LAKEWOOD

VEHICULAR NETWORK

EXHIBIT FOR *ZPD 17-0013*

Development Team

Owner /Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

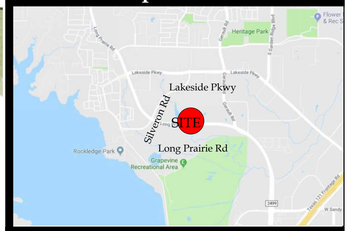
Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, Suite 1450.
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757

Engineer / Surveyor:

Kimley-Horn.
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, Texas 75251
Contact: Brad Moss, P.E.
Phone: 972-770-1300

Location Map



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General Note

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TBG

Scale 1" = 200'
0' 200' 400'

February 20, 2018

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LAKEWOOD

CONCEPT PLAN - BLACK AND WHITE

EXHIBIT FOR *ZPD 17-0013*

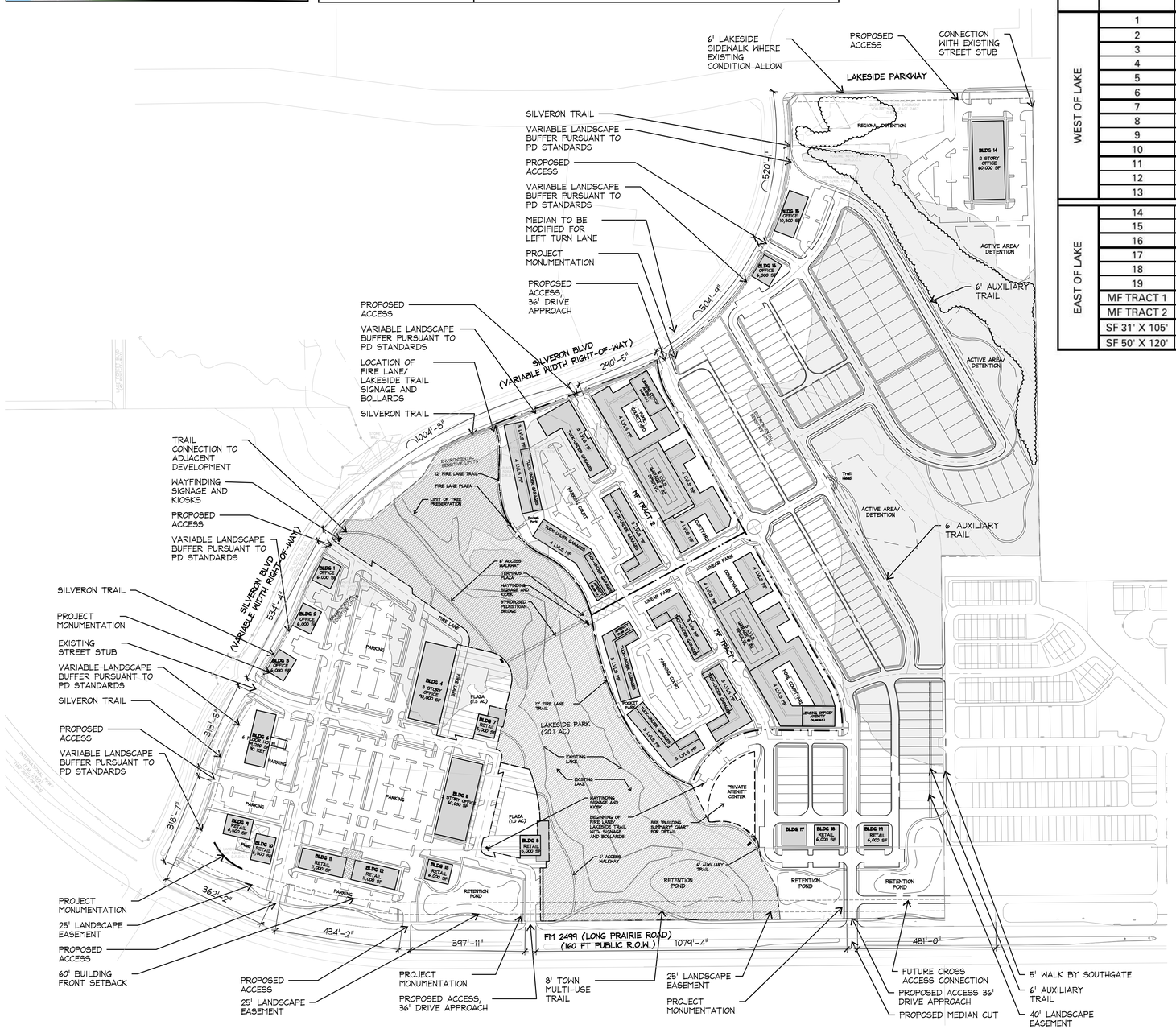
VICINITY MAP

MASTER PLAN FEATURES	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT / CAMPUS COMMERCIAL
PARKS AND TRAILS	REQUIRED MULTI USE TRAIL ALONG FM2499
THOROUGHFARE PLAN	FM 2499(MAJOR ARTERIAL),SILVEORN BLVD (URBAN MINOR ARTERIAL), LAKESIDE PARKWAY (MAJOR ARTERIAL).
WATER PLAN	LAKESIDE SERVICE AREA - 12" WATER ALONG FM 2499, 12" WATER ALONG SILVERON BLVD.
WASTEWATER PLAN	EXISTING 8" GRAVITY SANITARY SEWER MAIN IN SILVERON BLVD, EXISTING 12" GRAVITY SANITARY SEWER MAIN IN LAKESIDE PKWY, EXISTING 18" GRAVITY SANITARY SEWER MAIN SOUTH OF THE DEVELOPMENT.
ECONOMIC IMPACT	$250 MILLION AD VALOREM; HOTEL AND ADDITIONAL REVENUE STREAMS TBD.

ALL FIRE LANES TO BE 26 FEET WIDE, WITH 25 FEET TURNING RADIUS. DRIVE APPROACHES FROM SILVERON OR FM2499 AT MEDIAN CUT INTO THE PROJECT TO BE 36 FEET WIDTH WITH 25' TURNING RADIAS.

SEE OPEN SPACE AND TRAIL ACCESS PLAN FOR ALL TRAIL LOCATIONS AND WIDTH.

AREA	BLDG #	LAND USE	SUQARE FOOTAGE	NUMBER OF STORIES	UNITS	CITY PARKING RATIO	CITY PARKING REQ.	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	TOTAL SF / UNITS
WEST OF LAKE	1	OFFICE	6,000	1	NA	1 / 300 SF	20	1069	1070	168,000
	2	OFFICE	6,000	1	NA	1 / 300 SF	20			
	3	OFFICE	6,000	1	NA	1 / 300 SF	20			
	4	OFFICE	90,000	3	NA	1 / 300 SF	300			
	5	OFFICE	60,000	2	NA	1 / 300 SF	200			
	6	HOTEL	79,200	6	90 KEYS	1 / 1 KEY	90			79,200
	7	RETAIL/REST.	5,000	1	NA	1 / 75 SF	67			23,000
	8	RETAIL/REST.	5,000	1	NA	1 / 75 SF	67			
	9	RETAIL/REST.	6,500	1	NA	1 / 75 SF	87			
	10	RETAIL/REST.	6,500	1	NA	1 / 75 SF	87			
	11	RETAIL	11,000	1	NA	1 / 250 SF	44			28,000
	12	RETAIL	11,000	1	NA	1 / 250 SF	44			
	13	RETAIL	6,000	1	NA	1 / 250 SF	24			
EAST OF LAKE	14	OFFICE	60,000	2	NA	1 / 300 SF	200	328	330	76,800
	15	OFFICE	10,800	1	NA	1 / 300 SF	36			
	16	OFFICE	6,000	1	NA	1 / 300 SF	20			
	17	RETAIL	6,000	1	NA	1 / 250 SF	24			18,000
	18	RETAIL	6,000	1	NA	1 / 250 SF	24			
	19	RETAIL	6,000	1	NA	1 / 250 SF	24			
	MF TRACT 1	MULTI - FAMILY	NA	4	421	1.5 / UN.	632	1275	1276	850
	MF TRACT 2	MULTI - FAMILY	NA	4	429	1.5 / UN.	644			
	SF 31' X 105'	SINGLE FAMILY	NA	2	128	NA	NA	NA	NA	170
	SF 50' X 120'	SINGLE FAMILY	NA	2	42	NA	NA	NA	NA	



NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL .
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIAL OF THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGN DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. RETAINING WALLS 4 FEET IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT. RETAINING WALLS 6' IN HEIGHT LOCATED IN THE SINGLE FAMILY HILL BE MAINTAINED BY THE HOA.
8. LOCATIONS OF ALL OUTDOOR SEATING AREAS, GATHERING AREAS, DINING AREAS, AND PERMEABLE OPEN SPACE AREAS MAY BE REVISED DURING SITE PLAN REVIEW FOR EACH BUILDING.
9. BUILDING FOOTPRINTS, GROSS AREA, AND PROJECTED USE MAY BE REVISEDIN THE SITE PLAN APPLICATION

PROJECT NAME: LAKEWOOD
STREET ADDRESS: UNPLATTED, NOT ASSIGNED
SITE AREA: 122.1 AC
EXISTING ZONING: PD 31
EXISTING LAND USE: CAMPUS COMMERCIAL

Development Team

Owner /Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, Suite 1450.
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757

Engineer / Surveyor:

Kimley-Horn.
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, Texas 75251
Contact: Brad Moss, P.E.
Phone: 972-770-1300

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TBG

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0' 200' 400'

February 20, 2018

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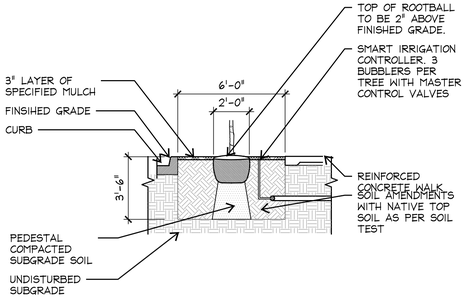
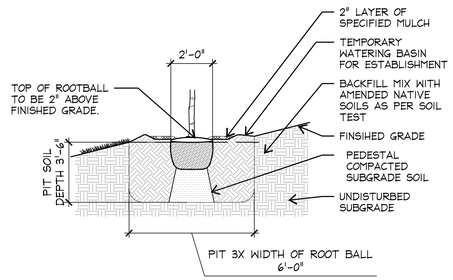


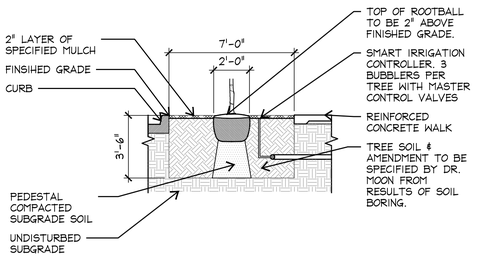
6'X8' BETWEEN STREET & WALK

PLAN SCALE: 1/4"=1'-0"



TREES PLANTED ON 4:1 SLOPES

PLAN SCALE: 1/4"=1'-0"



7'X7' BETWEEN STREET & WALK

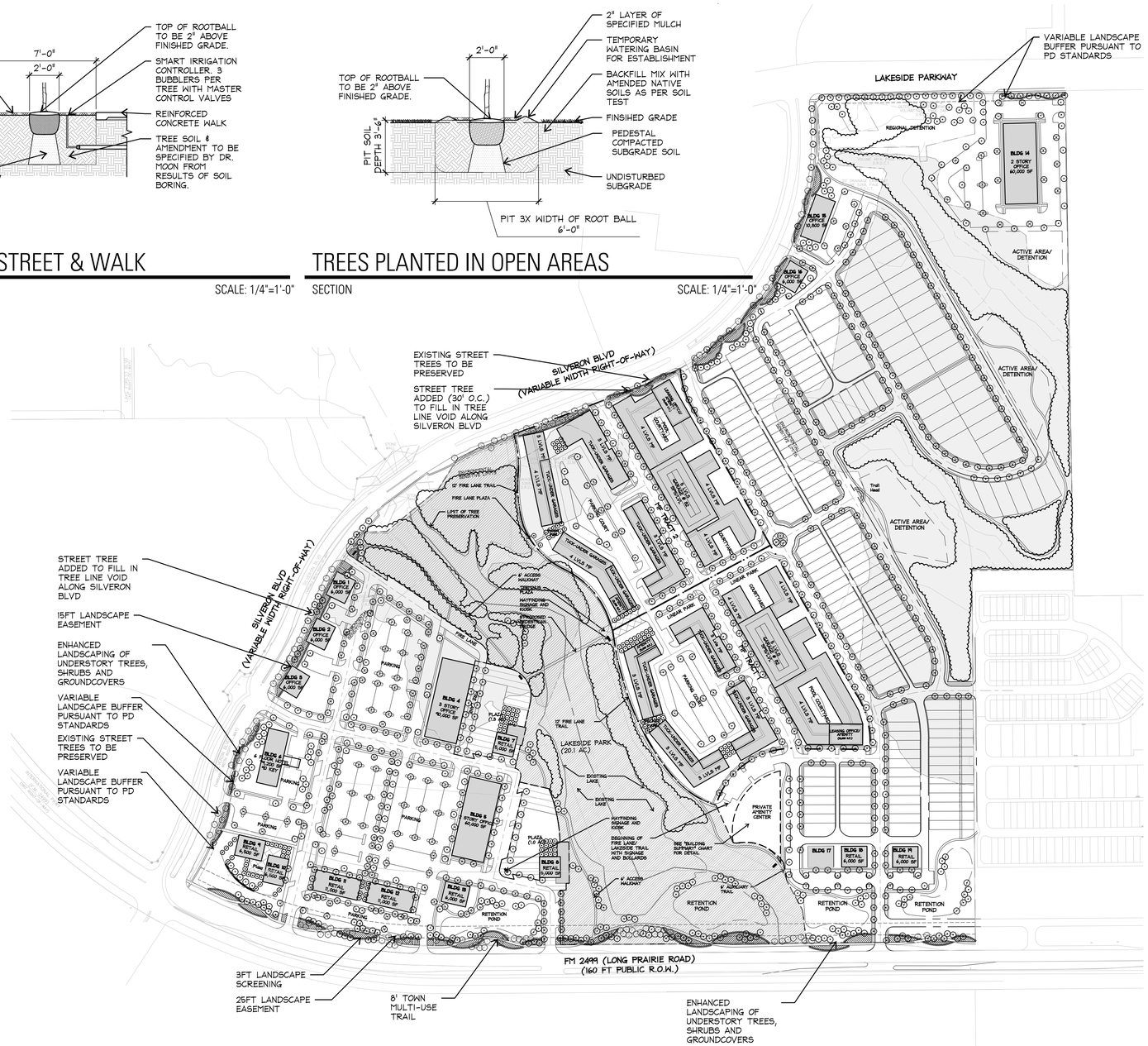
SECTION SCALE: 1/4"=1'-0"

TREES PLANTED IN OPEN AREAS

SECTION SCALE: 1/4"=1'-0"

PLANTING NOTES:

1. EXCEPT AS NOTED, ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWERMOUND.
2. REFER TO RZ4.0 FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO TREE SURVEY AND MITIGATION.
3. REFER TO RZ2.0 FOR CONCEPTUAL OPEN SPACE AND PEDESTRIAN CIRCULATION.
4. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
5. THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING AND PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
6. FINAL TREE LOCATIONS TO BE DETERMINED DURING FINAL PLAT.



LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND, TEXAS

STREET YARD LANDSCAPING

NOTE
THERE ARE NO STREET YARDS BETWEEN THE STREET BUFFER AND THE BUILDINGS

STREET YARD TREES

NOTE
THERE ARE NO STREET YARDS BETWEEN THE STREET BUFFER AND THE BUILDINGS, EXCEPT WITH THE PARKING LOTS.

STREET BUFFER WIDTH

ROAD NAME	REQUIRED WIDTH	PROVIDED WIDTH	NOTE
FM 2499	25FT BUFFER WIDTH	25FT BUFFER WIDTH	
SILVERON BLVD	VARIES LANDSCAPE BUFFER PURSUANT TO PD STANDARDS	VARIES LANDSCAPE BUFFER PURSUANT TO PD STANDARDS	
LAKESIDE PRWY	0FT BUFFER WIDTH	0FT BUFFER WIDTH	THE DETENTION EASEMENT ABUTS THE LAKESIDE ROW LEAVING NO ROOM FOR A STREET BUFFER WITHOUT ALTERING THE EASEMENT AND CHANGING THE TOPOGRAPHY AND REPLACING THE DETENTION CAPACITY.

STREET BUFFER TREES

STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 PER 30 LF	FM 2499 = 2,737 LF	92 TREES (3" CAL.)	92 TREES (3" CAL.)
1 PER 30 LF	SILVERON BLVD. = TBD	30 TREES MINUMUM (3" CAL.)	30 TREES (3" CAL.) (45 EXISTING)
1 PER 30 LF	LAKESIDE PRWY = 300 LF	10 TREES (3" CAL.)	10 TREES (3" CAL.)

PARKING AREA LANDSCAPE

STANDARD	NUMBER OF PARKING SPACES	REQUIRED	PROVIDED
90SF PER 12 SPACES	+/- 1660 SPACES	12,449 SF	12,449 SF

PARKING AREA TREES

STANDARD	NUMBER OF PARKING SPACES	REQUIRED	PROVIDED
1 TREE PER 20 SPACES	+/- 1660 SPACES	83 TREES (3" CAL.)	83 TREES (3" CAL.)

OPEN SPACE AREA

STANDARD	NUMBER OF UNITS	REQUIRED	PROVIDED
MULTI-FAMILY: 2.78AC/ 100 UNITS	850 UNITS	23.6 ACRES	24 ACRES
SINGLE-FAMILY: 3.36 AC/ 100 UNITS	170 UNITS	5.7 ACRES	7 ACRES
PRIMARY 25.4%	122 ACRES	29.7 ACRES	+/-31 ACRES

STREET BUFFER MITIGATION TREE CREDITS

STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 PRESERVED PROTECTED / SPECIMEN TREE = 1 TREE CREDIT	FM 2499	TBD	TBD
	SILVERON BLVD	TBD	TBD
	LAKESIDE PRWY	TBD	TBD

BUILDABLE AREA TREE PRESERVATION CREDITS

STANDARD	LOCATION	PRESERVED TREES	TREE CREDITS
EACH PROTECTED TREE = 1 TREE CREDIT	TBD	TBD	XX CREDITS

UPLAND HABITAT/ RIPARIAN HABITAT PRESERVATION CREDITS

STANDARD	AREA		TREE CREDITS
XX TREE CREDITS PER ACRE OF PRESERVED PROTECTED / SPECIMEN TREES	X ACRES		XX CREDITS

LEGEND

PLANT SYMBOL	SIZE
	PROPOSED TREE: 3" CALIPER
	EXISTING TREE TO REMAIN
	ENHANCED LANDSCAPING OF UNDERSTORY TREES, SHRUBS AND GROUNDCOVER.
	ENVIRONMENTALLY SENSITIVE AREA

LAKEWOOD

CONCEPTUAL LANDSCAPE PLAN

EXHIBIT FOR *ZPD 17-0013*

Development Team

Owner /Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
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February 20, 2018

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PARKS BOARD
AGENDA ITEM NO. 3

DATE: March 7, 2019

FROM: Chuck Jennings, Director of Parks and Recreation
Kari Biddix, Park Development Manager

WORK SESSION ITEM: **Review and discuss two preliminary conceptual plans for the Master Planning of Bella Lago Park a 9.07 acre park located within the Bella Lago subdivision.**

Background Information: The purpose of this item is to discuss and evaluate the attached conceptual drawings and provide input to Town staff and MHS Planning and Design (MHS). MHS utilized the Bella Lago HOA's initial park improvement requests from 2017 and the feedback provided during the Public Input meeting on January 24, 2019 to create two conceptual designs.

The design firm will utilize the Board's feedback to make modifications; and the item will be brought back to the Parks Board in April for a recommendation to the Town Council. The public will be given an opportunity to provide input at both the March and April meetings.

Below is a timeline of the park from dedication up until the public input meeting in January.

- **July 2005 -** Town Council approved Developers Agreement with CDL Developers. Developer agreed to donate 7.15 acres to satisfy their parkland dedication requirements. Developer also voluntarily donated an additional 1.923 acres of floodplain and heavily treed area that would have been left as open space if they kept it. Developer installed a four foot wide permeable (fabric & mulch) trail and steel bridge utilizing their required park development funds.

- **2010 Parks Master Plan** – designated park as a Neighborhood Park

- **2016 Parks Master Plan** – designation changed to Open Space/Conservation Area. (The allowed amenities per Open Space/Conservation Area is much more limited and passive in nature.)

- **December 2016 –** Parks Board meeting. Staff provided information on Bella Lago Park "related to the development request by the Bella Lago Homeowners Association". Staff stated the item was on the agenda based on a letter received from the HOA. Kari Biddix, Parks & Trail Manger, discussed the opportunities and constraints. She mentioned the next step would be to recommend a master plan for the park be placed on the CIP list.

- **March 2017** – Bella Lago Board member, Mr. Davenport informs the Town's Ex. Director of Community Services: "The Bella Lago HOA board will plan to meet with the Town's Parks Board on Thursday April 6th at 6:30pm. We have rescheduled our annual neighborhood HOA meeting to meet personally with the Park Board members."

- **April 2017** – Parks Board meeting – (Public participation) Mr. Davenport was given time by several residents of Bella Lago to speak during public participation (15 minutes) asking for

the Board to consider having the park developed "in a way more advantageous for the community"

- **May 2017** – Parks Board meeting. Work session for the discussion and feedback about the potential development of Bella Lago Park.

- **June 2017** – Parks Board Meeting - work session to discuss recommendation of park projects for FY2019-2022. Staff was asked by the board to try and move up Bella Lago master plan from FY20/21 to sooner.

- **July 2017** – Parks Board Meeting to consider approval of a recommendation for projects for FY 2019-2022 to be incorporated into the Town's Five year Capital Improvement Projects list which included Bella Lago Master Plan.

- **March 2018** - Parks Board meeting. Work Session/Regular meeting to recommend projects for CIP FY 2018-2019 which included Bella Lago Master Plan.

- **April 2018** – CDC Public Hearing. CDC recommended funding for CIP which included Bella Lago Master Plan.

- **September 2018** – Town Council approves budget and CIP budget which includes Bella Lago Master Plan.

- **November 2018** – Town Council approves professional services agreement for master plan creation.

- **January 2019** – Public Input meeting held for input as to desired amenities etc.in the master plan. Summary report of the meeting is attached.

Fiscal Impact: N/A

Legal Review: N/A

Attachments:
1. Draft conceptual designs
2. Summary Report of Public Input meeting

Recommendation: This item is for discussion purposes only.

North

100' 0' 100' 200'

GRAPHIC SCALE

BELLA LAGO CONCEPTUAL SITE PLAN

Attachment 1

THE TOWN OF FLOWER MOUND TEXAS

MHS PLANNING & DESIGN, LLC

BELLA LAGO CONCEPTUAL SITE PLAN

North

100' 0' 100' 200'

GRAPHIC SCALE

THE TOWN OF FLOWER MOUND TEXAS

MHS PLANNING & DESIGN, LLC

MHS
PLANNING & DESIGN, LLC

On Thursday, January 24, 2019, The Department of Parks and Recreation of the Town of Flower Mound hosted a public input meeting to discuss a possible development of the Bella Lago Park. More than 50 residents from Bella Lago and Emerald Bay attended the meeting. Each attendee had the opportunity to speak for 3 minutes and give their opinion regarding the development of the Park.

Before the public input started, Chuck Jennings, Director of Parks and Recreation, gave a brief history of the park and presented the schedule for the next public meetings regarding Bella Lago Park. After that, Hunter Rush, MHS Planning and Design, gave a presentation about the company, the scope of work within this project, and the site analysis-which included some design opportunities and concerns.

The following residents from Bella Lago and Emerald Bay were heard: Kathy Schmitt, Jim Musil, Debora Musil, Mel Stockwell, Julie Weems, Eric Schaffer, Frank Antonacci, Andrew Terry, Joyce Taylor, John Cashman, Mellany Lahm, Steve Easley, Susan Young, Jim Harycki, Dana Smith, Troy Pentecost, Fred Pretzer, Dr. Jim Sherman, Patrick McClain, and Elaine Takacs.

Out of these 20 residents, two were in favor of making small improvements to the existing trails. The other 18 residents were against any sort of development or improvement in the Bella Lago Park. Below is a summary of the arguments and thoughts from these residents:

- The land is not suited for this development given that it is a very narrow property.
- The residents from Bella Lago and Emerald Bay have an easy and quick access to Post Oak Park, which is approximately 1 mile away. Therefore, another park in that area is not needed at the moment.
- This development can be a risk to the existing wildlife in the area.
- The privacy of the residents who live adjacent to the park property is a concern, given the fact that the residents located in the USACE flowage easements in Emerald Bay are not allowed to build a fence or wall around their properties.
- The development could increase criminal activity in that area.
- The property value of the houses adjacent to the park would be significantly reduced.
- A property owner located in Emerald Bay started having drainage issues after the development of the Bella Lago subdivision. Further development of the park would increase storm runoff even more in the area.
- Most of the residents were told that this would remain as an undeveloped natural area when they bought their properties.

Based on the above information, it appears that many residents are not in favor of the development of Bella Lago Park. More discussion is recommended to determine what will be the decision regarding the improvements within the park.

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PARKS BOARD
AGENDA ITEM NO. 4

DATE: March 7, 2019

FROM: Chuck Jennings, Director of Parks and Recreation
Kari Biddix, Park Development Manager

WORK SESSION ITEM: **Review and discuss a recommendation of park projects for FY 2020-2024 to be incorporated in to the Town's Five Year Capital Improvement Projects list.**

Background Information: Each year the Parks Board reviews projects that have been identified through the Parks and Trails Plan, projects that have been requested by citizens, and Town Council initiatives. The purpose of this work session item is for the Parks Board to review, discuss, and recommend proposed park projects for inclusion into the Town's Capital Improvement Plan (CIP) for fiscal years 2020 through 2024.

In March of 2017, the Town Council adopted the updated Parks and Trails Plan. The purpose of the Master Plan was to review and evaluate each of the Town's Parks and Recreation facilities, provide a 10-year plan for the updating/renovating of our current inventory, recommending future park acquisitions, addressing A.D.A. requirements, and prioritization of these recommendations.

The draft list of park projects was developed utilizing the current Five Year CIP Plan and recommendations from the 2017 Parks and Trails Plan. Based upon the lists of projects identified and the amount of funding available, the Parks Board recommends projects by year, to be funded through the 4B sales tax revenues which are managed by the Community Development Corporation (CDC) and/or the Town's Park Development Fund.

Please see the attached draft of park projects for consideration and discussion.

Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Draft of Recommended CIP Park Funding Projects

Recommendation: This item is for discussion purposes only.

Draft Recommended - CIP Park Funding / Projects

PARK PROJECTS	Prior Year	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Bakersfield Park Improvements Phase I - Add sports field lighting to the 5 acre multipurpose field, retro fit parking lot lights to LED, and retro fit soocer sports lights to LED					$1,500,000		$1,500,000
Bakersfield Park Improvements Phase II - Upgrade Lighting to LED at baseball fields (1-8)						$1,200,000	$1,200,000
Bakersfield Park Restroom and concrete walkway	$500,000						$500,000
Bella Lago - Master Plan	$50,000						$50,000
Bella Lago - Design		$40,000					$40,000
Bella Lago - Construction			$300,000				$300,000
Canyon Falls - Park Design	$150,000						$150,000
Canyon Falls - Park Development	Park Development Fees FY19-20						$2,500,000
Chinn Chapel - Upgrade Ballfield Lighting to LED lights, ADA, drainage; fence improvements						$650,000	$650,000
Cortadera Park - Loop trail; irrigation; fence upgrades and basketball pad improvements	$200,000						$200,000
Dixon Park - Add Picnic pavilion and amenities; Signage					$100,000		$100,000
Dunham Ranch Master Plan						$150,000	$150,000
Gerault Park - Pavilion Update, Electicity, grill and trash receptacles				$250,000			$250,000
Glenwick Park - Lighting Upgrade to LED for baseball and tennis, landscape and irrigation improvements				$250,000			$250,000
Leonard & Helen Johns Park - ADA accessibility, Upgrade Tennis Court LED Lighting & Controls, Landscaping				$225,000			$225,000
Heritage Park Improvements - Utilities, lighting improvements; restroom and parking at Dog Park; Upgrade surface at Fort Wildflower Playground; Shade and security lighting at playground				$1,000,000			$1,000,000
Individual Park Improvements (Bluebonnet, & Colony)			$425,000				$425,000
Lakewood Park - Add Pavilion	$75,000						$75,000
Park & Trail Amenities	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$300,000
Park & Trail O&M	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$1,200,000
Peters Colony - Master Plan	$50,000						$50,000
Peters Colony Park - Constuction			$1,000,000				$1,000,000
Peters Colony Park - Design		$150,000					$150,000
Playground Replacements (Chinn Chapel, Pecan Orchard)		$350,000					$350,000
Playground Replacements (Cortadera, Wilkerson, Possum)					$750,000		$750,000
Playground Replacements (Northshore, Jake's Hilltop, Rustic Timbers)						$750,000	$750,000
Playground Replacements (Grand with pavilion, 2 picnic tables, grill, trash)			$300,000				$300,000
Playground Replacements (Lakewood, Stone Creek, Thrush, Gerault)	$1,000,000						$1,000,000
Playground Replacements (Peacock)				$250,000			$250,000
Individual Park Improvements (Resurface playgrounds at Culwell, Shadow Ridge, Prairie Creek, Colony)			$550,000				$550,000
Rheudasil Improvements***	$400,000	$1,600,000					$2,000,000
Tealwood Oaks Park - ADA accessibility; pavilion w 2 picnic tables, grill; upgrade bridges & amenities				$400,000			$400,000
Town Lake Property - Master Plan (Toll Brothers Dedication)			$100,000				$100,000
Trails Master Plan		$300,000					$300,000
Twin Coves Park Debt Service		$271,250	$272,300	$273,250	$270,950	$270,200	$1,357,950
Total	**$2,675,000**	**$2,961,250**	**$3,197,300**	**$2,898,250**	**$2,870,950**	**$3,270,200**	**$20,372,950**

*****$200K from Previous Years $200K from 18-19**

Future Park Projects - Sustainable/Critical

PARK PROJECTS	Prior Year	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Equestrian Trailhead							$400,000
Equestrian Trails							$500,000
Forest Park - ADA compliant and picnic station							$25,000
Gaston Park - Master Plan							$50,000
Gerault Park - LED Field Lighting; regrade and sod north field							$1,000,000
Green Acres Memorial Farm Park - Design & Construction							$2,200,000
Green Acres Park - Master Plan							$100,000
Hideaway Park - ADA Accessibility							$50,000
Indian Blanket Trail Connections							$2,000,000
Lawson Park - Wildflower improvements							$25,000
Northshore Park - Pavilion upgrade w/ 2 tables, grill, trash receptacle, & picnic/shade structure							$100,000
Peacock Park - Boardwalk; bioswale							$100,000
Pink Evening Primrose Trail Connections							$600,000
Playground Replacements (Thrush & Westchester)							$500,000
Post Oak Park - Restroom; signage; trail; remove stock pond; boardwalk							$500,000
Prairie Trail Park - Master Plan							$100,000
Purple Coneflower Trail Connections							$150,000
Rustic Timbers Park - Creek stabilization, ADA improvements, playground surface							$350,000
Spring Meadow Park - Irrigation; Pavilion w/picnic tables, grill, trash receptacle; trees; loop trail							$250,000
Spring Lake Park - Drainage/sidewalk improvements; clear vegetation; Adult Fitness Stations							$200,000
Staton Oak Park - Replace irrigation							$200,000
Stone Creek Park - Replace amenities; ADA, irrigation, replace pavilion							$350,000
Tennis Center - Construction							$5,000,000
Tennis Center Design							$500,000
Tennis Center Master Plan							$60,000
Texas Yellow Star Trail Connections							$850,000
Thrush Park - Master Plan							$50,000
Tiger Field - Restroom							$250,000
Timber Creek Park - Butterfly Garden, Picnic stations; ADA accessibility							$100,000
Twin Coves Park - Phase II Design							$350,000
Twin Coves Park - Phase II Construction							$3,000,000
West Windsor Park - landscape beautification							$100,000
Westchester Park - Restrooms; ADA; parking lot; splash pad; improve trails							$750,000
White Lazy Daisy Trail Connections							$100,000
Total							**$20,860,000**

Future Park Projects - Visionary

PARK PROJECTS	Prior Year	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Community Activity Center - Expansion							$22,000,000
Community Parks - Land Acquisition - 63 Acres							$15,750,000
Dunham Ranch - Park Development							$5,000,000
Neighborhood Parks - Land Acquisition - 43 Acres							$10,750,000
Recreation Center - West Flower Mound - Facility Development							$30,000,000
Regional Parks - Land Acquistions - 52 Acres							$13,000,000
Total							**$96,500,000**