AGENDA

FLOWER MOUND PARKS BOARD

REGULAR MEETING

MARCH 5, 2020

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

To speak to The Parks Board during public comment, please fill out a comment form.

- **Turn in form by 6:40 p.m. to Administrative Assistant**
- **Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired**
- **Please state your name and address when speaking**

The purpose of this item is to allow the public an opportunity to address the Parks Board on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Parks & Recreation at 972-874-6300 during business hours.

E. PRESENTATIONS

- Bad Dawg Tennis will provide a report of their operations in regards to youth and adult tennis.

F. DIRECTOR'S REPORT

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

G. CONSENT AGENDA

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 special meeting of the Parks Board held on January 9, 2020.

H. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Grace Park residential development generally located south of Cross Timbers Rd and west of Auburn Dr.

3. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Smith Tract residential development generally locate north of Spinks Rd and west of Gerault Rd.

4. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Silveron Park PD-171 (Graham Tract) planned development generally located east of Lakeside Village Blvd.and south of Long Prairie Rd.

I. RECESS REGULAR MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEMS

5. Review and discuss a recommendation of park projects for FY 2021-2025 to be incorporated in to the Town's Five Year Capital Improvement Projects list.

L. ADJOURN – WORK SESSION

M. RECONVENE REGULAR MEETING

N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for April 2, 2020.

O. 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: February 28, 2020 at 3:00 P.M. at least 72 hours prior to the scheduled time of said meeting.

Jade Olson

Jade Olson, Administrative Assistant

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 Assistant at (972) 874-6425.

PARK BOARD AGENDA ITEM NO. 1

CONSENT ITEM

DATE: March 5, 2020

FROM: Jade Olson, Administrative Assistant

ITEM: **Consider approval of the minutes from a special meeting of the Parks Board held on January 9, 2020.**

BACKGROUND INFORMATION: The Parks Board held a special meeting January 9, 2020.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft minutes from the January 9, 2020 Special Meeting of the Park Board.

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

THE TOWN OF FLOWER MOUND PARKS BOARD SPECIAL MEETING HELD ON THE 9TH DAY OF JANUARY 2020, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 P.M.

The Parks Board met in a special session with the following members present:

Dale Olson	Place 1
Allen Pichon	Place 2
Teresa Thomason	Place 3 – Chair
Rick Kenyon	Place 4 – Vice-Chair
Mark Mayer	Place 6
Jennifer Romaszewski	Place 7
Andrew Cummings	Place 8 – Alternate
Scott Langley	Place 9 – Alternate
Holly Royer	Place 10 – Alternate

The following Board members were not in attendance:

Jodi Seay	Place 5

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
Mark Long	Recreation Superintendent
Clayton Litton	Parks Superintendent
Michael Davenport	CAC Manager
Kari Biddix	Park Development Manager
John Habern	Parks, Trails & Landscape Specialist
Jade Olson	Administrative Assistant

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

B. INVOCATION – Scott Langley

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

D. PUBLIC COMMENTS

N/A

E. PRESENTATIONS

Christmas Parade awards were presented.

F. DIRECTOR'S REPORT

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

- Wished everyone a Happy New Year. The Parks and Rec team is excited about all the great projects, events, and programs planned.

- Rheudasil Park Reconstruction project is set to go out to bid in early spring and it is anticipated that the project will start in June. Canyon Falls is probably one to two months behind the schedule for Rheudasil.
- A professional services agreement with SRA/PSC for the design work for the dog park additional parking and restroom project is set to go to the Town Council on February 3rd for approval.
- The design work for the pedestrian bridge from Timber Trails Park to Gaston Park is currently under way. A professional services agreement with Halff Associates was awarded at the December 16th council meeting.
- 50 Mexican feather plans were installed at the Twin Coves dock area.
- 7 bald cypress trees were planted at Twin Coves Park.
- A memorial tree was planted at Bakersfield Park and at the Hound Mound by Fannin Tree Nursery.
- A new section of concrete trail at Bakersfield Park was completed on December 6th.
- Approximately 400 Christmas trees were mulch during the annual Christmas tree recycle program.
- Plans are currently underway to irrigate the practice field at Spring Meadow Park.
- 41 red bollards were repainted in the Wellington neighborhood. Moving forward plans are to repaint all the red bollards throughout Town. The blue sign posts will be removed.

Mark Long, Recreation Superintendent, had the following announcements:

- The CAC will be hosting an Open House Saturday, January 11th.
- A CAC membership will be a great way to begin the new year.
- The MLK Observance Ceremony will take place on Monday, January 20th.
- The SIM second annual Fitness Expo will be held on January 18th.
- The Elite Chef Competition will be held on January 30th.
- For the 2019 year, Bad Dawg Tennis grossed $91,724.03 in only nine months. 2020 Spring session I for Bad Dawg Tennis will begin January 13th and will go through February 15th.
- Staff has met with companies in regards to replacing the Town's current lightning detection units as well as new scoreboards for Bakersfield Park.
- Staff is currently taking registration for the spring season for all adult athletics.
- The traffic signal box program is accepting submissions. The deadline is the end of January.
- All cabins, RV sites, and primitive camp sites are open at Twin Coves Park.

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

- The current CIP projects in design and construction are Lakewood Park.
- Gerault Park playground has been replaced.

G. CONSENT AGENDA

1. Consider approval of minutes from a regular meeting of the Parks Board held on November 7, 2019.

Board Deliberation

Board Member Cummings moved to approve as presented in the agenda caption. Board Member Mayer seconded the motion.

VOTE ON THE MOTION

AYES: Olson, Pichon, Cummings, Kenyon, Mayer, Romaszewski
NAYS: None

H. REGULAR ITEMS

2. Consider approval of a request from the Flower Mound Women In Business (KMWIB) to hold a Spring Community Event at The Heritage Park of Flower Mound on Saturday, May 2, 2020.

Staff Presentation
Mark Long – Recreation Superintendent

Board Deliberation
Board Member Pichon moved to approve as presented in the agenda caption. Board Member Cummings seconded the motion.

VOTE ON THE MOTION

AYES: Romaszewski, Mayer, Kenyon, Cummings, Pichon, Olson
NAYS: None

3. Consider recommending approval for Town Council consideration for the sale and consumption of alcoholic beverages (beer and wine) at The Heritage Park of Flower Mound during the Flower Mound Women In Business Spring Community Event.

Staff Presentation
Mark Long – Recreation Superintendent

Board Deliberation
Vice-Chair Kenyon moved to approve as presented in the agenda caption. Board Member Olson seconded the motion.

VOTE ON THE MOTION

AYES: Olson, Pichon, Cummings, Kenyon, Mayer, Romaszewski
NAYS: None

4. Consider approval of a rental request from Jayne Smith and Lisa Leymeister, with the National League of Junior Cotillions, to hold Cotillion classes at the Community Activity Center from September 2020 through January 2021.

Staff Presentation

Michael Davenport – CAC Manager

Board Deliberation

Board Member Romaszewski moved to approve as presented in the agenda caption. Board Member Cummings seconded the motion.

VOTE ON THE MOTION

AYES: Romaszewski, Mayer, Kenyon, Cummings, Pichon, Olson
NAYS: None

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for February 6, 2020.

J. ADJOURNMENT

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

Chair Thomason adjourned the Special Meeting at 7:24p.m.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason, Chair

ATTEST:

Jade Olson, Administrative Assistant

Parks Board
AGENDA ITEM NO. 2

DATE: March 5, 2020

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: **Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Grace Park residential development generally located south of Cross Timbers Rd. and west of Auburn Dr.**

Background Information: The proposed development has two applications in with the Town: a Zoning Planned Development (ZPD19-0013) and a Master Plan Amendment (MPA19-0005) in order to develop a single-family residential development. The maximum residential density within the proposed development is 27 single-family dwelling units to be developed under SF-10 District standards (minimum lot size of 10,000 square feet).

Alternatives or Options: The Board may wish to recommend land be dedicated for park use within the proposed development or receive cash in lieu of land.

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **27** dwelling unit lots = **.9072** acres of Park Land Dedication required

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

- **$111,422.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$111,422.00** per acre X .9072 acres = **$ 101,082.03** 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 **27** dwelling unit lots = **$37,476.00** in Park Development Fees

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

Link to the Flower Mound Code of Ordinances:
http://library.municode.com/index.aspx?clientId=13329&stateId=43&stateName=Texas

Fiscal Impact: N/A

Legal Issues: N/A

Parks Board
AGENDA ITEM NO. 2

Attachment:
1. Grace Park Conceptual Plan

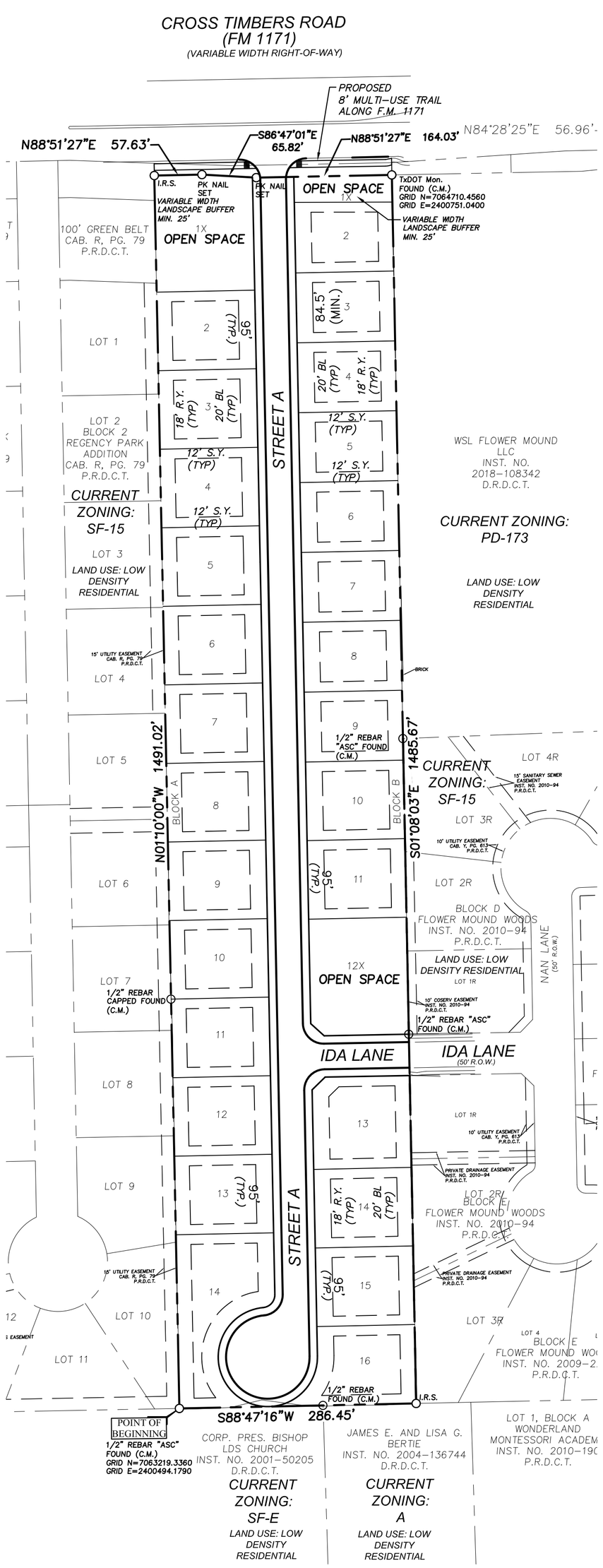
Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **.9072 acres of land** and Park Development Fees in the amount of **$37,476.00** for the Grace Park residential development generally located south of Cross Timbers Rd. and west of Auburn Dr.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **$101,422.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **$37,476.00** for the Grace Park residential development generally located south of Cross Timbers Rd. and west of Auburn Dr.

Attachment 1

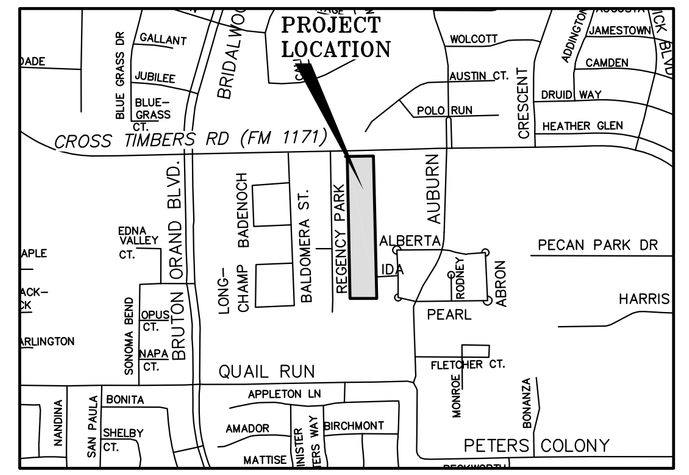


LEGEND

———	LOT LINE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REPLAT RECORD DENTON COUNTY, TEXAS
— — — —	PROPERTY BOUNDARY
— — — —	ADJACENT PROPERTY BOUNDARY
———	PROPOSED R.O.W.
———	PROPOSED EDGE OF PAVEMENT

100 0 100 200

1"=100'



PROJECT DATA TABLE

GROSS SITE AREA	9.796 ACRES
PROPOSED USE	PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING	AGRICULTURAL
OPEN SPACE	
PRIVATE OPEN SPACE LOTS	0.849 ACRES
TOTAL OPEN SPACE	0.849 ACRES
PROPOSED LOTS	
RESIDENTIAL	27 LOTS
RESIDENTIAL LOTS AREA	6.959 ACRES
MIN. RESIDENTIAL LOT SIZE	10,000 S.F.
MAX. RESIDENTIAL LOT SIZE	17,924 S.F.
AVG. RESIDENTIAL LOTS SIZE	11,227 S.F.
PRIVATE OPEN SPACE X-LOTS	3 LOTS
TOTAL ALL LOTS	30 LOTS

DEVELOPMENT DATA

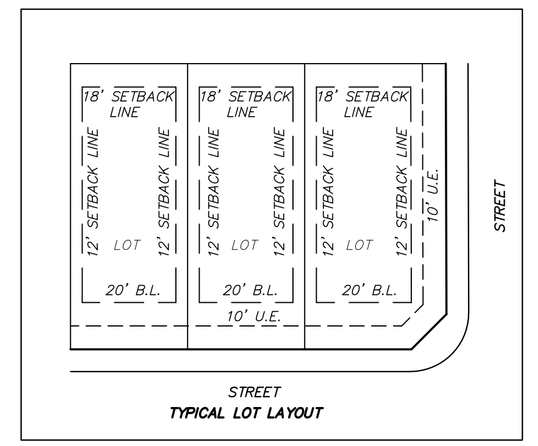
PROPOSED USE: PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING: AGRICULTURAL

TOTAL GROSS LAND AREA:	±9.796 ACRES	
TOTAL AREA OF LOTS =	6.959 AC.	71.04%
MINIMUM LOT AREA:	10,000 S.F	
MINIMUM LOT WIDTH:	84.5 FT.	
MINIMUM FLOOR AREA:	2,000 S.F	
MINIMUM FRONT YARD:	20 FT.	
MINIMUM SIDE YARD:	12 FT.	
MINIMUM REAR YARD:	18 FT.	
MAXIMUM LOT COVERAGE:	55%	
MAXIMUM HEIGHT:	3/35 FT.	

BLOCK	LOT	LOT SQ.FT.	LOT ACRES
A	1X	16,584	0.381
A	2	11,266	
A	3	11,264	
A	4	11,261	
A	5	11,259	
A	6	11,256	
A	7	11,253	
A	8	11,251	
A	9	11,248	
A	10	11,246	
A	11	11,243	
A	12	11,241	
A	13	11,238	
A	14	17,924	
B	1X	3,776	0.087
B	2	10,005	
B	3	10,022	
B	4	10,020	
B	5	10,018	
B	6	10,016	
B	7	10,014	
B	8	10,012	
B	9	10,010	
B	10	11,251	
B	11	11,248	
B	12X	16,627	0.382
B	13	13,034	
B	14	11,238	
B	15	11,235	
B	16	12,062	

MASTER PLAN FEATURES

Land Use Plan	**Existing: Low Density Residential Proposed: Medium Density Single Family Detached**
Specific Plans	**None**
Urban Design Plan	**None**
Parks and Trails	**8' Trail along F.M. 1171**
Open Space Plan	**N/A**
Thoroughfare Plan	**Cross Timbers Road – Major Arterial;**
Water Plan	**Existing 12" WM, S. Side of Cross Timbers Rd.**
Wastewater Plan	**Connect to existing SS manhole at Ida Lane & to Existing 8" SS stub, at west property line of subject tract. on Cross Timbers Road.**



STREET
TYPICAL LOT LAYOUT

OWNER:

Joe H. Keahey
3861 Cross Timbers Rd.
Flower Mound, TX 75028

DEVELOPER/APPLICANT:

Rembert Enterprises, Inc.
3625 Bonanza Lane
Flower Mound, TX 75022
CONTACT: Reginald Rembert
214-213-5982

ENGINEER:

Ridinger Associates, Inc.
550 S. Edmonds Ln. Suite 101
Lewisville, TX 75067
CONTACT: Jason Kilpatrick
972-353-8000 Office
972-353-8011 Fax

GRACE PARK

RESIDENTIAL SUBDIVISION
Being 27 Buildable Lots & 3 X-Lots
9.796 acres Situated in the
P. Malone Survey, Abstract No. 836
in the
Town of Flower Mound
Denton County, Texas

No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

GRACE PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL SITE PLAN

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: FEBRUARY 4, 2020
Project No. 035-030

SHEET
1

Parks Board
AGENDA ITEM NO. 3

DATE: March 5, 2020

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: **Consider recommending to Planning and Zoning Commission and Town Council Park requirements for the Smith Tract residential development generally located north of Spinks Rd. and west of Gerault Rd.**

Background Information: The proposed development has two application in with the Town: a Zoning Amendment (Z19-0007) and a Development Plan (DP19-0007) in order to develop a single-family residential development. The maximum residential density within the proposed development is 30 single-family dwelling units to be developed under SF-10 District standards (minimum lot size of 10,000 square feet).

On the northern end of the proposed development the Town's proposed 8' Multi-use Trail bisects the property from east to west across an existing gas easement. This trail is required to be installed by the developer. Additional trail installation connecting Shadow Ridge Park to Magnolia Court to the east will be discussed as part of this development's Park Board recommendation.

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 **30** dwelling unit lots = **1.008** acres of Park Land Dedication required

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

- **$135,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$135,000.00** per acre X 1.008 acres = **$ 136,080.00** 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 **30** dwelling unit lots = **$41,640.00** 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:

Parks Board
AGENDA ITEM NO. 3

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

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:
1. Smith Tract Conceptual Plan

Draft Motion:

Option 1:
Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **1.008 acres of land** and Park Development Fees in the amount of **$41,640.00** for the Smith Tract residential development generally located north of Spinks Rd. and west of Gerault Rd.

Option 2:
Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **$136,080.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **$41,640.00** for the Smith Tract residential development generally located north of Spinks Rd. and west of Gerault Rd.

Option 3:
Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **.6 acres of land** and **cash**, in the amount of **$55,620.00**, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of **$41,640.00** for the Smith Tract residential development generally located north of Spinks Rd. and west of Gerault Rd. The recommendation is contingent on acquisition of pedestrian access easements to complete the 8' Town Trail from Shadow Ridge Park to Magnolia Court Residential Development.

-And -

Move to recommend Park Development fees and remaining fees in lieu of be credited by actual construction receipts, to the developer for the off-site extension of the Town's 8' Multi-Use Trail, contingent on the acquisition of pedestrian access easements on two adjacent parcels.

Staff Recommendation:
Staff supports option 3 as discussed with developer. Should the acquisition of the easements fall through, staff supports reverting to option 2.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLOTTED BY ROSS, CASEY 2/24/2020 4:01 PM
DWG NAME K:\FRI_CIVIL\068625015-SMITH TRACT - TOLL\CAD\PRELIMINARY PLANS\SHEETS\P-1_PRELIMINARY PLAT.DWG [DEVELOPMENT PLAN]
LAST SAVED 2/24/2020 3:54 PM

N
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0 100' 200'
GRAPHIC SCALE 100'

PRELIMINARY LOT AND BLOCK ANALYSIS TABLE:

SMALLEST RESIDENTIAL LOT	10,096 SF
LARGEST RESIDENTIAL LOT	18,990 SF
AVERAGE RESIDENTIAL LOT	12,612 SF
RESIDENTIAL LOTS	30
X-LOTS	5
TOTAL LOTS	35

ZONING DATA TABLE:

DEVELOPMENT STD.	REQUIRED	PROVIDED
MIN. LOT SIZE	10,000 SF	10,096 SF
MIN. LOT WIDTH	70 FT	70 FT
MIN. AREA/UNIT	1,800 SF	1,800 SF
MIN. FRONT YARD	25 FT	25 FT
MIN. SIDE YARD	10 FT	10 FT
MIN. REAR YARD	25 FT	25 FT
MAX. LOT COVERAGE	40%	40%
MAX. HEIGHT (STORIES/FT)	3 STORIES / 35 FT	3 STORIES / 35 FT

MASTER PLAN FEATURES:

LAND USE PLAN: MEDIUM DENSITY RESIDENTIAL

URBAN DESIGN PLAN: LONG PRAIRIE DISTRICT

PARKS AND TRAILS PLAN: MULTI-USE TRAIL REQUIRED

OPEN SPACE PLAN: N/A

THOROUGHFARE PLAN: SPINKS ROAD → URBAN MINOR ARTERIAL

WATER PLAN: EX. 12" IN SPINKS ROAD

WASTEWATER PLAN: N/A

ECONOMIC IMPACT: RESIDENTIAL PROPERTY TAXES

DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the W.H. Gibson Survey, Abstract No. 464, Town of Flower Mound, Denton County, Texas, and being the remainder of a called 12.993 acre tract of land described in a Warranty Deed with Vendor's Lien, as recorded in Document No. 2002-21095 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 0.294 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2007-23104 of the Official Records of Denton County, Texas, common to the northeast corner of a called 0.215 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2006-132978 of the Official Records of Denton County, Texas, same being on the northerly right-of-way line of Spinks Road, a variable width right-of-way, the westerly line of said 12.933 acre tract, and the easterly line of a tract of land described in a deed to Charles Daniels and wife, Diedre Daniels, as recorded in Document No. 1996-63266 of the Official Records of Denton County, Texas;

THENCE North 0°42'07" East, departing the northerly right-of-way line of said Spinks Road, along the westerly line of said 12.933 acre tract, the easterly line of said Daniels Tract, and the easterly line of Shadowridge South Phase One, according to the plat thereof recorded in Cabinet K, Page 286 of the Plat Records of Denton County, Texas, a distance of 1360.05 feet to a 1 inch iron rod found for the northwest corner of said 12.933 acre tract, common to southwest corner of Lot 1X, Block E of Cedar Bluff, Phase I, according to the plat thereof recorded in Cabinet L, Page 338 of the Plat Records of Denton County, Texas;

THENCE North 89°42'56" East, departing the easterly line of said Shadowridge South Phase One, along the northerly line of said 12.933 acre tract and the southerly line of said Lot 1X, a distance of 406.04 feet to a 1/2 inch iron rod found for the northeast corner of said 12.933 acre tract, common to the northwest corner of a called 12.988 acre tract of land described in a deed to RBI Concepts, as recorded in Document No. 1997-48412 of the Official Records of Denton County, Texas;

THENCE South 0°41'25" West, departing the southerly line of said Lot 1X, along the easterly line of said 12.993 acre tract and the westerly line of said 12.988 acre tract, a distance of 1364.23 feet to a 5/8 inch iron rod with plastic cap stamped "TNP" found for the northwest corner of a called 0.266 acre tract of land described in a deed to Town of Flower Mound, as recorded in Document No. 2007-23103 of the Official Records of Denton County, Texas, common to the northeast corner of said 0.294 acre tract, being on the northerly right-of-way line of said Spinks Road;

THENCE North 89°41'38" West, departing the easterly line of said 12.933 acre tract and the westerly line of said 12.988 acre tract, along the northerly line of said 0.294 acre tract and the northerly right-of-way line of said Spinks Road, a distance of 406.26 feet to the **POINT OF BEGINNING** and containing 12.699 acres (553,186 square feet) of land, more or less.

NOTES:

1. ALL LOTS COMPLY WITH THE MINIMUM REQUIREMENTS OF THE TOWN'S SF-10 ZONING REGULATIONS.
2. LOTS 1X, 2X, 3X, AND 4X OF BLOCK B AND LOTS 1X AND 2X OF BLOCK A WILL BE OWNED AND MAINTAINED BY THE HOA.
3. LOT 5X OF BLOCK B WILL BE DEDICATED TO THE TOWN OF FLOWER MOUND AS PARK LAND.
4. DEVELOPMENT PLAN FOR INSPECTION PURPOSES ONLY; NOT AN OFFICIAL DOCUMENT APPROVED FOR RECORD PURPOSES.
5. 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 HOMEOWNERS ASSOCIATION (HOA) 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.
6. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
7. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.

PARK LAND DEDICATION:

REQUIRED DEDICATION IS 1.008 ACRES. LOT 5X OF BLOCK B (1.805 ACRES) WILL BE DEDICATED TO THE TOWN OF FLOWER MOUND AS PARK LAND WITH 0.596 ACRES BEING UNENCUMBERED BY EASEMENTS. THE APPLICANT SHALL PAY $55,620 IN PARK DEDICATION FEES AND DEDICATE 1.805 ACRES TO THE TOWN OF FLOWER MOUND.

	ACRES	FMV	FEES
REQUIRED	1.008	$135,000	$136,080
DEDICATION & FEES PROP.	1.805		$55,620

PARK DEVELOPMENT FEES:

REQUIRED PARK DEVELOPMENT FEES ARE $41,460. THE APPLICANT SHALL ALSO RECEIVE CREDIT BY EXTENDING THE 8' TRAIL OFF PROPERTY TO THE WEST TO CONNECT TO THE EXISTING 8' TRAIL ON PARK PROPERTY. A CREDIT FOR THE OFFSITE TRAIL EXTENSION IS APPROXIMATELY $4,000 (BASED ON 605 SQUARE FEET OF CONCRETE * $6.60 PER SQUARE FOOT).

IN THE EVENT EASEMENTS ARE ACQUIRED FROM RUEBSHAM AND BELLE STRADA TRACTS TO THE EAST, TRAIL WILL BE EXTENDED FROM SHADOW RIDGE PARK TO MAGNOLIA COURT AND APPLICANT WILL BE CREDITED THE COSTS OF CONSTRUCTING SAID IMPROVEMENTS. SAID OFFSITE IMPROVEMENTS WILL NOT BE REQUIRED FOR ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN AND THE ISSUANCE OF BUILDING PERMITS.

TOTAL FEES PAID: $93,080

AVIGATION EASEMENT AND RELEASE

WHEREAS, _____ hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat or in Exhibit "A" attached hereto and incorporated by reference herein, as the case may be;

NOW, THEREFORE, in consideration of the sum of ONE AND 00/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas-Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assigns, hereinafter collectively called "Cities," for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space over Owner 1s property above a level measured 150 feet from the average ground le vel of said property as same presently exists, to an infinite height above said 150 feet from the average ground level, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas-Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of proper ty, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating and/or maintenance of aircraft landing at, or taking off from, or the operation and/or maintenance of aircraft or aircraft engines at or on said Dallas-Fort Worth Regional Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

It is agreed that this Release shall be binding upon Owner's heirs and assigns, and accurs to interest to said property described on the subdivision plat or in Exhibit "A" attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Denton County, Texas.

EXECUTED at _____, Texas, this _____ day of _____, A.D., 2020.

_____
OWNER

_____
OWNER

_____
OWNER

ATTEST:

_____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D., 2020.

_____
NOTARY PUBLIC in and for the State of Texas

My commission expires:

_____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D., 2020.

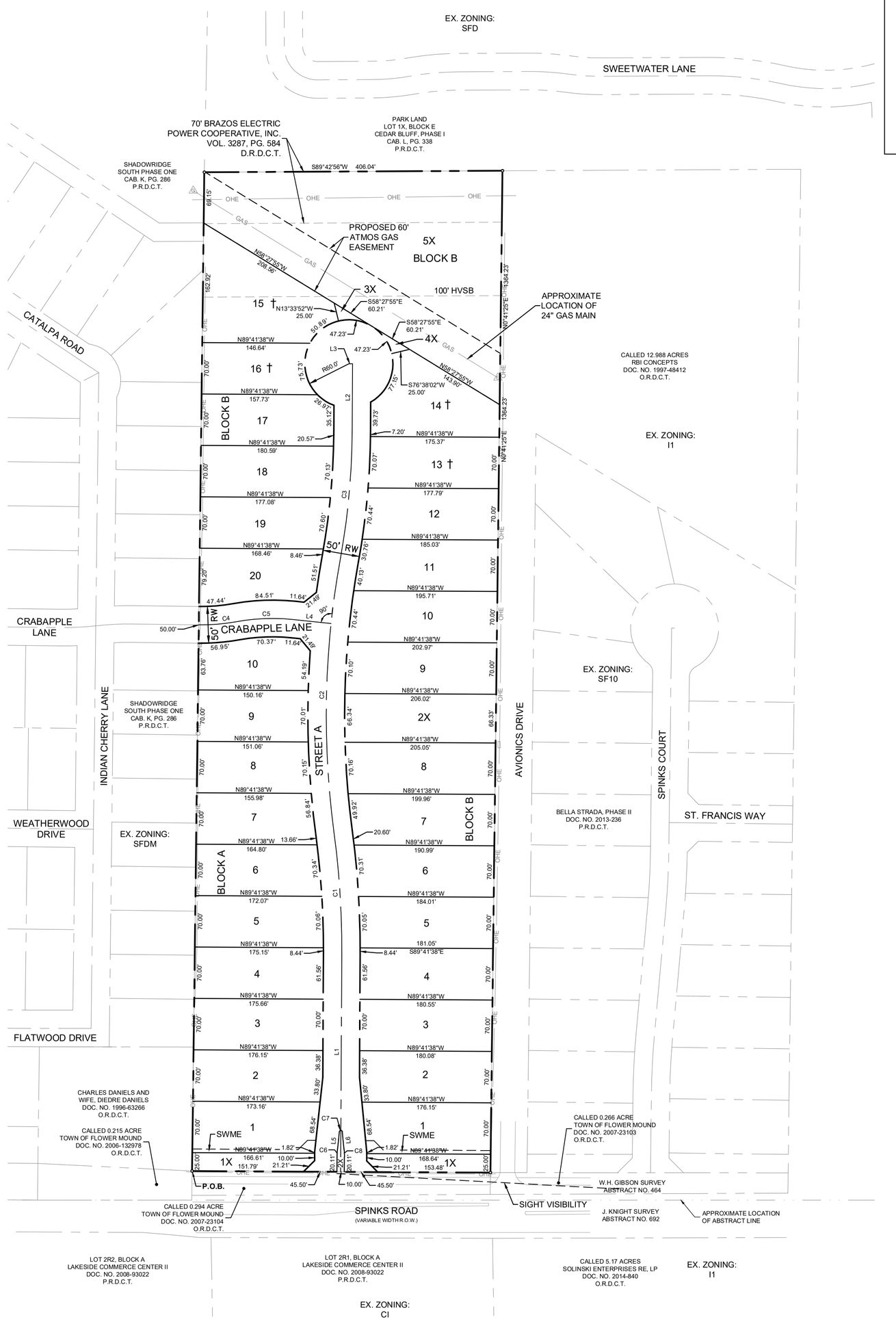
_____
NOTARY PUBLIC in and for the State of Texas

My commission expires:

_____

REQUESTED VARIANCE TO THE LAND DEVELOPMENT REGULATIONS:

1. SEC. 90-311 (a). PROPOSED STREET CONNECTION TO SPINKS ROAD IS AT SAME LOCATION OF EXISTING DRIVE WHICH IS CLOSER THAN 250' TO AVIONICS DRIVE.

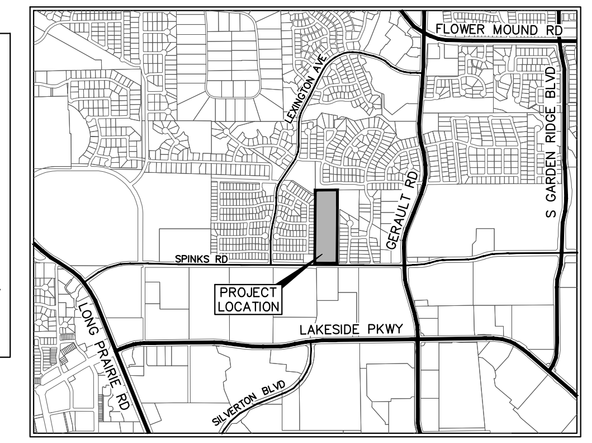


DRAINAGE EASEMENT NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:
   - **A.** GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   - **B.** THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   - **C.** ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

LEGEND

P.R.D.C.T.	PUBLIC RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
RW	RIGHT-OF-WAY
SB	SETBACK LINE
POB	POINT OF BEGINNING
o	BOUNDARY MONUMENT
HVSB	HIGH VOLTAGE SET BACK
SWME	SCREENING WALL MAINTENANCE EASEMENT
†	LOT IS LOCATED WITHIN 100 FEET OF AN EXISTING GAS LINE & IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN



VICINITY MAP

SCALE: 1" = 2,000'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°18'22"E	296.56'
L2	N00°18'22"E	91.69'
L3	N89°41'38"W	5.00'
L4	S83°59'53"E	51.28'
L5	S06°11'41"W	24.20'
L6	N05°34'58"W	24.20'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°55'26"	1200.00'	165.96'	N03°39'21"W	165.82'
C2	17°53'59"	1200.00'	374.89'	N01°19'56"E	373.37'
C3	9°58'34"	1000.00'	174.11'	N05°17'39"E	173.89'
C4	10°22'35"	275.00'	49.80'	N85°29'07"E	49.74'
C5	16°39'13"	275.00'	79.93'	N87°40'30"E	79.65'
C6	5°53'20"	100.00'	10.28'	S03°15'02"W	10.27'
C7	168°13'21"	2.00'	5.87'	N89°41'38"W	3.98'
C8	5°53'20"	100.00'	10.28'	N02°38'18"W	10.27'

SITE DATA:

CURRENT ZONING CLASS = A (AGRICULTURAL)

CURRENT USE = SINGLE FAMILY RESIDENCE

PROPOSED ZONING CLASS = SF-10

PROPOSED USE = SINGLE FAMILY RESIDENTIAL

GROSS AREA = 12.699 AC (553,186 SF)

RIGHT-OF-WAY DEDICATION = 1.676 AC (72,997 SF)

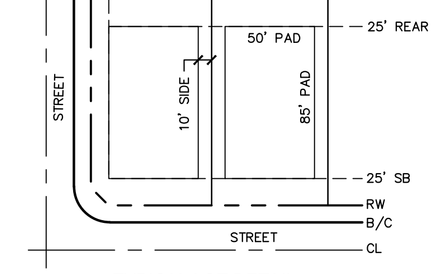
FLOODPLAIN = 0 AC

NET AREA = 11.023 AC (480,179 SF)

PROPOSED GROSS DENSITY = 2.3 DU/AC

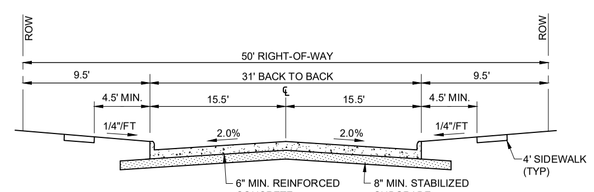
PROPOSED NET DENSITY = 2.3 DU/AC

LOT AREA TABLE		
LOT & BLOCK NUMBER	AREA (AC)	AREA (SF)
BLOCK A LOT 1	0.273	11886
BLOCK A LOT 1X	0.093	4055
BLOCK A LOT 2	0.282	12289
BLOCK A LOT 2X	0.011	461
BLOCK A LOT 3	0.283	12313
BLOCK A LOT 4	0.282	12279
BLOCK A LOT 5	0.280	12177
BLOCK A LOT 6	0.271	11815
BLOCK A LOT 7	0.257	11208
BLOCK A LOT 8	0.246	10723
BLOCK A LOT 9	0.241	10519
BLOCK A LOT 10	0.238	10367
BLOCK B LOT 1	0.277	12061
BLOCK B LOT 1X	0.094	4102
BLOCK B LOT 2	0.288	12531
BLOCK B LOT 2X	0.313	13654
BLOCK B LOT 3	0.290	12622
BLOCK B LOT 3X	0.009	389
BLOCK B LOT 4	0.291	12655
BLOCK B LOT 4X	0.009	389
BLOCK B LOT 5	0.293	12754
BLOCK B LOT 5X	1.806	78690
BLOCK B LOT 6	0.301	13101
BLOCK B LOT 7	0.314	13698
BLOCK B LOT 8	0.326	14200
BLOCK B LOT 9	0.329	14339
BLOCK B LOT 10	0.321	13979
BLOCK B LOT 11	0.306	13329
BLOCK B LOT 12	0.291	12670
BLOCK B LOT 13	0.283	12332
BLOCK B LOT 14	0.334	14539
BLOCK B LOT 15	0.436	18990
BLOCK B LOT 16	0.232	10096
BLOCK B LOT 17	0.286	12450
BLOCK B LOT 18	0.288	12548
BLOCK B LOT 19	0.278	12124
BLOCK B LOT 20	0.272	11853



TYPICAL LOT DETAIL

NTS



RESIDENTIAL STREET DETAIL (50' ROW - 31' B-B)

NTS

FLOODPLAIN NOTES:

According to Map No. 48121C0545G and 48121C0685G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999849499.

DEVELOPMENT PLAN
FOR
SMITH TRACT

30 RESIDENTIAL LOTS / 6 OPEN SPACES / 1 PARK LAND LOT
BEING 12.699 ACRES
OUT OF THE
W.H. GIBSON SURVEY, ABSTRACT NO. 464
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:
Reginald & Karen Smith
1500 Spinks Rd
Flower Mound, TX 75028

DEVELOPER:
Toll Bros., Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Casey Ross, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JCR	BGL	JCR	AS SHOWN	JAN. 2020	068625015	P-1

Attachment 1

Parks Board
AGENDA ITEM NO. 4

DATE: March 5, 2020

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: **Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Silveron Park PD-171 (Graham Tract) planned development generally located east of Lakeside Village Blvd. and south of Long Prairie Rd.**

Background Information: The proposed development has one application in with the Town: a Zoning Planned Development (ZPD18-0014) in order to develop a mixture of uses. The uses include office, retail, restaurant, parking structure, and multi-family. The residential density proposed is 502 multi-family dwellings.

Alternatives or Options: The Board may wish to recommend land be dedicated for park use within the proposed development, credit be given for qualifying publicly accessible open space, or receive cash in lieu of land.

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 2.78 acres of land per 100 multi-family dwelling units = 0.0278 acres/dwelling unit lot
- 0.0278 acres/dwelling unit lot X **502** dwelling unit lots = **13.9556** acres of Park Land Dedication required

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

- **$244,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **$244,000.00** per acre X 13.9556 acres = **$ 3,405,166.40** payment of cash in lieu of land to satisfy Park Land Dedication

The Park Development Fees are determined as follows:

- $1,388.00 fee per dwelling unit lot X **502** dwelling unit lots = **$696,776.00** 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:
https://library.municode.com/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH90SU_ARTVIST_DIV8PAREAR

Parks Board
AGENDA ITEM NO. 4

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:

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

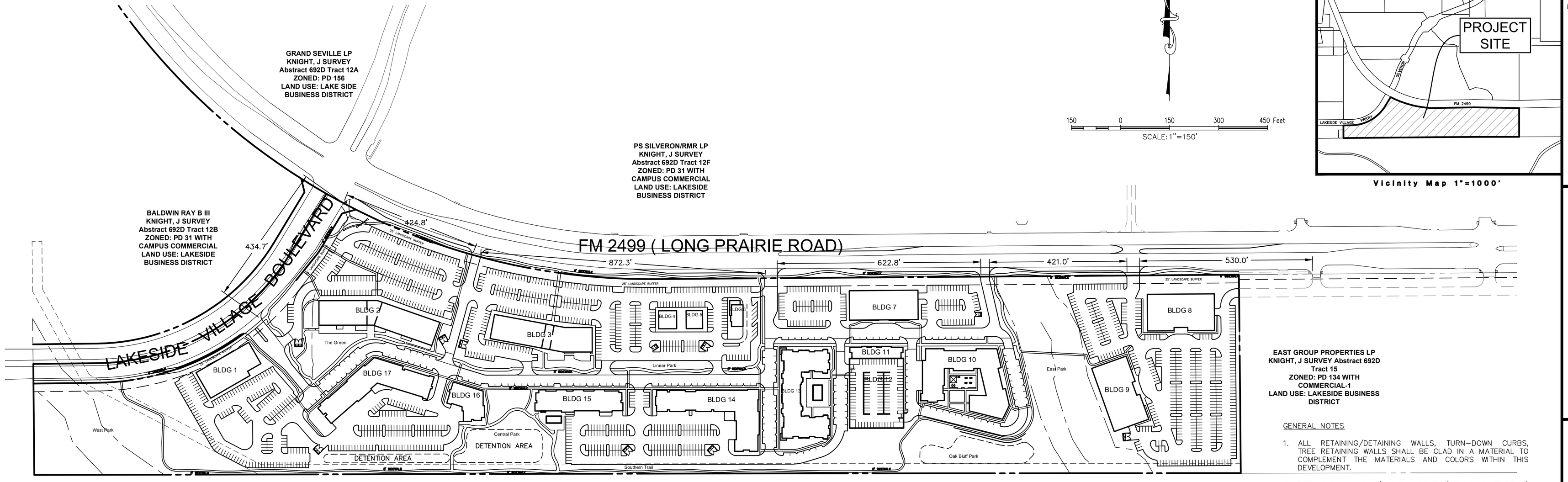
Fiscal Impact: N/A

Legal Issues: N/A

Attachments:
1. Silveron Park Conceptual Plan
2. Silveron Park Open Space Plan
3. Silveron Park Conceptual Landscape Plan
4. Silveron Park Renderings
5. Open Space Development Standards (Draft)
6. Ordinance 13-19 (Park Credit Option)
7. Staff Recommendations

Draft Motion: Move to recommend approval to Planning and Zoning Commission and Town Council park land dedication, cash in lieu of, open space credit, or a combination be accepted for the Silveron Park PD-171 (Graham Tract) planned development generally located east of Lakeside Village Blvd. and south of Long Prairie Rd.

Attachment 1



GENERAL NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. 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 IN WHICH IT SERVES.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IT SERVES.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
8. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE 9' X 17.5'; ALL PARALLEL PARKING SPACES TO BE 8' X 20'

SITE DATA TABLE – SILVERON PARK	
Physical Address	TBD
Gross Site Area	48.115 A; 2,095,889 SF
Net Site Area	46.461 A; 2,023,841 SF
Lot Coverage	
Building Coverage*	
Building 1	16,000 SF; ±0.8%
Building 2	27,630 SF; ±1.4%
Building 3	23,190 SF; ±1.1%
Building 4	3,050 SF; ±0.2%
Building 5	2,800 SF; ±0.1%
Building 6	2,500 SF; ±0.1%
Building 7	19,000 SF; ±0.9%
Building 8	22,550 SF; ±1.1%
Building 9	22,550 SF; ±1.1%
Building 10	36,600 SF; ±1.8
Building 11	5,365 SF; ±0.3%
Building 12	35,550 SF; ±1.8%
Building 13	26,925 SF; ±1.3%
Building 14	28,500 SF; ±1.4%
Building 15	16,800 SF; ±0.8%
Building 16	8,950 SF; ±0.4%
Building 17	26,300 SF; ±1.3%
Total	324,260 SF; ±16.0%
Impervious Coverage	±35%
Pervious Area	±65%
Parking Summary	
Surface Parking (refer to the parking charts to the right)	
*Building 1 Data	
Height	2 Story
Peak Height	37' 0"
Mean Height	34' 0"
Total Square Footage	32,000 SF
*Building 2 Data	
Height	2 Story
Peak Height	40' 0"
Mean Height	37' 0"
Total Square Footage	52,700 SF
*Building 3 Data	
Height	2 Story
Peak Height	40 0"
Mean Height	37' 0"
Total Square Footage	44,500 SF

* Building Information indicated is for illustrative purposes only, and subject to change based upon the final building designs and future site plans.

SITE DATA TABLE – SILVERON PARK	
*Building 4 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	3,050 SF
*Building 5 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	2,800 SF
*Building 6 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	2,500 SF
*Building 7 Data	
Height	2 Story
Peak Height	35' 0"
Mean Height	34' 0"
Total Square Footage	40,000 SF
*Building 8 Data	
Height	2 Story
Peak Height	37' 0"
Mean Height	34' 0"
Total Square Footage	45,000 SF
*Building 9 Data	
Height	4 Story
Peak Height	70' 0"
Mean Height	64' 0"
Total Square Footage	90,000 SF
*Building 10 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	146,400 SF
*Building 11 Data	
Height	2 Story
Peak Height	30' 0"
Mean Height	27' 6"
Total Square Footage	10,730 SF

* Building Information indicated is for illustrative purposes only, and subject to change based upon the final building designs and future site plans.

SITE DATA TABLE – SILVERON PARK	
*Building 12 Data	
Height	2 Story
Peak Height	29' 10"
Mean Height	23' 0"
Total Square Footage	N/A – Parking Garage
*Building 13 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	107,700 SF
*Building 14 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	114,000 SF
*Building 15 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	66,800 SF
*Building 16 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	35,600 SF
*Building 17 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	105,200 SF

* Building Information indicated is for illustrative purposes only, and subject to change based upon the final building designs and future site plans.

Existing Zoning Standard	Existing Campus Commercial	Proposed PD-171 (Campus Comm. Uses)
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Floor Area	None	None
Minimum Front Yard	60' ft. (Major Thoroughfares) 30'-60' Depending on Parking	60' Along FM 2499; 40' w/o Parking 25' Along Lakeside Vilalge Parkway
Minimum Side Yard	None	None
Minimum Rear Yard	None	None
Maximum Lot Coverage	50%	60% average – non Residential 95% average – Residential
Max Height (stories/ft.)	10/120 ft.	10/120' (Non Res) and 4/60' (Res.)
Maximum Floor: Area Ratio	1: 1	1: 1

MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District
Specific Plan	None
Urban Design Plan	Lakeside Business District
Parks and Trail	None
Thoroughfare Plan	FM 2499 – Major Arterial
Water Plan	Lakeside Business District
Wastewater Plan	Lakeside Business District

Building Summary					Parking Summary			
Bldg	Square Feet (SF)	Use	Units	# of Stories	Parking Ratio (per SF or unit)	Required Parking	Surface Parking Provided	Garage Spaces Provided
1	29,000	Office		2	300	97	160	0
	3,000	Restaurant			75	40		
2	18,750	Retail		2	250	75	228	0
	27,700	Office			300	93		
	6,250	Restaurant			75	84		
3	15,950	Retail		2	250	64	190	0
	23,200	Office			300	78		
	5,350	Restaurant			75	72		
4	3,050	Restaurant		1	75	41	173	0
5	2,800	Restaurant		1	75	38		
6	2,500	Restaurant		1	75	34		
7	40,000	Medical Office		2	250	160	120	TBD
8	45,000	Medical Office		4	250	180	401	TBD
9	90,000	Office		2	300	300		
10		Multifamily	102	4	1.5	153	94	198
11		Multifamily	10	2	1.5	15		
12		Parking Structure	0		0	0		
13		Multifamily	110	4	1.5	165		
14		Multifamily	99	3	1.5	149	160	29
15		Multifamily	57	3	1.5	86		
16		Multifamily	36	3	1.5	54	144	26
17		Multifamily	88	3	1.5	132		
Totals	312,550		502			2,109	1670	253
							1923	

BUILDING	BUILDING TYPE	RESIDENTIAL UNITS	TOTAL FLOOR AREA*	STORIES	PEAK HEIGHT*	MEAN HEIGHT*
1	OFFICE/RESTAURANT	0	32,000	2	35'0"	34'0"
2	RETAIL/RESTAURANT/OFFICE	0	52,700	2	40'0"	34'0"
3	RETAIL/RESTAURANT/OFFICE	0	44,500	2	35'0"	34'0"
4	RESTAURANT	0	3,050	1	25'0"	23'0"
5	RESTAURANT	0	2,800	1	25'0"	23'0"
6	RESTAURANT	0	2,500	1	25'0"	23'0"
7	MEDICAL OFFICE	0	40,000	2	35'0"	34'0"
8	MEDICAL OFFICE	0	45,000	2	37'0"	34'0"
9	OFFICE	0	90,000	4	70'0"	64'0"
10	MULTIFAMILY	102	146,400	4	59'6"	52'0"
11	MULTIFAMILY	10	10,730	2	30'0"	27'6"
12	PARKING STRUCTURE	0		2	29'10"	23'0"
13	MULTIFAMILY	110	107,700	4	59'6"	52'0"
14	MULTIFAMILY	99	114,000	4	59'6"	52'0"
15	MULTIFAMILY	57	66,800	4	59'6"	52'0"
16	MULTIFAMILY	36	35,600	4	59'6"	52'0"
17	MULTIFAMILY	88	105,200	4	59'6"	52'0"
	TOTALS	502	898,980			

* Building Information indicated is for illustrative purpose only, and is subject to change based upon the final buiding designs and future site plans

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD

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940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadams.com

McADAMS

SILVERON PARK

SILVERON PARK
49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

OVERALL CONCEPT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 10/18/2019

Drawn By: SM
Date: 12/26/2018
Scale: 1"=150'
Revisions:
02/26/2019
05/15/2019
07/26/2019
09/12/2019
10/18/2019

18257

CP1

File: J:\2061\853\Drawing\Drawing\SHEETS\MSTR CONCEPT PLAN
Plotted: 10/18/2019 8:20 AM by Minick, Scott; Saved: 10/18/2019 8:07 AM by smminick

Attachment 2

NORTH

150 0 150 300 450 Feet

SCALE: 1"=150'

LEGEND

1	THE WEST PARK *NATURAL AREA	3.205 ACRES
2	THE GREEN *GREEN	0.787 ACRES
3	CENTRAL PARK *GREEN =0.537 AC *DETENTION =1.156 AC	1.693 ACRES
4	OAK BLUFF PARK *NATURAL AREA = 1.045 AC *DETENTION = 1.086 AC	2.131 ACRES
5	SILVERON PARK *GENERAL OPEN SPACE	1.612 ACRES

TOTAL OPEN SPACE ACREAGE FOR CREDITS: 9.428 ACRES

6	ADDITIONAL OPEN SPACE	5.237 ACRES
7	PERIMETER CIRCULATION AND LANDSCAPE	3.474 ACRES
8	PRIVATE PARK *PLAZA	0.669 ACRES

5FT PATHWAY

6FT PATHWAY

8FT TRAIL

ENHANCED PAVEMENT CROSSWALK

TRAIL SIGNAGE

DETENTION AREA

SILVERON PARK DEVELOPMENT STANDARDS		1	2	3	4	5	7	8
PARK NAME	Additional Open Space	The West Park	The Green	The Central Park	Oak Bluff Park	Silveron Park	Perimeter Sidewalks	Private
APPROXIMATE AREA	5.237 ACRES	3.205 ACRES	0.787 ACRES	1.693 ACRES	2.131 ACRES	1.612 ACRES	3.474 ACRES	0.669 ACRES
PARK TYPE	N/A	NATURAL AREA	GREEN	GREEN (0.537 AC); DETENTION (1.156 AC)	NATURAL AREA (1.045 AC); DETENTION (1.086 AC)	GENERAL OPEN SPACE	GREEN	PLAZA
TRAIL CONNECTION	YES	YES	YES	YES	YES	YES	YES	N/A
STRUCTURES								
SHADED SEATING (MIN. 200 S.F.)	O	X	X	X	X	X		X
POOL	O							O
OVERLOOK DECK	O	X						
PLAY AREA	O		X	X				O
HARDSCAPE (TRAILS NOT INCLUDED)								
PEDESTRIAN BRIDGE	O							
ENHANCED PAVEMENT	O	X	X			X		X
LANDSCAPE								
ENHANCED LANDSCAPE	O		X	X	X	O	X	X
MULTI-PURPOSE LAWNS	O		X	X	X			
CANOPY TREES	O		X	X	X	X	X	
ORNAMENTAL TREES	O		O	O		O		
IRRIGATION	X	X	X	X	X	X	X	
SITE FURNISHINGS								
BENCHES	O	X	X	X	X	X		O
TABLES AND CHAIRS	O		X	X		X		O
TRASH RECEPTACLES	O	X	X	X	X	X		O
BIKE RACK	O		X	X		O		O
PET WASTE STATIONS	O	O	O	O	O	O		O
LIGHTING								
TRAIL BOLLARD LIGHTING (50' O.C. TYP.)	O	X	X	X	X	X		
SIGNAGE								
INFORMATIONAL SIGNAGE	O	X			O	O		
WAYFINDING	O	X			O	O		
TRAIL MARKERS	O	X			O	O		

X = required
O = Optional

*PARK CATEGORIES ARE INTENDED TO BE IN AGREEANCE WITH TOWN OF FLOWER MOUND'S ORDINANCE NO. 13-19.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 9/13/2019

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON A. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
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Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

SILVERON PARK

SILVERON PARK
48.115 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

EXHIBIT E-
PEDESTRIAN CIRCULATION & OPEN SPACE PLAN

Drawn By: MH
Date: 09/13/19
Scale: 1"=150'
Revisions:

18257

OSP

File: Z:\2018\18257\Renderings\Concept Site Plan\Zoning Exhibit for Rendering
Plotted: 9/13/2019 8:32 AM, by Megan Holdren, Saved: 9/13/2019 8:31 AM, by Megan

Attachment 3

CONCEPT LANDSCAPE PLAN

GRAHAM TRACT

49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMES PAUL PARSON # 128676
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
DATED 2/19/2020

Drawn By: --
Date: 12/26/2018
Scale: 1"=80'
Revisions:

18257

L1.1

LANDSCAPE RECOMMENDATION COMPLIANCE
TOWN OF FLOWER MOUND
Lakeside Crossing

STREET BUFFER LANDSCAPING

STANDARD	REQUIRED WIDTH	PROVIDED
LONG PRAIRIE ROAD	25 ft.	15-25 ft.
LAKESIDE VILLAGE	15 ft.	15 ft.

STREET BUFFER TREES

STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 LF.	Long Prairie - 2,469 LF.	89 trees (3" cal.)	79 trees (3" cal.) 30 ornamental trees
1 per 30 LF.	Lakeside Village - 1,134 LF.	38 trees (3" cal.)	38 trees (3" cal.)

STREET YARD TREES

STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 + 1 tree for every 5,000 s.f. after 110,000 s.f.	187,762 s.f. of Long Prairie Rd. street yard	66 trees (3" cal.)	107 trees (3" cal.) 42 ornamental trees (includes buffer trees)
Less than 10,000 s.f. = 1 tree every 1,000 s.f.	2,254 s.f. of Lakeside Village	6 trees (3" cal.)	43 trees (3" cal.) (includes buffer trees)

PARKING AREA LANDSCAPING

STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	1,923 parking spaces	14,423 s.f.	65,592 s.f.

PARKING AREA TREES

STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
Parking spaces to be located within a 50 ft. avg. of parking lot trees.			Every parking lot tree is within 50 ft. radius

PARKING AREA SCREENING

STANDARD			PROVIDED
All head parking to be screened from street view		3' ht. screen	landscape berm or screening shrubs (3' ht.)

PLANT LEGEND

(LO) LIVE OAK	*Quercus virginiana*	
(LOLO) CATHEDRAL LIVE OAK	*Quercus virginiana 'SCLV'*	(MF) *Myrsine guianensis*
(BO) BUR OAK	*Quercus macrocarpa*	(CP) *Ligustrum lucidum*
(RO) RED OAK	*Quercus shumardii*	(YH) *Ilex decidua*
(TDS) DWARF TEXAS SAGE	*Leucophyllum frutescens 'Berstar'*	(DMH) DWARF WAX MYRTLE
(CO) CHINQUAPIN OAK	*Quercus muehlenbergii*	
(LE) LACEBARK ELM	*Ulmus parvifolia*	(AFAS) ASIATIC FADEN SAGE
(CE) CEDAR ELM	*Ulmus crassifolia*	(BG) BLUEMIST GOLDEN ABELIA
(BC) BALD CYPRESS	*Taxodium distichum*	(DBH) DWARF BERFORD HOLLY
(CAD) CADDO MAPLE	*Acer saccharum 'Caddo'*	(DGA) DWARF GOLDEN ARBORVITAE
(PC) POND CYPRESS	*Taxodium ascendens*	*Thuja orientalis 'Aurea Nana'*
EERT-LDA 60D		
ENHANCED LANDSCAPE BED		
ENHANCED PAVEMENT		
DETENTION LAWN TREE		

SCALE: 1"=80'
80 0 80 160 240 Feet

NORTH

The John R. McAdams Company, Inc.
(DBA. G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.grahamtx.com

GRAHAM TRACT

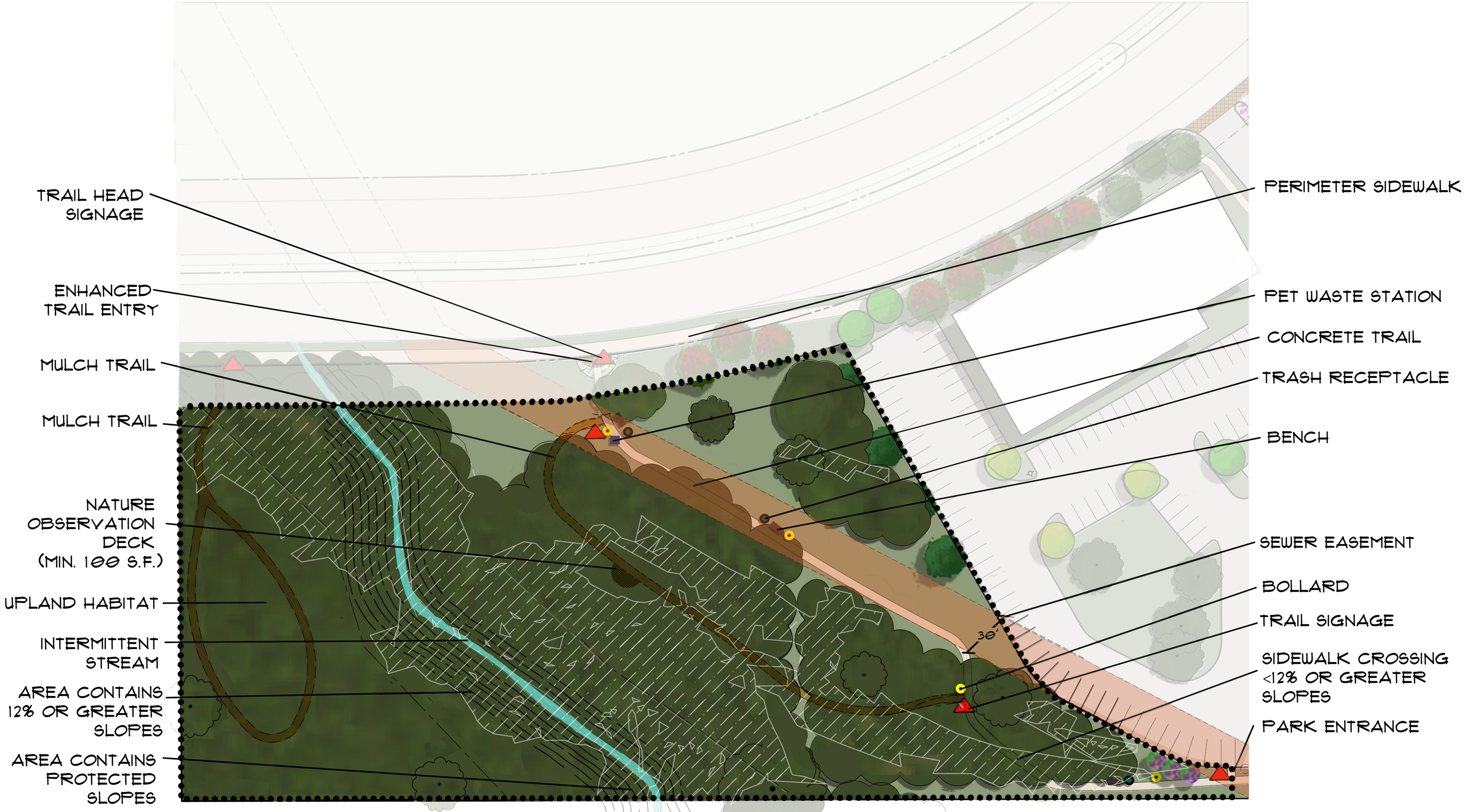
File: J:\2018\18257\Drawings\Zoning\SHEETS\18257-LANDSCAPE PLAN.dwg
Plotted: 2/19/2020 11:34 AM, by Daria, XrefsPc, Sheet: 2/19/2020 11:29 AM, by wilson

Attachment 4

NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'



*THE "12% OR GREATER" SLOPE AREA IS APPROXIMATELY 36% OF THE 3.205 ACRE PARK.

*THE PERCENTAGE OF THE SITE NOT IN THE"12% OR GREATER" SLOPE AREA IS APPROXIMATELY 64% OF THE 3.205 ACRE PARK.

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940. 240. 1012

TBPE: 10902 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

McADAMS

GRAHAM TRACT - SILVERON

GRAHAM TRACT - SILVERON
48.115 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

WEST PARK

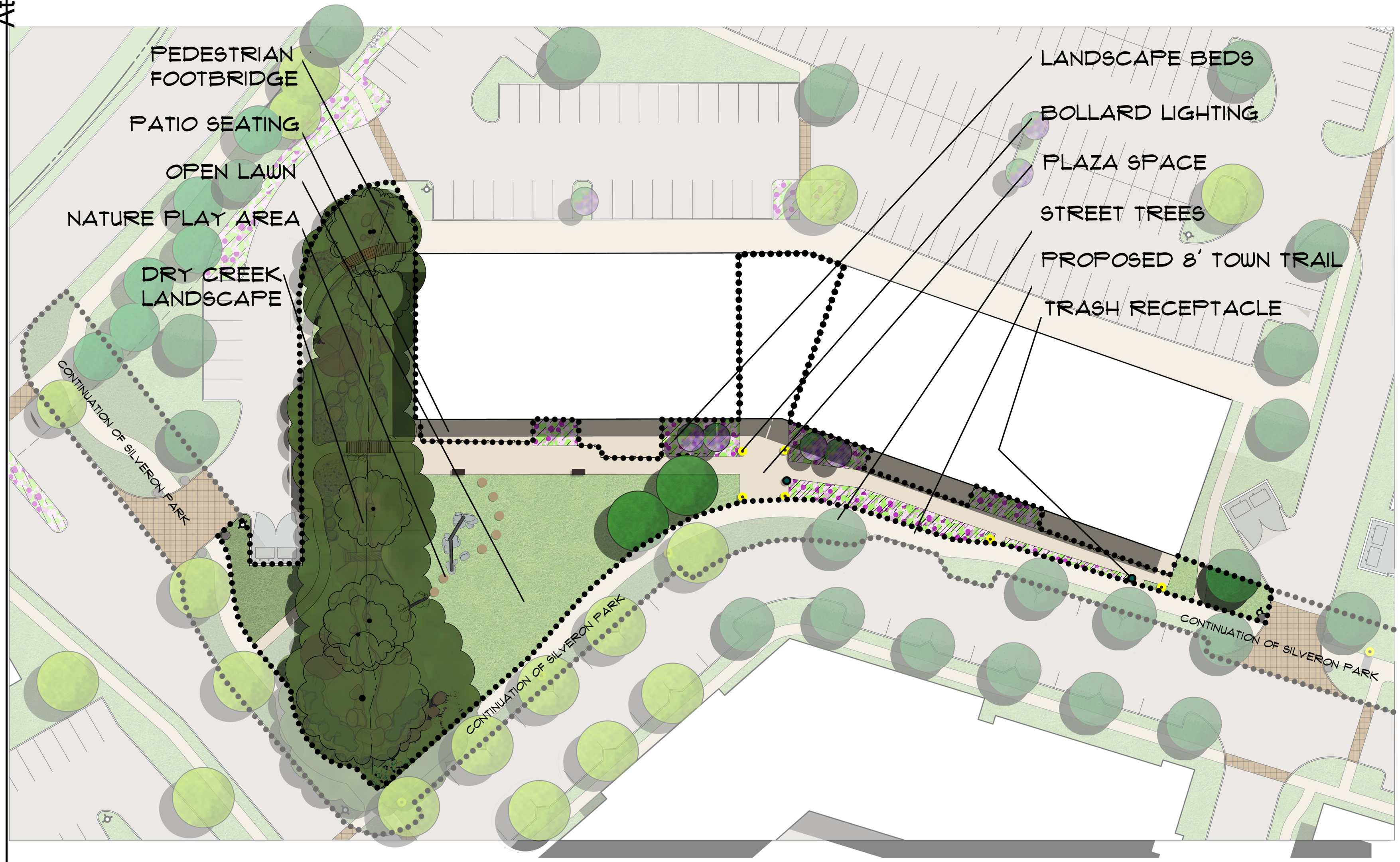
Drawn By: --
Date: 12/26/2018
Scale: 1"=30'
Revisions:

18257

L1.1

File: S:\2018\18257\Drawings\Sheets\18257-LAND.dwg, 18257-LAND(PLAT).tab
Plotted: 10/29/2019 8:46 AM, by Mark Roberts, Plotted: 10/29/2019 3:45 PM, by rdavis

Attachment 4



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www.mcadamsco.com

McADAMS

GRAHAM TRACT - SILVERON

GRAHAM TRACT - SILVERON
48.115 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

THE GREEN

Drawn By: ---
Date: 12/26/2018
Scale: 1"=80'
Revisions:

18257

Attachment 4

NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

BIKE RACK
TRASH RECEPTACLE
PLAY AREA
SHADE STRUCTURE
WATER FOUNTAIN
DETENTION AREA

PROPOSED 8' TRAIL
DETENTION/TRAIL TREES

FENCING
PET WASTE STATION
SHADE STRUCTURE
GATE
BENCH
BOLLARD LIGHTING
SEWER EASEMENT

30'

DETENTION BASIN LAWN
(DOG RUN)

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940. 240. 1012

TBPE: 10990 TBPLS: 10194440
www.gsaa.com
www.mcadamsco.com

GRAHAM TRACT - SILVERON

GRAHAM TRACT - SILVERON
48.115 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

CENTRAL PARK

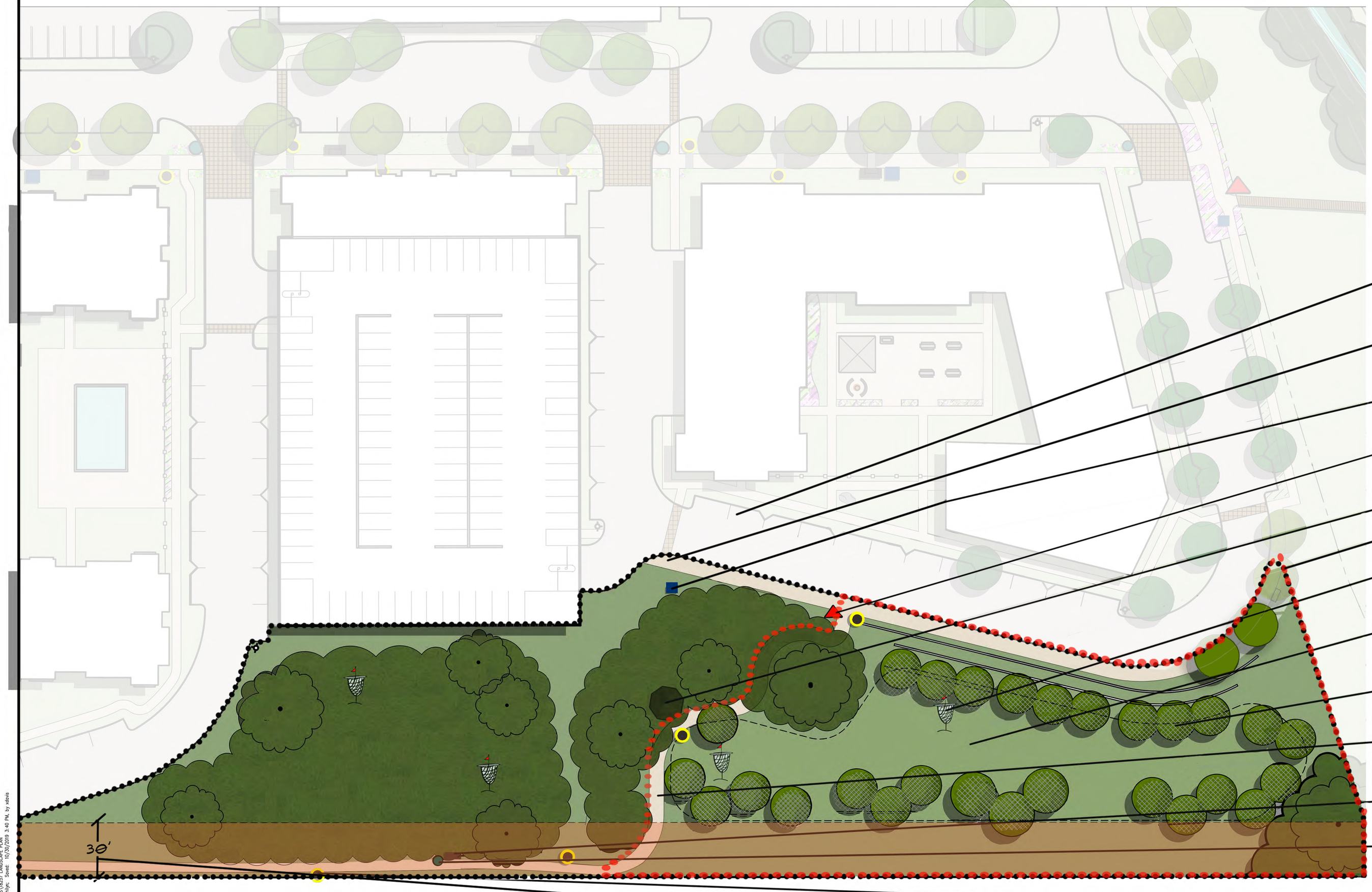
Drawn By: --
Date: 12/26/2018
Scale: 1"=30'
Revisions:

18257

L1.1

File: J:\2018\18257\Drawings\Zoning\18257-LANDSCAPE PLAN
Plotted: 12/27/2018 8:41 AM, by Steve, Gonyea - Revised: 12/26/2018 3:40 PM, by steve

Attachment 4



NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
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TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

GRAHAM TRACT - SILVERON

GRAHAM TRACT - SILVERON
48.115 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

OAK BLUFF PARK

Drawn By: ---
Date: 12/28/2018
Scale: 1"=30'
Revisions:

18257

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 LANDSCAPE PLAN
Plotted: 10/31/2019 10:47 AM, by Davis, Rachelyn Saved: 10/30/2019 3:40 PM, by sdavis

Attachment 4

ENHANCED SIDEWALK
BENCH
TRASH RECEPTACLE

CROSSWALK BOLLARD
BOLLARD LIGHTING
LANDSCAPE BEDS

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

BENCH
BOLLARD LIGHTING
PET WASTE STATION

ENHANCED CROSSWALK
TRASH RECEPTACLE
CROSSWALK BOLLARD

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940. 240. 1012

TBPE: 1970; TBPLS: 10194440
www.mcadamsco.com

McADAMS

GRAHAM TRACT - SILVERON

GRAHAM TRACT - SILVERON
48.115 Acres
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TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

SILVERON PARK

Drawn By: ---
Date: 12/26/2018
Scale: 1"=40'
Revisions:

18257

File: Z:\2018\18257\Drawings\SHEETS\18257 LANDSCAPE PLAN
Plotted: 10/31/2019 10:46 AM, by dave, 36x24pc Saved: 10/30/2019 3:40 PM, by adavis

Exhibit "B"
Development Standards

Planned Development District - 171 (PD-171)
Silveron Park

The development on the property comprising approximately 49.77 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

Development of the Campus Commercial District area designated on Exhibit "C", comprising of approximately 49.77 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A. PUBLIC OPEN SPACE STANDARDS.

1. Public open space shall generally be located as shown on Exhibit "E". These areas shall either comply with Ordinance No. 13-19 or are open spaces that shall provide for minimum improvements/amenities as noted in this section.

2. All public open space shall be privately owned and maintained and shall be publicly accessible.

3. The following open space areas shall include the minimum improvements and amenities as noted for each and located as shown on Exhibit "E".

    a. General Open Space. General open space is open space which does not fit into a specific open space category as defined by the Town's Open Space Ordinance but includes eligibility. General Open Space may contain pedestrian circulation pathways or may serve as isolated open spaces or linkages to larger open space parks. The general open space will be perpetually maintained in a park like manner according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.

    b. The West Park (1). There shall be a minimum of 3.205 acres and categorized as a Natural Area as described by the Town's Open Space Standards. The park will be maintained in two separate zones. Areas west of the concrete sidewalk will be maintained in a natural state with minimal clearing to provide means to construct a nature trail, signage, seating and observation deck. Environmentally Sensitive Areas include Ephemeral Stream, Intermittent Stream, Protected Slopes and Upland Habitat. Any construction for approved amenities should avoid or mitigate disturbance that may occur to ESAs during construction. Perpetual maintenance for areas west of the concrete sidewalk may include removal of invasive vines and underbrush. All areas of disturbance shall be re-planted with native plan material. Mowing shall be performed directly adjacent to the sidewalk for 5' each side to prohibit grass and brush from growing over the sidewalk.

Areas East of the concrete sidewalk shall be maintained in a semi-natural state and shall be perpetually maintained by having understory, consisting of non-protected trees, saplings, vines and brush, cleared with yearly maintenance. Protected trees may be pruned of all deadwood and low hanging branches. All areas of disturbance shall be re-planted with native plant material. Mowing shall be performed directly adjacent to the sidewalk for 5' each side to prohibit grass and brush from growing over the sidewalk. Open native grass areas shall be mowed once a year in late winter prior to spring growth.

The acreage of the West Park is generally located as shown on Exhibit "E" and shall include a minimum of the following:

- Gathering area at the trailhead of patterned or stamped concrete, with a minimum of 125 square feet of land area.
- Seating areas (benches/seat walls) with associated shade.
- Trash receptacles.
- Trail signage, not to exceed five square feet.
- Bollard lighting.
- Five-foot-wide unobstructed walking path designed to extend to the east along the southern property line. Connection to adjacent properties will be at the right-of-way.
- A nature pathway and a wildlife viewing deck. Viewing deck to meet minimum 100 s.f.

c. The Green (2). There shall be a minimum .787 acres of land area and generally located as shown on Exhibit "E". The designated area is categorized as a Green per the Town's Open Space Ordinance and will serve as a public outdoor extension of the adjacent retail and restaurant uses as well as gathering place for the development. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.
d. The area shall include a minimum of the following:

- Use of natural and hardscape elements to create active gathering area.
- Seating areas (benches, tables and chairs, seat walls).
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Trash receptacles.
- Bollard lighting.
- Bicycle rack.
- Enhanced landscaping and turf grass.
- Play area

e. The Central Park (3). There shall be a minimum 1.693 acres of land area. The park is comprised of two categories. A Green (.537 acres) and Detention (1.156 acres) as defined by the Town's Opens Space Ordinance. The park will be perpetually maintained in a park like manner according to landscape maintenance industry standards. The general open space will be perpetually maintained in a park like manner according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.
f. The park is generally located as shown on Exhibit "E" and shall include a minimum of the following:

- Use of natural and hardscape elements to create an open space area linking Silveron Park to the southern detention basins and pedestrian trail.
- Playground (min. 1,000 s.f. and intended for ages 5-12)
- Seating areas (benches, tables and chairs, seat walls) with associated shade
- Detention basin open space lawns with ornamental fence perimeter and gates for multi-purpose use. Areas shall be used for dog park/dog runs. Where feasible as defined by the Town's Open Space Ordinance, Detention area will incorporate an 8' perimeter circulation path and canopy trees around perimeter of facility.
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Trash receptacles.
- Bollard lighting.
- Bicycle rack.
- Enhanced landscaping and turf/seasonal color.

g. Oak Bluff Park (5). There shall be a minimum 2.131 acres of land area. The park consists of a Natural Area (1.045 acres) and Detention (1.086 acres). Acreage defined as Natural Area shall be perpetually maintained by having understory, consisting of non-protected trees, saplings, vines and brush, cleared with yearly maintenance. Protected trees shall be pruned of all deadwood and low hanging branches. All areas outside of existing tree canopy may have maintained turf areas. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed. All areas of disturbance under existing tree canopy shall be re-planted with native plant material or mulched.

   Acreage defined as Detention will be perpetually maintained in a park like manner according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed. Oak Bluff Park is generally located as shown on Exhibit "E" and shall include a minimum of the following:

   - Use of natural and hardscape elements to create an open space area linking the southern walkway to the eastern residential block.
   - Seating Areas (Benches/seat walls)
   - Detention basin open space lawn. Detention basin lawn will be constructed in a manner to achieve multi-purpose uses. Facility shall include passive recreation elements such as Frisbee golf nets for active recreational use.
   - Shade structure, tree plantings to provide a shade canopy or other elements
   - Trash receptacles
   - Bollard lighting
   - Native understory plant material, enhanced landscaping and turf

   a. The Silveron Park (6). There shall be a pedestrian connectivity area on the north side of Street A and will be a minimum 1.612 acres of land area. In addition to enhanced landscaping and turf grass the area will contain a proposed 8' Silveron Trail. The general open space will be perpetually maintained in a park like manner according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.
   b. The area shall include a minimum of the following:

- Seating/patio areas (benches, tables and chairs, seat walls).
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Proposed 8' Silveron Trail
- Trash receptacles.
- Bollard lighting.
- Enhanced sidewalk pavement banding.
- Safety bollards at intersections
- Enhanced pavement pedestrian crosswalks (min. 30 ft width).

4. Open space phasing.

   a. This Planned Development is proposed to be developed in phases.

   b. Land area and improvements for the open space areas detailed in Paragraph 3 shall be provided as shown on Exhibit "E".

   c. A certificate of occupancy shall not be issued for the building(s) in an above-referenced phase until all of the respective open space areas have been completed.

   d. A certificate of occupancy shall not be issued for the building(s) in an above-referenced phase until a landscape maintenance plan has been submitted for included public open space areas.

5. Public Open Space and Trail Requirements.

   a. An aggregate of 9.428 acres of public open space shall be provided and consist of areas that meet the standards provided in Ordinance No. 13-19 as well as other open space areas that provide for respective minimum improvements and amenities as provided in Paragraph 3.

   b. To track compliance with required land area minimums, each submitted site plan that includes an open space area shall include the following table. The table shall be updated with each submittal and placed on each site plan:

Public Open Space Type per Ordinance No. 13-19 and other Open Space Areas (see PD-171, Exhibit "E" for location of each)	Required (Approximate acreage per PD-171)	Proposed	Total Public Open Space approved prior to this submittal (include PZ approval date for each)	Total Public Open Space inclusive of this submittal	Aggregate acreage-Remaining requirement (based on 17.3 acres per PD-171)
Date of this Plan					
1 – The West Park (Natural Area)	3.205 acres				
2 – The Green (Green)	.787 acres				
3 – Central Park (Green) (Detention)	1.693 ac. total .537 acres 1.156 acres				

4- Oak Bluff Park (Natural Area) (Detention)	2.131 ac. total 1.045 acres 1.086 acres				
5- The Silveron Park (General Open Space)	1.612 acres				
TOTAL ACREAGE FOR OPEN SPACE AREAS AS DEFINED BY ORDINANCE NO. 13-19	**9.428 acres**				

Sec. 90-449. - Park credit option.

(a) *Purpose and intent.* The town finds that publicly accessible open space is necessary to create a place of recreation and relaxation for its residents. An opportunity exists between the town, property owners, and developers to enhance the residents' quality of life by providing options for privately maintained and publicly accessible open space. This open space will ensure that new residential development augments and complements the town's public parks and facilities.

(b) *Definitions.* In addition to the definitions contained in subpart B of the town's Code of Ordinances, the following definitions shall also apply to development electing to pursue the credit option:

Credit option means the alternative option of providing privately maintained and publicly accessible open space under this section in lieu of dedicating park land or payment in lieu thereof, in accordance with sections 90-444 and 90-445, hereof.

Director of planning services means the town's director of planning services or the director's designee.

Enhanced paving means a paving treatment that consists of stamped concrete, stained concrete, brick or stone paving, or any combination of said treatments.

Open space associated with and integral to, specific buildings means open space that cannot otherwise be constructed without also constructing an associated building. Examples include courtyards that are integrated into the design of a building or set of buildings, or a square that cannot remain open and accessible, or undamaged during the construction of an adjacent building.

Open space plan means a detailed, scaled drawing meeting all of the submittal requirements of this section.

Open space types means courtyards, natural areas, greens or lawns, parks, plazas, squares, detention/retention facilities, and general open space.

Structured recreation means larger recreational facilities such as playground equipment, sport courts, splash pads, adult and youth fitness stations, natural and interactive playgrounds, and outdoor classrooms.

Mixed-use development means development that proposes vertical mixed use that combines different uses in the same building.

Multi-use development means development that proposes a horizontal mix of uses that combines single-use buildings on distinct parcels in a range of land uses within a block.

(c) *Applicability.* The credit option may only be applied to residential uses within the following zoning districts:

(1) A PD planned development district that permits residential uses in a mixed-use development or a multi-use development, approved by the town council after April 15, 2019.

(2) An MU mixed use district, approved by the town council after April 15, 2019.

(d) *Required park land dedication options.* Applicants eligible for the credit option under this section 90-449 may request that the town council consider accepting privately maintained and publicly accessible open space to fully or partially offset the otherwise required public park land dedication, or fees in lieu thereof.

(e) *Submittal requirements for the credit option.* The following is required for eligible applicants seeking the credit option alternative:

(1) *Open space plan.* Eligible applicants shall submit an open space plan with the zoning application for the subject property. The open space plan shall include all of the following details:

a. Conceptual landscaping associated with the applicant's zoning application that complies with the town's concept landscape plan requirements.

b. Location, description, open space type, and minimum area of all open spaces.

c. Location and description of natural features listed in section 90-449(f) as well as any such features identified in the environmentally sensitive area survey required by the town's SMARTGrowth program. This information may be provided on a separate plan sheet for clarity purposes.

d. Location and area of all proposed publicly accessible open spaces within the development.

e. Location, dimension, and type of pedestrian connections between open space amenities.

f. Location and preliminary design details of all proposed open space amenities.

g. A summary of the perpetual maintenance proposed for each open space area, which maintenance must be feasible and appropriate for each open space type.

h. Phasing and location of the open space associated with the overall development and the open space associated with, and integral to, specific buildings.

i. A checklist of all required information to be depicted on an open space plan shall be maintained by the director of planning services.

(2) *Open space easement.* All publicly accessible open space accepted by the town in lieu of otherwise required park land dedication, or the payment of fees in lieu thereof, shall be dedicated to the public as a permanent public access easement, reflected on the face of a plat. All such open space shall be maintained by the property owner(s) or the property owners' association. Changes to a dedicated open space access easement are permitted only after town council approval following a recommendation by the town parks board. Changes to an open space access easement may not reduce the amount of council-approved open space, the amount of land that is publicly accessible, or the accessibility standards outlined in the easement.

(f) *Open space types and credit calculation.* each area of open space that meets the requirements of this section shall be eligible to receive a town council approved reduction in the amount of park land dedication, or fee payment in lieu thereof, otherwise required. The amount of credit that may be granted for eligible open spaces shall be dependent on whether additional or enhanced amenities are provided, as described herein. Each proposed open space shall be subject to the following open space type-specific criteria and maximum credit eligibility limitations. The planning department shall maintain representative examples of each open space type to provide illustrative guidance, the guide to open space types, on the design, development, character, activation, and location for each open space type.

(1) *Courtyard* . A courtyard is an unoccupied space, open to the sky, which is bound on two or more sides by the exterior walls of the building or by two or more exterior walls, lot lines or yards. Courtyards may be totally enclosed on all sides by the exterior walls of a building provided that an open pedestrian connection to a public sidewalk, public street, or platted public access easement is included.

a. A courtyard must, at a minimum, incorporate the following amenities:

1. Enhanced paving.

2. Seating and associated shade.

3. A focal point in the form of a fountain, sculpture, art installation, or landscape feature.

b. Lighting. Accent lighting is required.

c. Signage. None if open to a public street. Alternatively, appropriate directional signage if the courtyard is not open to a public street.

d. Landscape design. A coordinated planting scheme shall be installed.

e. Credit option. If the development satisfies the standards above, the town council may approve a credit towards the required park land dedication, or fees in lieu thereof, on a per acre basis, at a ratio of one and three-quarter acres of required park land for every one acre of courtyard open space provided. In the event additional or enhanced amenities are provided, the town council may increase the credit to a ratio of no more than two and one-half acres of required park land for every one acre of courtyard open space provided.

(2) *Natural area* . A natural area is open space which consists of areas in the flood plain, upland habitat, creeks, water bodies, topographical slopes, and other environmentally sensitive areas. Amenities within the natural area shall be limited to nature trails, paths, and equestrian trails. The size of a natural area may vary depending upon the environmental element being preserved. Natural areas may also be subject to a conservation easement.

a. A natural area must, at a minimum, incorporate the following amenities:

1. A natural area must connect to any trail identified on the town's parks and trails master plan, if the planned trail is present within the development (or contiguous with the development) and is located within 300 feet of the natural area. The natural area must also be accessible from the development's planned commercial or residential areas through the installation of an interconnected system of sidewalks or trails.

2. Paved and/or natural trails that traverse the natural area must be provided, including a defined entrance and signage.

3. Wildlife viewing areas, mountain biking, disc golf, interpretation and education facilities, where conditions permit, are optional but are encouraged.

b. Lighting. Exterior lighting is prohibited except in limited circumstances where low voltage accent lighting may be appropriate.

c. Signage. A natural area may include interpretive kiosks, as deemed appropriate.

d. Landscape design. Natural areas shall incorporate landscaping at entryways or around structures where appropriate. In these situations, sustainable design is preferred.

e. Credit option. If the development satisfies the standards above, the town council may approve a credit towards the required park land dedication, or fees in lieu thereof, on a per acre basis, at a ratio of one and one-half acres of required park land for every one acre of natural area open space provided. In the event additional or enhanced amenities are provided, the town council may increase the credit to a ratio of no more than two and one-quarter acres of required park land for every one acre of natural area open space provided.

(3) *Green or lawn.* A green or lawn is an open space available for unstructured recreation and as a gathering place. A green or lawn may be bordered by landscaping rather than buildings and should be adjacent to active uses such as retail and restaurant uses. Its landscape shall consist of land and trees in a coordinated arrangement, requiring minimal maintenance. The size of a green or lawn shall not be less than one-half-acre and shall not exceed two acres in size.

a. A green or lawn must, at a minimum, incorporate the following amenities:

1. Seating and associated shade.

b. Lighting. Street lighting, or ambient accent and bollard lighting, shall be installed, as appropriate.

c. Signage. No signage shall be permitted if the green or lawn is open to a public street. Appropriate directional signage shall be installed if not open to a public street.

d. Landscape design. A green or lawn shall be predominately turf with a coordinated planting scheme.

e. Credit option. If the development satisfies the standards above, the town council may approve a credit towards the required park land dedication, or fees in lieu thereof, on a per acre basis, at a ratio of one and three-quarter acres of required park land for every one

acre of green or lawn open space provided. In the event additional or enhanced amenities are provided, the town council may increase the credit to a ratio of no more than two and one-half acres of required park land for every one acre of green or lawn open space provided.

(4) *Park.* A park is intended primarily to provide unstructured recreation, but structured recreation shall also be a component. Any structured recreation within a park shall be limited to less than ten percent of the area. A park is usually independent of surrounding building frontages. Its landscape consists of natural paths, trails, meadows, woodlands, and open shelters. A park must be greater than one acre in size.

a. A park must, at a minimum, incorporate the following amenities:

1. A park must connect to any trail identified on the town's parks and trails master plan, if the planned trail is present within the development (or contiguous with the development) and is located within 300 feet of the park. The park must also be accessible from the development's planned commercial or residential areas through the installation of an interconnected system of sidewalks or trails.

2. Seating and associated shade.

3. Structured recreation; playground, splash pad, or other type of recreational use as recommended by the director of parks and recreation.

b. Lighting. Exterior lighting is prohibited except in limited circumstances where low voltage accent lighting may be appropriate.

c. Signage. Signage shall be placed adjacent to all entrances, as well as appropriate directional signage if the park is not open to a public street.

d. Landscape design. A coordinated planting scheme must be implemented.

e. Credit option. If the development satisfies the standards above, the town council may approve a credit towards the required park land dedication, or fees in lieu thereof, on a per acre basis, at a ratio of one and one-half acres of required park land for every one acre of park open space provided. In the event additional or enhanced amenities are provided, the town council may increase the credit to a ratio of no more than two and one-quarter acres of required park land for every one acre of park open space provided.

(5) *Plaza.* A plaza is an open space available for civic purposes and limited commercial activities. A plaza is spatially defined by buildings and its landscape shall consist primarily of enhanced pavement with trees being optional. Plazas are to be located in the core or transition areas of the development and shall be no larger than one acre in size. Plazas can be wider sidewalks or extensions of sidewalks for the purpose of providing outdoor seating for restaurants and cafes.

a. A plaza must, at a minimum, incorporate the following amenities:

1. Enhanced paving that defines the space and includes a change in material or colors.

2. Seating and associated shade. Adjacent buildings may satisfy the requirement for necessary shade if the plaza is designed to benefit from building shade during the summer months.

b. Lighting. Exterior lighting is prohibited except in limited circumstances where low voltage accent lighting may be appropriate.

c. Signage. No signage shall be required if the plaza is open to a public street. Appropriate directional signage shall be required if the plaza is not open to a public street.

d. Landscape design. A coordinated planting scheme must be implemented. Planters that incorporate seating are encouraged and appropriate.

e. Credit option. If the development satisfies the standards above, the town council may approve a credit towards the required park land dedication, or fees in lieu thereof, on a per

acre basis, at a ratio of one and three-quarter acres of required park land for every one acre of plaza open space provided. In the event additional or enhanced amenities are provided, the town council may increase the credit to a ratio of no more than two and one-half acres of required park land for every one acre of plaza open space provided.

(6) *Square.* A square is generally a geometrically symmetrical open space, typically one-half to two acres in size, available for unstructured recreation and civic purposes. A square is spatially defined by streets and buildings on at least three sides. Its landscape consists of paths, lawns, and trees, all formally arranged.

a. A square must, at a minimum, incorporate the following amenities:

1. Enhanced paving that defines the space and includes a change in materials or colors.

2. Seating and associated shade. Adjacent buildings may satisfy the requirement for necessary shade if the square is designed to benefit from building shade during the summer months.

3. A primary focal point in the form of a fountain, sculpture, art installation, or landscape feature.

b. Lighting. Perimeter lighting and accent lighting shall be permitted, where appropriate.

c. Signage. No signage is permitted if the square is open to a public street. Appropriate directional signage shall be installed if the square is not open to a public street.

d. Landscape design. Turf, trees, and coordinated planting scheme shall be implemented within the square. Planters that incorporate seating are encouraged, where appropriate.

e. Credit option. If the development satisfies the standards above, the town council may approve a credit towards the required park land dedication, or fees in lieu thereof, on a per acre basis, at a ratio of one and three-quarter acres of required park land for every one acre of square open space provided. In the event additional or enhanced amenities are provided, the town council may increase the credit to a ratio of no more than two and one-half acres of required park land for every one acre of square open space provided.

(7) *Retention/detention facilities.* Retention/detention facilities are stormwater management basins designed to collect stormwater and slowly release it at a controlled rate so that downstream areas are not flooded or eroded. These facilities must be designed for multiple uses, and must incorporate low impact design principals in order to qualify for the credit option.

a. Retention/detention facilities must, at a minimum, incorporate the following amenities:

1. Natural stone or brick veneer complementary to the development is required on headwalls, bridges, culverts, retaining walls, and like structures.

2. A minimum eight-foot trail is required around the retention/detention facility except where site conditions such as excessive slopes or outfall structures render construction of the trail infeasible. The trail shall connect to internal trails proposed within the development. The trail shall also connect to any trail identified on the town's parks and trails master plan, if the trail required by [subsection] (f)(7)a.2. of this section is located within 300 feet of the trail identified on the town's parks and trails master plan and the latter is located within the development or is contiguous to the development.

3. Seating and associated shade.

b. Retention/detention facilities must, at a minimum, incorporate the following facility-specific amenities:

1. Detention basins must be designed to achieve a multi-purpose use that provides access to the basin for active and passive recreation activities.

2. Retention basins must provide at least one overlook with at least one bench, one trash receptacle, and a minimum of three shade trees.

c. Lighting. Perimeter lighting and accent lighting shall be permitted where appropriate.

d. Signage. No signage is permitted if the retention/detention facility is open to a public street. Appropriate directional signage shall be installed if the retention/detention facility is not open to a public street.

e. Landscape design. Shade trees, planted a minimum of 30 feet on center, staggered on each side of the trail surrounding the retention/detention facility, shall be planted.

f. The following engineering standards shall apply to the design of a retention/detention facility:

1. The retention/detention facility must comply with the provisions of chapter 32, the town's engineering design criteria and construction standards.

2. The slope from the water's edge of a retention pond shall not exceed 25 percent; provided, however, any slope that exceeds three percent shall incorporate stone terracing. Terracing or the cutting of a sloped plane into a series of successively receding flat surfaces or platforms, must have a maximum shelf depth of three feet with a maximum six-inch risers, and shall not negatively impact environmentally sensitive areas regulated by the town's SMARTGrowth program.

g. Credit option. If the development satisfies the standards above, the town council may approve a credit towards the required park land dedication, or fees in lieu thereof, on a per acre basis, at a ratio of one acre of required park land for every one acre of retention/detention facility open space provided. In the event additional or enhanced amenities are provided, the town council may increase the credit to a ratio of no more than one and one-half acres of required park land for every one acre of retention/detention facility open space provided.

(8) *General open space.* Open spaces that do not fit into any of the open space types identified above may be considered by the park board for eligibility for the credit option. General open space may be accepted by the town council, following a recommendation by the parks board, if the town council finds that the general open space satisfies the purpose and intent of this section, as set forth in subsection (a) of this section.

a. Credit option. If the development satisfies the standards above, the town council may approve a credit towards the required park land dedication, or fees in lieu thereof, on a per acre basis, at a ratio of one and one-half acres of required park land for every one acre of general open space provided. In the event additional or enhanced amenities are provided, the town council may increase the credit to a ratio of no more than one and three-quarter acres of required park land for every one acre of general open space provided.

(9) *Calculation.* Calculation of the open space eligible for credit shall be in accordance with the following:

a. Eligible open space shall exclude all rights-of-way or easements for streets or alleys, required street buffers and setbacks, required screening and landscaping for parking, storage and refuse areas, parking, parking lot tree islands, utility yards, town trail extensions as outlined in the town parks and trails master plan, and all area plan requirements as set out in the master plan.

b. Floodplain or water impoundments, as identified in section 98-148, shall only be eligible for credit in the natural area open space type. The maximum amount of floodplain or water impoundment that may be counted toward open space credit shall not exceed 50 percent of the allowable natural area open space credit applied to the development. Any amount of floodplain or water impoundment that exceeds this limitation shall be excluded from the credit calculation.

c. Areas of proposed natural area and park open space: 1) containing grades subject to section 98-147, governing topographical slope protection, 2) located outside of the floodplain, and 3) which prohibit public access, may be counted toward up to 50 percent of the allowable natural area or park open space credit only. The remaining 50 percent of the proposed natural area or park open space must not be subject to the protections set forth in section 98-147 and must be publicly accessible.

(g) *Review and approval process for the credit option.*

(1) The open space plan shall be reviewed by the director of planning services in conjunction with a zoning application for conformance with the standards contained in this section. An open space plan shall be considered a component of the zoning application for the development. The park board shall evaluate the recommendations of the director of planning services on all matters related to this section and shall render a recommendation to the planning and zoning commission and town council regarding the application for the credit option, prior to the planning and zoning commission's consideration of the zoning case.

(2) Where open space type requirements and amenities are required based on their appropriateness, the director of planning services, shall make a recommendation to the park board about the appropriateness of the open space type requirements and amenities, based on the plans and details submitted with the application. All questions regarding the appropriateness of amenities and compliance with the requirements for each open space type shall be finally decided by the town council.

(3) The open space plan shall be attached to and shall be an integral component of the approved zoning ordinance for the development.

(4) All questions regarding the calculation of eligible open space acreage to be considered for park land dedication credit, or credit for fees in lieu thereof, shall be finally decided by the town council. Any otherwise eligible open space acreage omitted from the above calculation by the town council shall be deemed to have been rejected by the town council. Credit for 100 percent of the otherwise required park land dedication, or fees in lieu thereof, shall be reserved only for developments offering open space types and amenities of exceptional character and extraordinary quality.

(5) All questions regarding the classification of areas as to open space type, shall be finally decided by the town council.

(h) *Park development fee.*

(1) Applicability. Applicants applying for the credit option shall pay park development fees in accordance with section 90-446, except as provided below:

a. Credit for amenities constructed within approved open space. Amenities constructed within approved open space shall be eligible for credit towards park development fees in accordance with section 90-446(c). Only structured recreation, internal extensions of the town's required trail system, and pedestrian bridges may be eligible for credit towards park development fees that are otherwise required.

(i) *Phasing and timing.*

(1) A phasing plan shall be submitted with the zoning application, as part of the development's development standards. The phasing plan shall include the following:

a. Phasing of each open space associated with the overall development.

b. Phasing of open space proposed to be associated with, and integral to, specific buildings within the development.

c. Phasing of all perimeter landscaping and trails.

d. Phasing of trails and sidewalks that provide pedestrian connectivity between open space amenities.

e. Proposed compliance with the requirements of section 90-448.

f. Any maps or other graphic depictions necessary to illustrate the proposed phasing plan, as required by the director of planning services.

(2) A completion schedule for the open spaces proposed by the applicant shall be submitted at the time of site plan application for the development and be consistent with the approved phasing.

(3) Detention/retention open space credit types and associated amenities shall be completed prior to the acceptance of the subdivision. If the development requires more than one detention/retention pond, then the ponds associated with the phase under construction must be completed prior to the acceptance of that phase of the subdivision.

(4) Construction/installation of open space and enhancements associated with and integral to specific buildings shall be completed prior to issuance of a certificate of occupancy or building final for that building.

(j) *Amendments to approved plans or regulations associated with developments containing approved open space.*

(1) The concept plans, open space plan, and development standards establish the regulatory framework of land uses, building location and design, open space type, locations and amenities, access, parking, and trail and sidewalk connectivity, as established by the applicant in conjunction with the zoning application. Any changes to the open space plan that are beyond the range of flexibility provided in the ordinance establishing the zoning district, or as provided in subsection (j)(4) below, shall constitute a major change and shall necessitate a formal amendment of the zoning ordinance governing the development.

(2) The director of planning services may approve minor changes to and deviations from the open space plan, based upon the applicant's written justification for such changes. Upon approval, a revised open space plan shall be filed with the town and any associated fee adjustments shall be calculated. The director of planning services may deny a minor change or deviation from the open space plan regardless of the applicant's written justification. In the event of such denial, an applicant may instead seek approval of the change or deviation by filing an application to amend the zoning ordinance governing the development.

(3) Any requested minor change or deviation shall be reviewed in the context of prior and pending minor changes. If a pending request for a minor change or deviation, when taken together with the development's prior minor changes, would constitute a major change in the opinion of the director of planning services, the requested minor change or deviation shall be processed as a major change necessitating an amendment to the zoning ordinance governing the development.

(4) Major changes to the approved open space plan include any of the following:

a. Elimination of trail connectivity shown on the approved plans.

b. Any changes to the development standards for open space that were approved with the ordinance establishing the zoning district.

c. Any reductions in excess of ten percent in any one of the open space type areas in any phase of the development that was approved as part of the open space plan.

(Ord. No. 13-19 , § 3, 4-15-2019; Ord. No. 66-19 , § 2(A—J), 12-16-2019)

Staff Recommendations:

Area	Park Name and Type	Meets Minimum Standards	Acreage	Site Constraints	Additional Amenities Provided	Recommendation	Additional improvements needed for credit or increased credit.
1	The West Park (Natural Area 3.2 ac.)	Yes	3.205	The open space is cut off by excessive slope of >/=12% as well as an Ephemeral streem and an intermittent stream bisecting the space.	Lighting, trail head with patterned or stamped concrete, trash receptacles, trail signage, and a wildlife viewing deck (100 s. f. Min.)	No credit	Connection of the two nature trails to solidify the open space as a destination for wildlife encounters and nature walks.
2	The Green (Green.787 ac.)	Yes	0.787	Exhisiting large shade trees make construting retail/resturants around them challenging.	Enhanced paving, trail bollard lighting, and nature play (Playground).	Minimum Credit at **(1.75)**	A barrier between the open space and the road for safety, and more predictability in the nature play structures. Additionally, enhancements under the breeze way and patio areas were not identified.
3	Central Park (Green .537 ac. and Detention 1.156 ac.)	Yes	1.693	The challenge will be in creating a usable detention pond that drains well and is maintained properly.	Play structure for 5-12 year old's, enhanced landscaping, trail bollard lighting.	Green - Minimum credit at **1.75** and Detention - Minimum credit at **1**	Enhanced landscaping around the play structure seating areas, larger playground footprint, adult fitness along the trail, and additional parking.
4	Oak Bluff Park (Natural Area1.045 ac. and Detention 1.086 ac.)	Yes	2.131	The open space slopes to that back of the site which is why the second detention pond is positioned as so. The challenge will be in creating a usable detention pond that drains well and is properly maintained.	Frisbee golf, Ballard lighting.	Natural Area - Minimum credit at **1.5** and Detention - Minimum credit at **1**	Additional credit would be considered with the addition of items such as putting green, bocce ball court, horseshoe pits, and or picnic pavilions.
5	Sliveron Park (General Open Space 1.612 ac.)	Yes	1.612	The open space is broken up by 9 different crosswalks.	Bollard lighting, enhanced pavement, shade structures, seating, pet waste stations, enhanced cross-walks.	No credit	Close off the drive aisles and abut retail along a larger section of the linear space.

Summary:
Staff recommends credit for open space areas 2, 3, and 4, for a total of 6.14 acres of park fee credit, be applied to the required 13.96 acres of park land dedication.
Total park land dedication requirement: 13.96 acres.
Fair Market Value: $244,000.00
Park Development Fees: $696,776.00

Attachment 7

PARKS BOARD
AGENDA ITEM NO. 5

DATE: March 5, 2020

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 2021-2025 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 Master Plan, projects that have been requested by citizens, staff recommendations, 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 2021 through 2025.

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

Draft Motion: This item is for discussion purposes only.

Draft Recommended - CIP Park Funding / Projects

PARK PROJECTS	Prior Year	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	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 - Enhancements (shade fabric & scoreboard replacements, and concrete drive)	$150,000						$150,000
Canyon Falls - Park Development	$2,500,000						$2,500,000
Chinn Chapel - Design Fees, ADA, drainage, & fence improvements, landscaping)			$650,000				$650,000
Dixon Park - Add Picnic pavilion and amenities; Signage				$100,000			$100,000
Dunham Ranch Master Plan			$150,000				$150,000
Dunham Ranch Design ***				$250,000			$250,000
Dunham Ranch Construction ***					$8,000,000		$8,000,000
Gerault Park Improvements - Renovate MP fields, Pavilion Update, add electicity, new grills, trash receptacles, picnic tables			$450,000				$450,000
Gerault Park - Retro fit ballfield lights and area lighting to LED						$800,000	$800,000
Glenwick Park - Lighting Upgrade to LED for baseball and tennis, landscape and irrigation improvements			$250,000				$250,000
Hilltop Scoreboard Additions		$100,000					$100,000
Hound Mound Parking and Restroom *	$650,000						$650,000
Leonard & Helen Johns Park - ADA accessibility, Upgrade Tennis Court LED Lighting & Controls, Landscaping			$225,000				$225,000
Lightning Detection System Replacement - (Bakersfield, Gerault, Chinn Chapel, Hilltop, Glenwick, Tiger)	$90,000						$90,000
Heritage Park Improvements - Utilities, lighting improvements; outdoor fitness sytem; Upgrade surface at Fort Wildflower Playground; Shade over playground; security lighting at playground and fitness equipment; Life Floor safety surfacing at splashpad		$700,000					$700,000
Individual Park Improvements (Bluebonnet & Colony)				$425,000			$425,000
Park & Trail Amenities	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$300,000
Park & Trail O&M	$250,000	$250,000	$275,000	$275,000	$300,000	$300,000	$1,650,000
Parker Square Park - Lifecycle replacement of amenities						$50,000	$50,000
Peters Colony Park - Constuction		$2,650,000					$2,650,000
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 Park with pavilion, 2 picnic tables, grill, trash, grass volleyball w/ irrigation)		$350,000					$350,000
Playground Replacement (Thrush & Westchester)						$500,000	$500,000
Pink Evening Primrose Trail Connection (Bridge & Trail, from Gaston Park to Timber Trails Park)*	$650,000						$650,000
Playground Replacements (Peacock)			$250,000				$250,000
Post Oak Park Improvements - signage(wayfinding & Interpretive), trail improvements, remove shallow stock pond, playground additions, add restroom, LED lighting in parking area						$700,000	$700,000
Individual Park Improvements (Resurface playgrounds at Culwell, Shadow Ridge, Prairie Creek, Lone Tree & Colony)			$550,000				$550,000
Rheudasil Improvements	$2,000,000						$2,000,000

Spring Lake Park Improvements- Drainage/sidewalk repairs, landscaping, adult fitness, site amenities, replace gazebo, lighting upgrades					$275,000		$275,000
Spring Meadow Park Improvements - looped trail; pavilion w picnic tabels, grill, trash cans; trees and Irrigation					$200,000		$200,000
Tealwood Oaks Park - ADA accessibility; pavilion w 2 picnic tables, grill; upgrade bridges & amenities			$400,000				$400,000
Tennis Center - Feasibility Study		$50,000					$50,000
Tennis Center - Design ***			$400,000				$400,000
Tennis Center - Construction ***				$5,000,000			$5,000,000
Town Lake Property - Master Plan (Toll Brothers Dedication)		$100,000					$100,000
Trails Master Plan	$300,000						$300,000
Trails Master Plan - Implementation			$250,000	$250,000	$250,000	$250,000	$1,000,000
Twin Coves Park Debt Service	$271,250	$272,300	$273,250	$270,950	$270,200	$271,250	$1,629,200
Total	**$7,411,250**	**$4,522,300**	**$4,173,250**	**$8,870,950**	**$11,295,200**	**$2,921,250**	**$39,194,200**
Total Utilizing 4B Funds Only	**$3,611,250**	**$4,522,300**	**$3,773,250**	**$3,620,950**	**$3,295,200**	**$2,921,250**	**$21,744,200**

* Funding Other Sources ***Funding To Be Determined

Future Park Projects - Critical

PARK PROJECTS	Prior Year	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Hideaway Park - ADA Accessibility							$50,000
Stone Creek Park - Replace amenities; ADA, irrigation, replace pavilion							$350,000
Total							**$400,000**

Future Park Projects - Sustainable

PARK PROJECTS	Prior Year	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	Total
Bakersfield Park Lighting Improvements - Softball Fields 9-11, Retro Fit Ballfield Lights to LED (FY2031)							$350,000
Chinn Chapel Soccer Complex Lighting Improvements - retro ballfield and parking lot lights to LED (FY2031)							$600,000
Equestrian Trailhead							$400,000
Equestrian Trails							$500,000
Forest Park - ADA compliant and picnic station							$25,000
Gaston Park - Master Plan							$50,000
Green Acres Memorial Farm Park - Design & Construction							$2,200,000
Green Acres Park - Master Plan							$100,000
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
Prairie Trail Park - Master Plan							$100,000
Purple Coneflower Trail Connections							$150,000
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
Wilkerson Park Lighting Improvements - Retro fit lights to LED							$100,000
Total							**$12,950,000**

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							$6,300,000
Neighborhood Parks - Land Acquisition - 43 Acres							$4,300,000
Recreation Center - West Flower Mound - Facility Development							$30,000,000
Regional Parks - Land Acquistions - 52 Acres							$5,200,000
Twin Coves Park - Phase II Design & Construction							$4,000,000
Total							**$71,800,000**