AGENDA

FLOWER MOUND PARKS BOARD

REGULAR MEETING

JUNE 4, 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

- Gerault Park Mural Selection Process

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 regular meeting of the Parks Board held on March 5, 2020.

H. REGULAR ITEMS

2. Consider approval of a request from Humane Tomorrow to hold Fido Fest at Heritage Park.

3. 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.

4. Consider approval of a recommendation of parks projects to be funded by the Community Development Corporation in fiscal year 2020-2021 using 4B sales tax revenue and incorporate park projects for FY 2022-2025 into the Town's Five-Year Capital Improvement Projects list.

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

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

J. ADJOURN REGULAR MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: May 29, 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: June 4, 2020

FROM: Jade Olson, Administrative Assistant

ITEM: **Consider approval of the minutes from a regular meeting of the Parks Board held on March 5, 2020.**

BACKGROUND INFORMATION: The Parks Board held a regular meeting March 5, 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 March 5, 2020 Regular Meeting of the Park Board.

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

THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 5TH DAY OF MARCH 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 regular 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
Jodi Seay	Place 5
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 members of Town Staff were in attendance:

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

A. CALL REGULAR 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

The following individuals spoke in support for exercise equipment at Heritage Park. *Names listed below don't necessarily reflect the order in which each person spoke, and all addresses are located in Flower Mound unless otherwise indicated.*

Damon Liss – 3806 Cortadera Ct
Drew Larson – 3814 Cortadera Ct
Tom Halter – 2093 Cameo Dr, Lewisville, TX 75067
George Hanlon – 3818 Cortadera Ct
Valentina Larson – 3814 Cortadera Ct
David Skelton – 404 Lancashire Dr

Nona Larson – 3814 Cortadera Ct, requested recycling and no fishing signage at Cortadera Park.

Piera Larson – 3814 Cortadera Ct, requested big playgrounds with lots of equipment and items to hide in. She would also like to have bigger swings.

E. PRESENTATIONS

Matt Chutchian, Athletics Supervisor, introduced David Gray and Christopher Brown, Founders/Directors from Bad Dawg Tennis. The Board was updated with Bad Dawg Tennis operations in regards to youth and adult tennis.

F. DIRECTOR'S REPORT

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

- Wayfinding signs were installed at Heritage Park entrances.
- All spring sports leagues have begun with the exception of Adult Flag football which begins in May.
- Irrigation was installed on the practice soccer field at Spring Meadow Park. A tap of the water and a bore underneath the road is all that remains.
- Bollards, cable, and 24 tons of flex base rock was installed at the Equestrian Trailhead. The ditch was also cleaned out to improve drainage.
- 110 yards of playground mulch was installed at Shadow Ridge Park.
- Terracare has been performing partial mowing cycles on the areas that are needed most.
- The landscape maintenance contract for the Lake Forest neighborhood as approved by Town Council on Monday, March 2nd. The vendor is expected to begin maintenance of the area in the next couple of weeks.
- An animal trapper was hired to capture beavers in Post Oak Park. Eight beavers were caught and removed.
- Parks and Recreation will host the Citizens Academy on March 28th.

Mark Long, Recreation Superintendent, had the following announcements:

- The Easter Egg Scramble will be April 4th at Jake's Hilltop Park.
- The Underwater Easter Egg Hunt will be on April 11th.
- Positions are open at the CAC.
- 3 traffic signal boxes will be wrapped in Flower Mound.
- Art in the Park will be May 9th.
- The Holi event at Murrell Park will be March 29th.
- All adult and youth sports are starting this week.
- Registration for track and swim will start April 1st.
- Twin Coves had over 800 people attend the open house.

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

- The current CIP projects in design and construction are Canyon Falls Park, Rheudasil Park, Peter's Colony Memorial Park, and Lakewood Park.
- Chinn Chapel Soccer Complex playground will be the next project under construction.

G. CONSENT AGENDA

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

Board Deliberation

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

VOTE ON THE MOTION

AYES: Olson, Pichon, Kenyon, Mayer, Romaszewski
NAYS: None
ABSTAINS: Seay

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.

Staff Presentation

John Habern – Parks, Trails & Landscape Specialist

Board Deliberation

Board Member Mayer moved 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. Board Member Pichon seconded the motion.

VOTE ON THE MOTION

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

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.

Staff Presentation

John Habern – Parks, Trails & Landscape Specialist

Board Deliberation

Board Member Mayer moved 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 -

Moved 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. Vice Chair Kenyon seconded the motion.

VOTE ON THE MOTION

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

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.

Staff Presentation
John Habern – Parks, Trails & Landscape Specialist

McAdams
Ron Stewart, Randi Rivera

Board Deliberation
Vice Chair Kenyon moved to table this item to allow the developer to rework the open space areas. Board Member Mayer seconded the motion.

VOTE ON THE MOTION

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

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.

Staff Presentation
Chuck Jennings – Director of Parks and Recreation

L. ADJOURN – WORK SESSION

M. RECONVENE REGULAR MEETING

N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for April 2, 2020.

O. ADJOURNMENT

Board Member Mayer made a motion to adjourn the meeting. Board Member Olson seconded the motion.

Vice Chair Kenyon adjourned the Regular Meeting at.10:42pm.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason, Chair

ATTEST:

Jade Olson, Administrative Assistant

Parks Board
AGENDA ITEM NO. 2

DATE: June 4, 2020

FROM: Mark Long, Recreation Superintendent

ITEM: **Consider approval of a request from Humane Tomorrow to hold the 2020 Fido Fest at Heritage Park.**

Background Information: Humane Tomorrow is requesting permission from the Parks Board to hold their annual Fido Fest on Saturday, October 17, 2020, at Heritage Park. In the event of inclement weather, Humane Tomorrow has requested Saturday, October 24 as a make-up date for the event.

The 2020 Fido Fest will be held from 9:00am- 1:00pm and will include a variety of activities and games for dogs and their owners. Event objectives include:

- Raise awareness about the problems of homeless dogs and cats and how it affects our community today.
- Fundraising to cover the needs for rescued dogs and cats brought into the program, such as medical treatment and food.
- Create a venue where dog owners can enjoy a day with their canine companions.

The past ten Fido Fest events were held at Westchester Park with the organization moving the event to Heritage Park in 2019. All eleven previous events were an overwhelming success for the organizers and Heritage Park has proven to be a great location for this event, as it is in close proximity to the Hound Mound. The previous Fido Fest event was unanimously approved by the Parks Board on May 2, 2019.

The Humane Tomorrow is a non-profit 501(c)3, all volunteer organization. They have been serving the Flower Mound community since 1997.

Fiscal Impact:

Revenue Source: The Town will receive revenue from Humane Tomorrow in accordance with the rental policy, which outlines pavilion rental fees.

Projected Receipts/Collections: $120.00

Proposed Use/Purpose: The revenue generated will be deposited into the General Fund 100-4259, Parks and Recreation Fees, which helps offset the annual costs to operate and maintain the Town's pavilions.

Parks Board
AGENDA ITEM NO. 2

Legal Issues: According to Chapter 54 of the Town's Code of Ordinances, the Parks Board has the sole authority to approve the charging of fees or to solicit donations or contributions for any activity on park property. Article II titled Park Regulations states:

Sec. 54-72. Enumeration of prohibited acts

(e) *Fees charges or solicitation of donations.* It shall be unlawful for any person to charge fees or solicit donations or contributions for any activity; to sell or offer for sale any food, drinks, confections, merchandise or commercial services; to conduct any commercial business activities of any kind; and/or to post, place or erect on any public park or recreation facility any advertising, notice, billboard, paper or other advertising device without the written consent and approval of the Town's park board; provided, however, that the prohibitions contained in this subsection shall not apply to town officials, employees or agents performing authorized activities or providing notice of official town meetings or functions.

A Certificate of Liability Insurance from Humane Tomorrow listing the Town as additional insured will be required if the Parks Board approves this request.

Attachments:
1. Request letter and proposed schedule from Humane Tomorrow
2. Tentative Event Schedule

Draft Motion: Move to approve as presented in the agenda caption.

HUMANE TOMORROW

Respect • Responsibility • Compassion

May 25, 2020

Chuck Jennings
Flower Mound Parks and Recreation

Mr. Jennings,

Humane Tomorrow (formerly Humane Society of Flower Mound) would like permission to hold our annual Fido Fest fundraiser on Saturday, October 17, 2020, from 10-1pm (excluding set up/breakdown time) at Heritage Park in Flower Mound. In case of rain, we would like to request Saturday, October 24, as a backup date if possible.

Since 1997, Humane Tomorrow has given hope to thousands of homeless, abused, and unwanted animals in Flower Mound and the surrounding communities by providing spay/neuter programs, adoption opportunities, and education to the public about animal welfare. As an all-volunteer, 501c3 organization, we rely heavily on contributions and support from individuals, companies, organizations, and grants.

There will be three main areas of activity at the event: a DJ area (no physical stage set up); a demonstration area for Frisbee dogs, K9 Officer, Search-and-Rescue demonstrations, etc.; and a booth/concessions area where we will provide animal-related arts and crafts, education, and an opportunity for animal-loving local businesses to set up tables to interact with the community. We would also like to have a food truck at the event.

The pre-event dog walk will take place on the existing trails and sidewalks and at no time will it impede traffic. "Pooper scoopers" will be on hand both on the walk and at the event to ensure clean-up and make sure the park is in the same condition that it was prior to the event.

We understand the importance of safety and will follow all current CDC and state guidelines as they relate to holding events. All registered participants are expected to provide proof of rabies vaccination and keep their dogs on leash at all times. The exception to this would be dogs involved in the demonstrations who are used to performing off-leash in public.

If you have questions, please feel free to contact me at 407-451-8005 or email ccoffey@humanetomorrow.org. Thank you for your time.

Sincerely,

Christa Coffey
Fido Fest Coordinator

1601 Arrowhead Dr. • Flower Mound, TX 750 28 • 972.691.7387 • Fax 866-848-1035 • humanetomorrow.org

Fido Fest 2020 - Tentative Event Day Schedule

Fido Fest is a day of activities and fun for dogs and their owners. There will be a 1 mile dog walk through the trails of Heritage Park. We will have activities, games, and contests for dogs and their owners. We will also have demonstrations of activities that dogs and their owners can get involved in together such as agility, Frisbee and obedience, as well as visits from professional working dogs.

The day's events will be largely educational. We will be inviting Flower Mound Animal Services to conduct on-site pet registration, to encourage local citizens to register their animals in compliance with local licensing laws, as well as Keep Flower Mound Beautiful and various other community organizations, to table at the event. Humane Tomorrow will have booths that focus on our low-cost spay/neuter program, animals we have available in our program, education, volunteer opportunities, and membership information. Other local animal-oriented groups will be on hand to provide information and education about the many ways in which pets touch our lives.

As Fido Fest is a major fundraising opportunity, we will also invite local dog-loving businesses to sponsor booths.

Event Objectives:

1. To raise awareness about the problems of homeless dogs and cats and how it affects our community today.
2. To raise funds to cover the needs, such as medical treatment and food, of rescued dogs and cats brought into our program.
3. To create a venue where dog owners can enjoy a day, with or without their canine companions.

Anticipated Attendance: 400+ walkers, spectators, and browsers
Date: Saturday, 10/17/20

Anticipated Schedule:

8:00 Vendor & Information Booths Set up
9:00 Dog walk registration, T-Shirt, bandana & goodie bag pick-up
10:00 Dog walk begins and booths open
11:00 Demonstrations begin (15 minute increments: K9 dog, Search One demo, Agility & Frisbee demos)
12:00 Contests begin (Best owner/dog look alike contest, stupid pet tricks contest, best dressed, etc.)
12:30 Grand prize raffle drawings
1:00 Event ends & clean up begins

Cost to public:
Admission to Fido Fest is free, although there will be a charge for some activities, including the Walk and professional dog photos.

$25 Early Walk Sign Up Fee
$30 Day of Walk Sign Up Fee
$1 Raffle/Activity tickets
Free General Admission

Parks Board
AGENDA ITEM NO. 3

DATE: June 4, 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.

The development was brought before the Parks Board previously on March 5th, 2020. https://flowermoundtx.swagit.com/play/03052020-969. A motion was made to table the item until represented. That motion passed unanimously.

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.

Parks Board
AGENDA ITEM NO. 3

Link to the Flower Mound Code of Ordinances:
https://library.municode.com/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH90SU_ARTVIST_DIV8PAREAR

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:

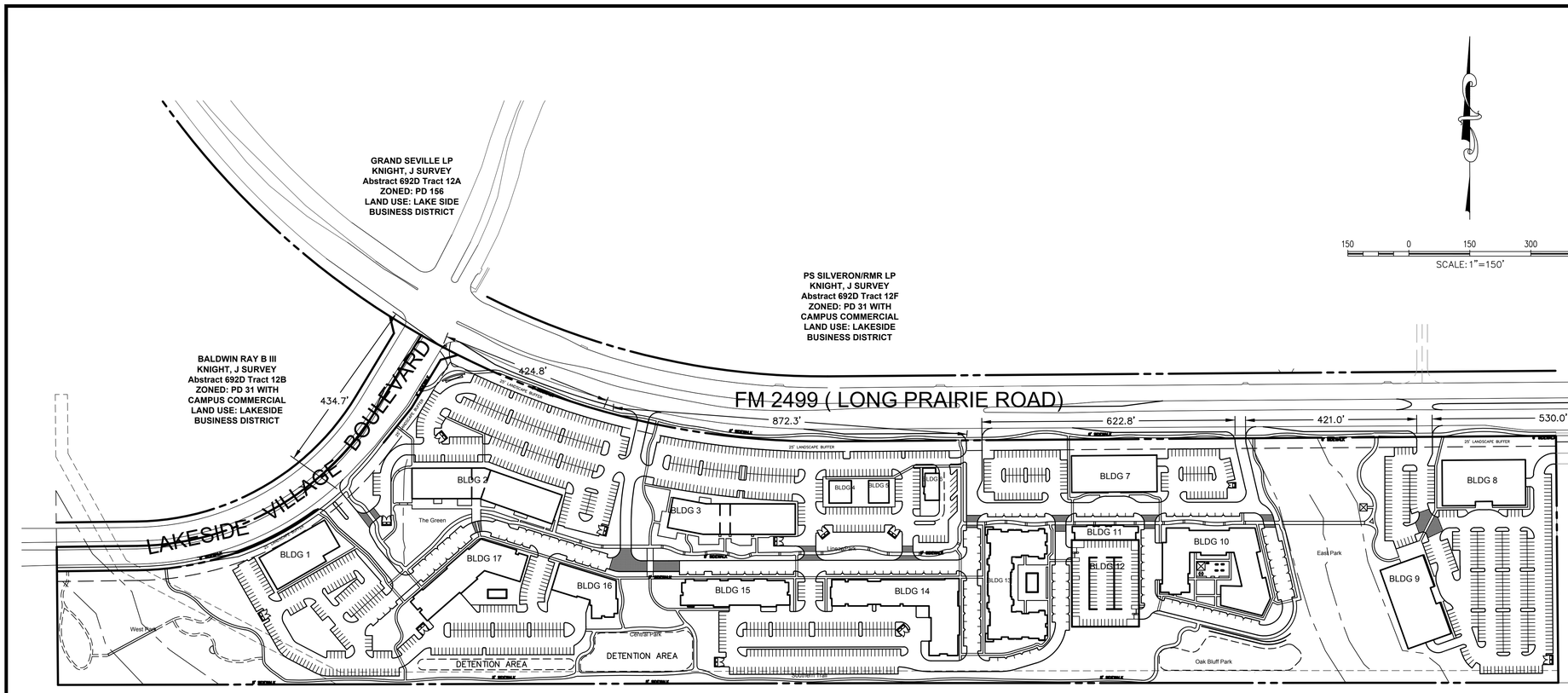
https://www.municode.com/library/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH98ZO_ARTIIIDIRE_DIV21PDPLDEDI

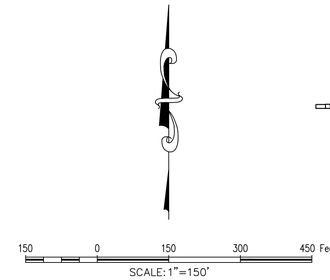
Fiscal Impact: N/A

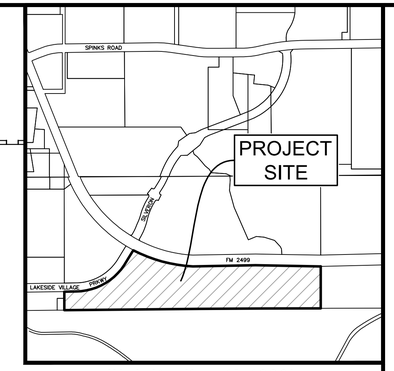
Legal Issues: N/A

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

Recommendation: Move to recommend approval to Planning and Zoning Commission and Town Council park land dedication, cash in lieu, 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.







Vicinity Map 1"=1000'

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

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	35,000 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

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

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				Height Summary	
Bldg	Square Feet (SF)	Use	Units	# of Stories	Parking Ratio (per SF or unit)	Required Parking	Surface Parking Provided	Garage Spaces Provided	PEAK HEIGHT*	MEAN HEIGHT*
1	32,000	Medical Office	0	2	250	128	163	0	35'0"	34'0"
2	18,750	Retail	0	2	250	75	308	0	40'0"	34'0"
	27,700	Office	0		300	93				
	6,250	Restaurant	0		75	84				
3	15,950	Retail	0	2	250	64	145	0	35'0"	34'0"
	23,200	Office	0		300	78				
	5,350	Restaurant	0		75	72				
4	3,050	Restaurant	0	1	75	41	126	0	25'0"	23'0"
5	2,800	Restaurant	0	1	75	38			25'0"	23'0"
6	2,500	Restaurant	0	1	75	34			25'0"	23'0"
7	35,000	Office	0	2	300	117	120	TBD	35'0"	34'0"
8	45,000	Office	0	2	300	150	350	TBD	37'0"	34'0"
9	90,000	Office	0	4	300	300			70'0"	64'0"
10	146,400	Multifamily	120	4	1.5	180	94	6	59'6"	52'0"
11	10,730	Multifamily	10	2	1.5	15		0	30'0"	27'6"
12	N/A	Parking Structure	0		0	0		191	29'10"	23'0"
13	107,700	Multifamily	86	4	1.5	129		0	59'6"	52'0"
14	114,000	Multifamily	104	4	1.5	156	221	14	59'6"	52'0"
15	66,800	Multifamily	60	4	1.5	90		6	59'6"	52'0"
16	35,600	Multifamily	44	4	1.5	66	149	4	59'6"	52'0"
17	105,200	Multifamily	76	4	1.5	114		6	59'6"	52'0"
Totals	**893,980**		**500**			**2,024**	1676	227		
							1903			

OWNER/DEVELOPER
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Ph. 972-644-2400
Contact: MR. TOM FIELD

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TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.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

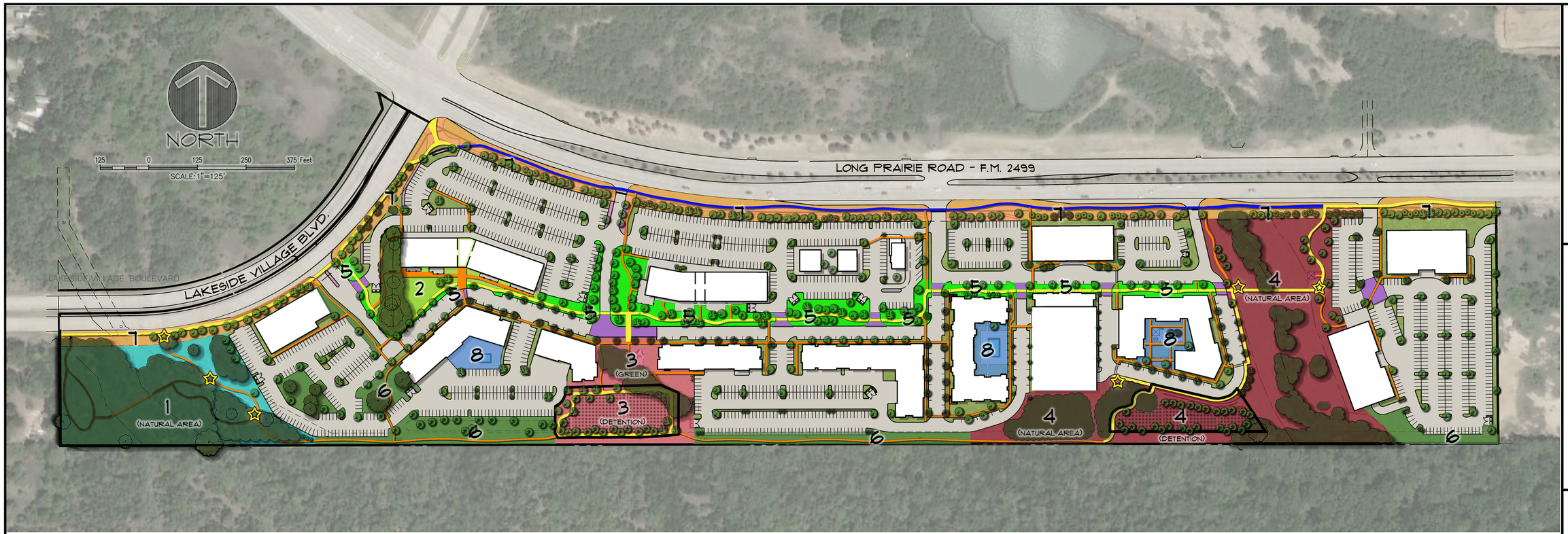
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A I MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 4/30/2020

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
04/30/2020

18257

CP1

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 CONCEPT PLAN
Plotted: 4/30/2020 2:54 PM, by Miller, Ashton; Saved: 4/30/2020 12:13 PM, by smiller



LEGEND

1	THE WEST PARK *NATURAL AREA	3.203 ACRES
2	THE GREEN *GREEN	0.709 ACRES
3	CENTRAL PARK *GREEN =0.856 AC *DETENTION =0.911 AC	1.767 ACRES
4	OAK BLUFF PARK *NATURAL AREA = 5.044 AC *DETENTION = 0.818 AC	5.862 ACRES
5	SILVERON PARK *GENERAL OPEN SPACE	2.146 ACRES

TOTAL OPEN SPACE ACREAGE FOR CREDITS: 13.687 ACRES

6	ADDITIONAL OPEN SPACE	2.014 ACRES
7	PERIMETER CIRCULATION AND LANDSCAPE	3.776 ACRES
8	PRIVATE PARK *PLAZA	0.772 ACRES

5FT PATHWAY
6FT PATHWAY
8FT TRAIL
ENHANCED PAVEMENT CROSSWALK
NATURE TRAIL
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	2.014 ACRES	3.203 ACRES	0.709 ACRES	1.767 ACRES	5.862 ACRES	2.146 ACRES	3.776 ACRES	0.772 ACRES
PARK TYPE	N/A	NATURAL AREA	GREEN	GREEN (0.856 AC); DETENTION (0.911 AC)	NATURAL AREA (5.044 AC); DETENTION (0.818 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	X			X			
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.

OWNER/DEVELOPER
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Contact: MR. TOM FIELD

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McADAMS

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J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

EXHIBIT E - OPEN SPACE PLAN

Drawn By: XD
Date:
Scale: 1"=125'
Revisions:

18257

OSP

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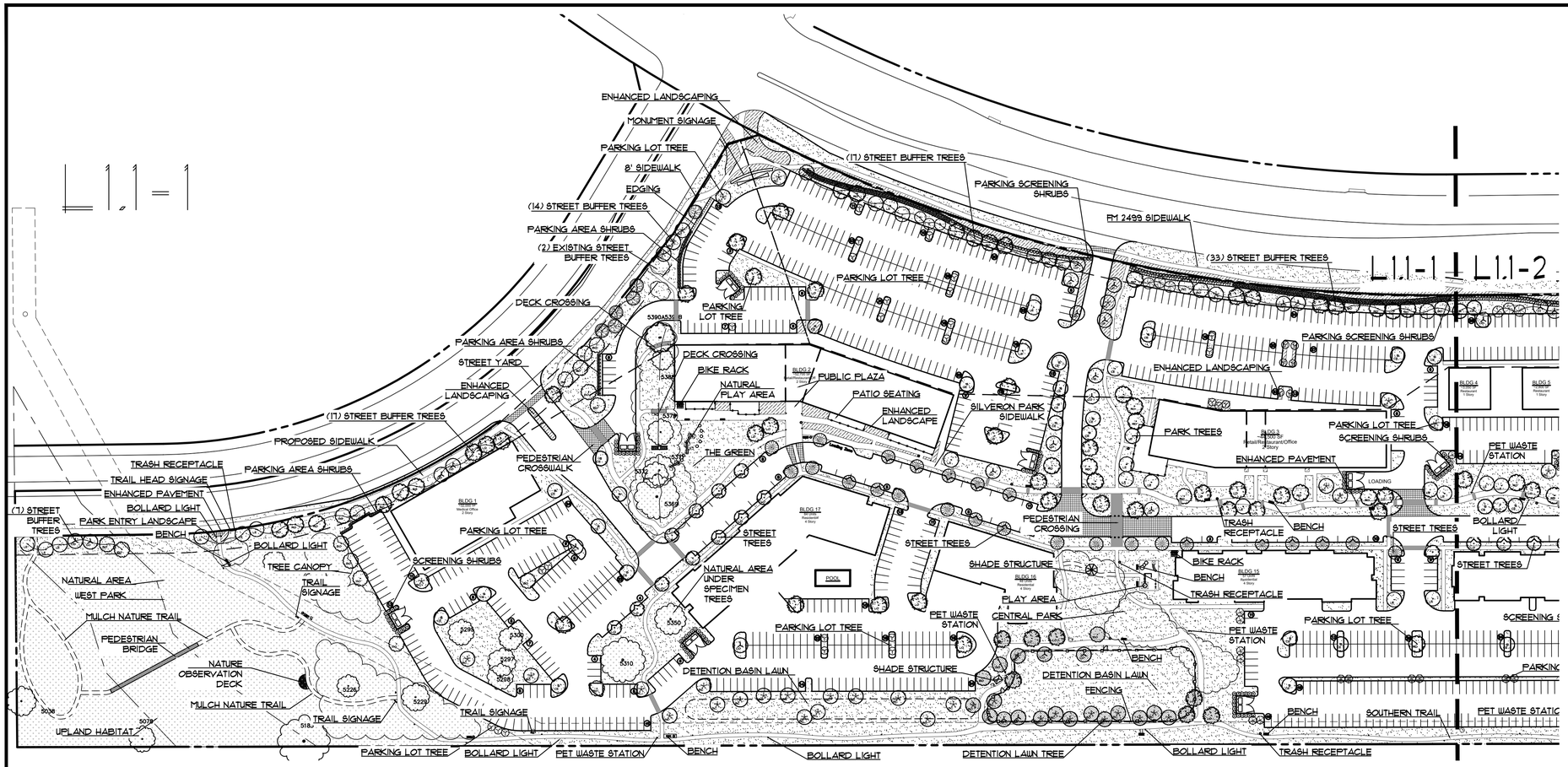
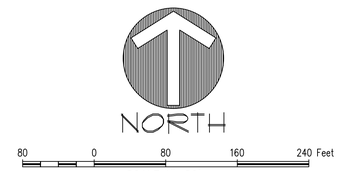
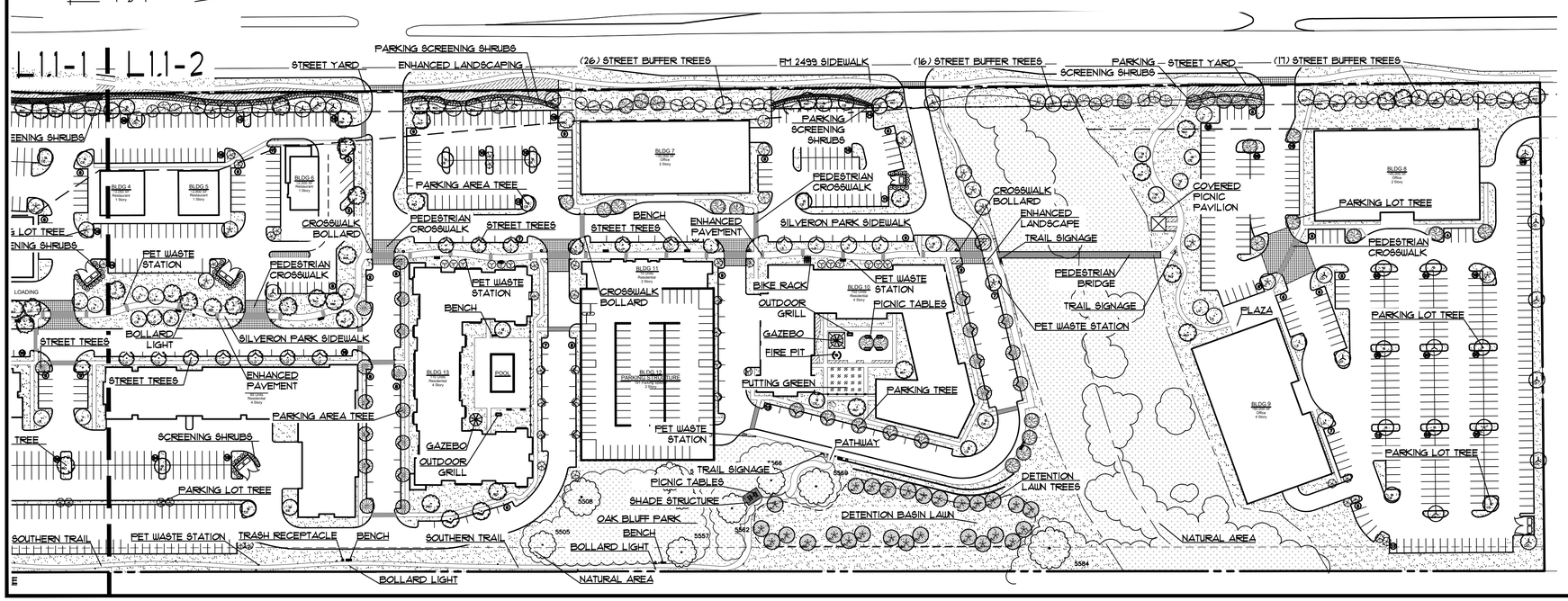




PLANT LEGEND

(LO) LIVE OAK *Quercus virginiana*	(LGM) LITTLE GEM MAGNOLIA *Magnolia grandiflora*
(CLO) CATHEDRAL LIVE OAK *Quercus virginiana 'SCLV'*	(JBP) JAPANESE BLACK PINE *Pinus thunbergii*
(BO) BUR OAK *Quercus macrocarpa*	(CH) CRAPEMYRTLE *Lagerstroemia indica*
(RO) RED OAK *Quercus shumardii*	(PH) POMPONHAU HOLLY *Ilex decidua*
(CO) CHINQUAPIN OAK *Quercus muehlenbergii*	(NRS) NELLIE R. STEVENS *Ilex x Nellie R. Stevens'*
(LE) LACEBARK ELM *Ulmus parvifolia*	(DTS) DWARF TEXAS SAGE *Leucophyllum frutescens 'Berstein'*
(CE) CEDAR ELM *Ulmus crassifolia*	(DMM) DWARF WAX MYRTLE *Myrica pusilla*
(BC) BALD CYPRESS *Taxodium distichum*	(AHS) ADAGIO HAIDEN GRASS *Miscanthus sinensis 'Adagio'*
(CAD) CADDO MAPLE *Acer rubrum 'October Glory'*	(EG) EDWARD GOUCHER ABELIA *Abelia x 'Edward Goucher'*
(PC) POND CYPRESS *Taxodium ascendens*	(DBH) DWARF BURFORD HOLLY *Ilex cornuta 'Dwarf Burford'*
DETENTION LAWN TREE	(DGA) DWARF GOLDEN ARBORVITAE *Thuja orientalis 'Aurea Nana'*
	BERMUDA SOD
	ENHANCED LANDSCAPE
	ENHANCED PAVEMENT TYPE 'A'
	ENHANCED PAVEMENT TYPE 'B'
	NATURAL AREA



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Lakeside Crossing

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER 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 l.f.	Long Prairie - 2,669 l.f.	89 trees (3" cal.)	79 trees (3" cal.) 30 ornamentals = 10 canopy trees
1 per 30 l.f.	Lakeside Village - 1,134 l.f.	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.	254,827 s.f. of Long Prairie Rd.	79 trees (3" cal.)	105 trees (3" cal.) 49 ornamental trees (includes buffer trees)
Between 10,000-110,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	54,631 s.f. of Lakeside Village	18 trees (3" cal.)	28 trees (3" cal.) 2 specimen trees (includes buffer trees)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	1,932 parking spaces	14,490 s.f.	65,810 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
Parking spaces to be located within a 50 ft. avg. of parking lot tree.			Every parking lot tree is within 50 ft. radius
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY. NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 4/30/2020

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
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MCADAMS

SILVERON PARK

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49.77 Gross (48.115 Net) Acres
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J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

EXHIBIT D- CONCEPT LANDSCAPE PLAN

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

18257

L1.1

NORTH

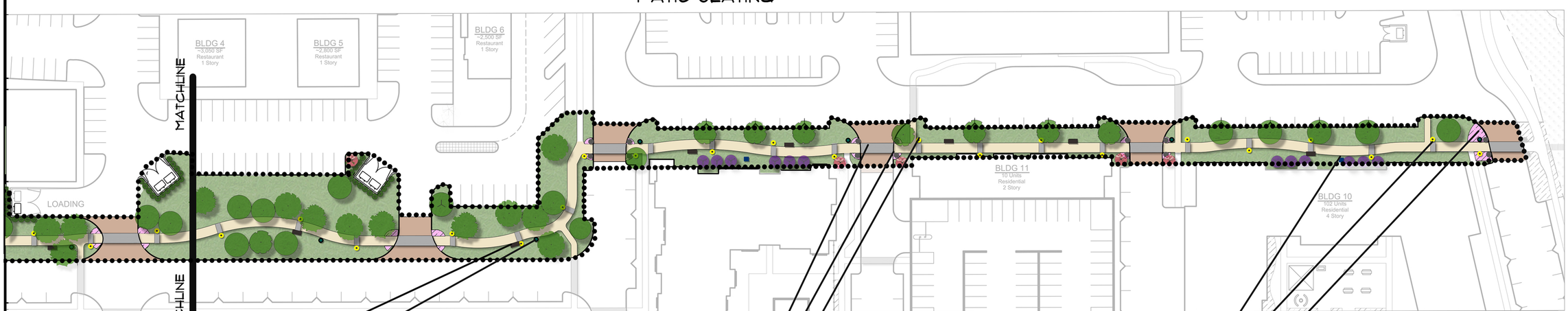
40 0 40 80 120 Feet

SCALE: 1"=40'

BENCH
PROPOSED 8' SIDEWALK
STREET TREES

BOLLARD LIGHTING
BENCH
CROSSWALK BOLLARD
PATIO SEATING

ENHANCED SIDEWALK
ENHANCED CROSSWALK
LANDSCAPE BEDS



BENCH
TRASH RECEPTACLE

ENHANCED CROSSWALK
CROSSWALK BOLLARD
BOLLARD LIGHTING

PET WASTE STATION
ENHANCED SIDEWALK
ENHANCED LANDSCAPE

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McADAMS

SILVERON PARK

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

SILVERON PARK

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

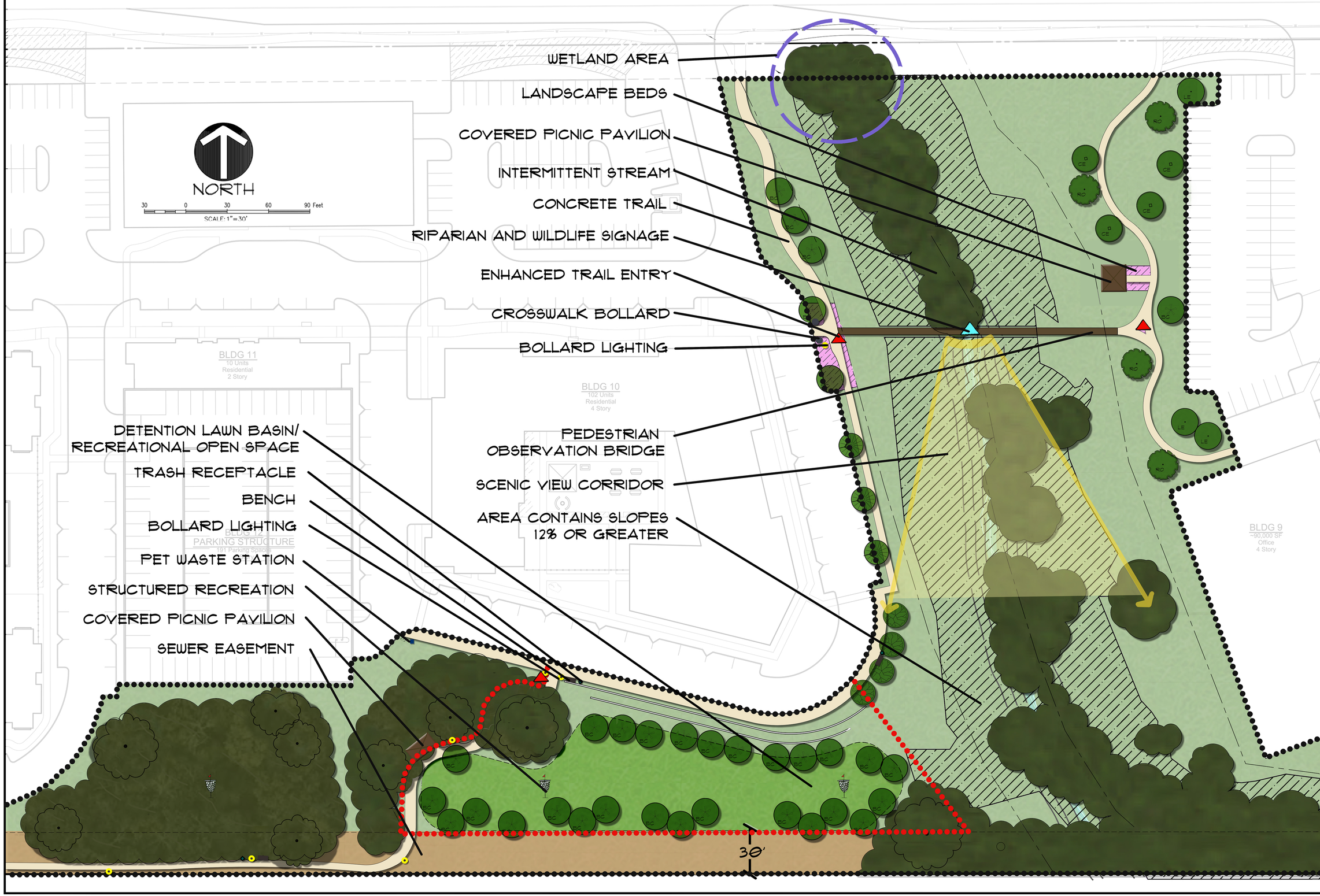
18257

5

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 LANDSCAPE PLAN
Plotted: 4/7/2020 8:36 AM, by Davis, Kathy; Saved: 4/2/2020 4:19 PM, by adavis

*THE "12% OR GREATER" SLOPE AREA IS APPROXIMATELY 32% OF THE 5.862 ACRE PARK.

*THE PERCENTAGE OF THE SITE NOT IN THE"12% OR GREATER" SLOPE AREA IS APPROXIMATELY 68% OF THE 5.862 ACRE PARK.



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TOWN OF FLOWER MOUND
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TARRANT COUNTY, TEXAS

OAK BLUFF PARK

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

18257

4

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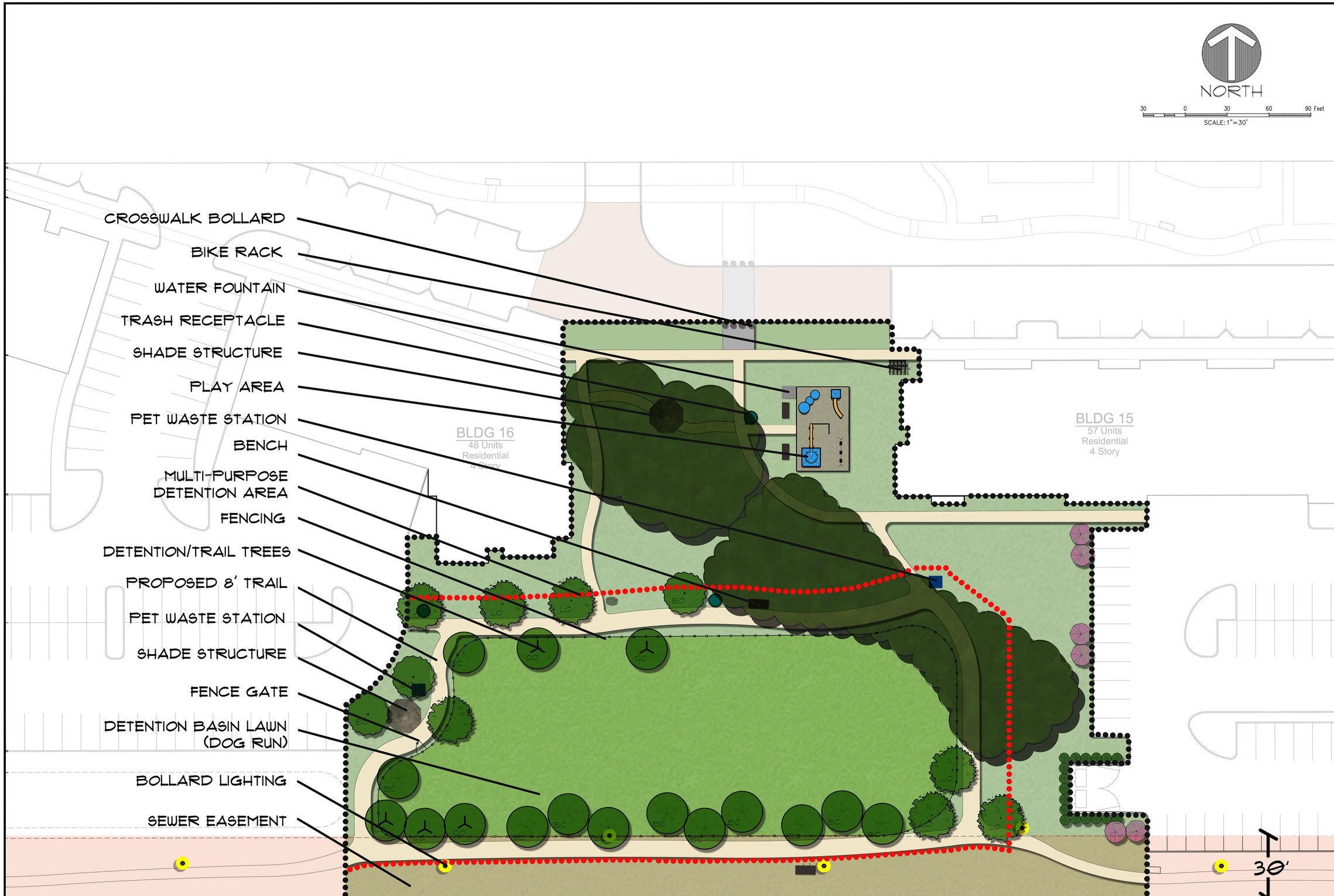

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TARRANT COUNTY, TEXAS

CENTRAL PARK

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

18257

3

File: Z:\2018\18257\Drawing\Zoning\SHEETS\18257 LANDSCAPE PLAN
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TARRANT COUNTY, TEXAS

THE GREEN

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

18257

2

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 LANDSCAPE PLAN
Plotted: 4/3/2020 8:40 AM, by Stock, Noelhyn; Saved: 4/2/2020 4:19 PM, by sdavis

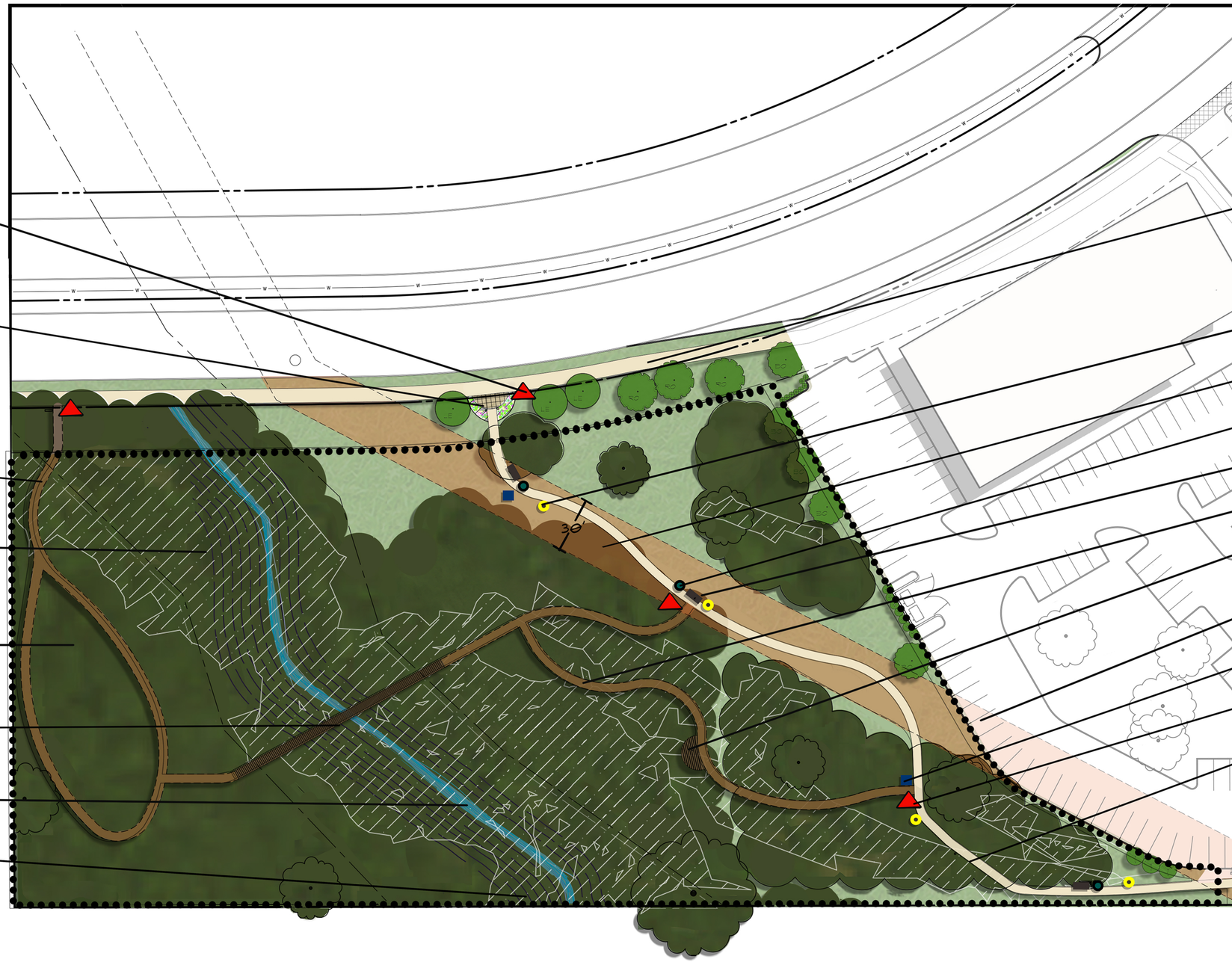
NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

*THE "12% OR GREATER" SLOPE AREA IS APPROXIMATELY 36% OF THE 3.203 ACRE PARK.

*THE PERCENTAGE OF THE SITE NOT IN THE"12% OR GREATER" SLOPE AREA IS APPROXIMATELY 64% OF THE 3.203 ACRE PARK.



TRAIL HEAD SIGNAGE

ENHANCED TRAIL ENTRY

NATURE TRAIL

AREA CONTAINS 12% OR GREATER SLOPES

AREA WEST OF STREAM IN UPLAND HABITAT

PEDESTRIAN OBSERVATION BRIDGE

INTERMITTENT STREAM

AREA CONTAINS PROTECTED SLOPES

PERIMETER SIDEWALK

BOLLARD LIGHTING

CONCRETE SIDEWALK

TRASH RECEPTACLE

BENCH

MULCH TRAIL

NATURE OBSERVATION DECK (MIN. 100 S.F.)

SEWER EASEMENT

PET WASTE STATION

TRAIL SIGNAGE

SIDEWALK CROSSING <12% OR GREATER SLOPES

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J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

WEST PARK

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

18257

1

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Plotted: 4/3/2020 8:36 AM, by Derek. Kocharyn; Saved: 4/3/2020 4:19 PM, by xdavis

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 3.203 ac.)	Yes	3.203	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, pedestrian bridge and a wildlife viewing deck (100 s. f. Min.)	Minimum Credit at (1.5)	Connection of the two nature trails to solidify the open space as a destination for wildlife encounters and nature walks.
2	The Green (Green.709 ac.)	Yes	0.709	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 .856 ac. and Detention .911 ac.)	Yes	1.767	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 Area 5.044 ac. and Detention .818 ac.)	Yes	5.862	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. The drainage stream that bisects the property from north to south lacks scenic views and natural landscape features.	Frisbee golf, Ballard lighting.	No credit	The combining of East Park and Oak Bluff into one large area makes all portion of the park eligiable. However, much of the park is within the 12% or greater sloped range. Without the nature trails, this park is undesirable.
5	Sliveron Park (General Open Space 2.146 ac.)	Yes	2.146	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 1, 2, and 3 for a total of 8.455 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

Parks Board
AGENDA ITEM NO. 4

DATE: June 4, 2020

FROM: Chuck Jennings, Parks and Recreation Director

ITEM: **Consider approval of a recommendation of parks projects to be funded by the Community Development Corporation in Fiscal Year 2020-2021 using 4B sales tax revenue and incorporate park projects for FY 2022-2025 into the Town's Five-Year Capital Improvement Projects list.**

Background Information: The Community Development Corporation (CDC) was organized to expend revenues collected from the 4B sales tax. Each year the Parks Board recommends a list of park projects to the CDC to be funded utilizing the 4B sales tax revenues. In FY 2019-2020, $3,211,250 was authorized by the CDC for park projects, debt service, and operations & maintenance (O&M) expenses:

- Park and Trail Amenities $ 50,000
- Bakersfield Park - Enhancements $ 150,000
- Lightning Detection System Replacement $ 90,000
- Playground Replacements (Chinn Chapel & Pecan Orchid) $ 350,000
- Peters Colony Memorial Park - Design $ 150,000
- Trails Master Plan $ 300,000
- Rheudasil Park Improvements $1,600,000

It is projected that approximately $3 million dollars in revenue will be collected in FY 2020-2021 for park projects. The proposed projects for next fiscal year, as well as FY 22-25, were reviewed by the Board at their March 2020 regular meeting to be considered as part of the Town's Five-Year CIP Plan. These projects were selected from a list of projects that were identified through the 2017 Parks and Trails Master Plan, requested by citizens, staff recommendations, and Town Council initiatives.

Staff has prepared the following list of park projects for recommendation to the CDC for funding in FY 2020-2021:

- Park and Trail Amenities $ 50,000
- Jake's Hilltop Park Scoreboard Additions $ 100,000
- Heritage Park Improvements $ 700,000
- Playground Replacements (Grand Park Improvements) $ 350,000
- Peters Colony Memorial Park - Construction $1,850,000
- Tennis Center Feasibility Study $ 50,000
- Town Lake Property – Master Plan $ 100,000

Total: $3,200,000

These projects will be purchased, designed, and/or developed after October 1, 2020.

The CIP list is a vital tool used in projecting capital projects and expenditures in the near future. Only projects in FY 2020-2021 will be considered by both the CDC and Town Council for funding, as only the first year of the Five-Year CIP is adopted on an annual basis. This process allows for annual review of the projects to determine current needs of the community. The remaining four years (FY 2022-2025) are included in the attachment for review and approval.

Fiscal Impact: N/A

Parks Board
AGENDA ITEM NO. 4

Legal Issues: N/A

Attachment:
1. Proposed Five-Year CIP for FY 2021-2025

Recommendation: Move to approve as presented in the agenda caption.

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**	**$3,722,300**	**$3,773,250**	**$3,620,950**	**$3,295,200**	**$2,921,250**	**$20,944,200**

* Funding Other Sources **Funding split between 2 sources ***Funding To Be Determined