AGENDA

FLOWER MOUND PARKS BOARD

REGULAR MEETING

APRIL 1, 2021

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

****

There will be limited seating in Jody Smith Hall to allow for social distancing

Meeting participants may be asked to wait in the lobby until their name is called

Comments regarding any item on this agenda can be sent to the Parks Board by Emailing: Parks@flower-mound.com or Calling: 972.874.6005

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 comments, please fill out a comment form.

- **Turn in form to the Administrative Assistant prior to the time the meeting is scheduled to begin and up to when the public comment portion of the meeting has concluded**
- **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. DIRECTOR'S REPORT

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

F. WORK SESSION ITEMS

1. Discussion and feedback on Park related items for Furst Ranch, a mixed-used development located on the East and West sides of Cross Timbers Road (1171) and Hwy 377

2. Review and discuss a recommendation of park projects for FY 2022-2026 to be incorporated into the Town's Five-Year Capital Improvement Projects list.

G. ADJOURN WORK SESSION

H. 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.

3. Consider approval of the minutes from a regular meeting of the Parks Board held on March 5, 2021.

I. REGULAR ITEMS

4. Consider recommending approval for Town Council consideration the naming of the park property located on the 13.11 acre tract located within the Townlake Phase IV residential development.

J. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for May 6, 2021.

K. ADJOURN REGULAR MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: March 29, 2021 at 5:00 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.

Parks Board
AGENDA ITEM NO. 1

DATE: April 1, 2021

FROM: John Habern, Parks, Trails and Landscape Specialist

WORK SESSION ITEM: **Discussion and feedback on Park related items for Furst Ranch, a mixed-used development located on the East and West sides of Cross Timbers Road (1171) and Hwy 377.**

Background Information: The proposed development has one application in with the Town: a Mixed-Use Development (MU20-0002). The development is seeking a maximum residential density within the proposed development of 9163 units to include 4462 multi-family dwelling units, 1280 age restricted units, and 3421 single-family units to be developed under the Mixed-Use ordinance No. 49-12.

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:
1. Furst Ranch Open Space Plan

Recommendation: This item is for discussion purposes only.

ATTACHMENT 1

FURST RANCH

McADAMS | Hines

FURST RANCH OVERALL OPEN SPACE

FLOWER MOUND, TEXAS

0' 500'

SCALE: 1" = 500'

01

03. 11. 2021

PARKS BOARD
AGENDA ITEM NO. 2

DATE: April 1, 2021

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 2022-2026 to be incorporated into 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 2022 through 2026.

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 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	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 soccer sports lights to LED			$1,500,000				$1,500,000
Bakersfield Park Improvements Phase II - Upgrade Lighting to LED at baseball fields (1-8)				$1,500,000			$1,500,000
Chinn Chapel - Design Fees, ADA, drainage, & fence improvements, landscaping)		$650,000					$650,000
Colony Park Improvements (Renovate basketball pad & practice infield, trail improvements, trees, irrigation)						$250,000	$250,000
Dixon Park - Add Picnic pavilion and amenities			$100,000				$100,000
Dunham Ranch Master Plan		$100,000					$100,000
Dunham Ranch Design **			$560,000				$560,000
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					$1,000,000		$1,000,000
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
Leonard & Helen Johns Park - ADA accessibility, Upgrade Tennis Court LED Lighting & Controls, Landscaping		$225,000					$225,000
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 Park)					$100,000		$100,000
Park & Trail Amenities	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$300,000
Parks & Recreation Master Plan						$300,000	$300,000
Park & Trail O&M	$250,000	$275,000	$275,000	$300,000	$300,000	$325,000	$1,725,000
Parker Square Park - Lifecycle replacement of amenities					$50,000		$50,000
Peters Colony Park - Constuction	$2,650,000						$2,650,000
2021-22 Playground Replacements (Peacock)		$250,000					$250,000
2022-23 Playground Replacements (Cortadera, Wilkerson, Possum)			$750,000				$750,000
2023-24 Playground Replacements (Northshore, Jake's Hilltop, Rustic Timbers)				$750,000			$750,000
2024-25 Playground Replacements (Thrush & Westchester)					$500,000		$500,000
Playground Replacements (Grand Park with pavilion, 2 picnic tables, grill, trash, grass volleyball w/ irrigation)	$350,000						$350,000
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
Prairie Trail Park Master Plan						$60,000	$60,000
Individual Park Improvements (Resurface playgrounds at Culwell, Shadow Ridge, Prairie Creek, Lone Tree & Colony)		$550,000					$550,000
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 - Implementation		$250,000	$250,000	$250,000	$250,000	$250,000	$1,250,000
Twin Coves Park Debt Service	$272,300	$273,250	$270,950	$270,200	$271,250	$269,275	$1,627,225
Twin Coves Park - Phase II Design						$350,000	$350,000
Total	**$4,522,300**	**$4,123,250**	**$8,755,950**	**$11,595,200**	**$3,221,250**	**$1,854,275**	**$34,072,225**
Total Utilizing 4B Funds Only	**$4,522,300**	**$3,723,250**	**$3,755,950**	**$3,595,200**	**$3,221,250**	**$1,854,275**	**$20,112,225**

*Park Development Fund

**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 older amenities; ADA/trail repairs, add shade over picnic tables							$50,000
Total							**$100,000**

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 picnic station							$15,000
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
Peacock Park - Boardwalk; bioswale							$100,000
Pink Evening Primrose Trail Connections							$600,000
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 - Picnic stations; ADA accessibility							$100,000
Twin Coves Park - Phase II Construction							$4,200,000
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							**$13,590,000**

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
Total							**$67,800,000**

PARK BOARD AGENDA ITEM NO. 3

CONSENT ITEM

DATE: April 1, 2021

FROM: Jade Olson, Administrative Assistant

ITEM: **Consider approval of the minutes from a regular meeting of the Parks Board held on March 4, 2021.**

BACKGROUND INFORMATION: The Parks Board held a regular meeting March 4, 2021.

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 4, 2021 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 4th DAY OF MARCH 2021, VIA VIDEOCONERENCE 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
Jennifer Romaszewski	Place 7
Preston Peterson	Place 8 – Alternate
Scott Langley	Place 9 – Alternate
Holly Royer	Place 10 – Alternate

The following Board members were not in attendance:

Mark Mayer	Place 6

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
David Powell	CAC Manager
Kari Biddix	Park Development Manager
Matt Hotelling	Traffic Engineer
Jade Olson	Administrative Assistant

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

B. INVOCATION – Scott Langley

C. PUBLIC COMMENTS

N/A

D. DIRECTOR'S REPORT

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

- Chuck thanked everyone that helped during the snowstorm. There were over 480 calls for service over a 5-day period. The Town activated its Emergency Operations Center which stayed open from Sunday to Saturday, 24 hours a day. The Parks and Recreation staff assisted the EOC in several ways. There was a special thank you to Mark Long, David Powell, Craig Sick, Mike Smith, Kati Mize, Brian Vonderlin, John Ruggiero, Ryan Griffin, John Havens, and Josh Brown. There were also restroom/concession buildings that took a big hit. Facilities has been hard at work and hope to have the restrooms fully functional by this weekend. The Senior Center had a problem with the fire suppression system. It was repaired quickly.
- Debra Wallace has offered to stay on longer as the Town Manager. Tiffany Bruce was promoted to Assistant Town Manager. Parks and Recreation and the library will now report to Tiffany.

- Peters' Colony Memorial Park grant will be announced in May. There were 20 less submissions and will probably have an extra $5 million to award this year.
- The Trails Master Plan kickoff meeting was last week with Halff and staff will be spending all day tomorrow with the consultant touring the Town's trail system. Staff is also in the process of developing the make up of the steering committee and needs two representatives from the Parks Board. Staff is hopeful to host a "Visioning Week' in mid-April which will involve meeting with the steering committee, technical committee, stakeholders and hosting a public open house.
- Rheudasil Construction Award was approved Monday night with North Rock Construction. The project will start in April.
- The Tennis Center Feasibility Study is out to bid and the deadline for submissions is due on March 17. The item will go to Town Council in April for approval.
- Every week the Parks & Recreation Department has 4 to 5 staff members volunteering at the Texas Motor Speedway vaccination site for Denton County.
- Furst Ranch decided to attend the Parks Board Meeting in April.
- The CIP list will be discussed with the Board in April and May.

David Powell, CAC Manager had the following announcements:

- The CAC is operating at 75% capacity. Staff will continue to operate with protocols currently in use.
- The CAC summer staff positions are posted on the Town's website.
- The winners have been chosen for this year's traffic signal box contest and they will be revealed next week. There were over 30 entries for this year which were based on one of two themes: The Flowers of Flower Mound or Celebrating Cultural Diversity. The new locations will be at Flower Mound Rd & McKamy, Morriss Rd & College, and Garden Ridge & Spinks.
- The inaugural Art in the Park Festival is scheduled for Saturday, May 8.
- Artwork from the students at Founders Classical Academy in Flower Mound will be on display at the CAC beginning next week.
- Twin Coves Park will be hosting an open house/open park on Saturday, March 6. There will not be a tour of the cabins due to the pandemic.
- Twin Coves' popularity continues, with the spring break being almost full.
- The Seniors in Motion program raised $234 for the American Heart Association during the SIM Super Bowl fundraiser. Members voted for their favorite teams.
- Staff served 1,340 meals in the month of February.
- Athletics leagues began the end of February which included kickball, softball, and basketball. Staff is also working on an RFP for a youth sports provider for Flag Football which should be posted next month.
- The Easter Egg Scramble will be March 27 with limited activities. Residents should check the website for times.
- The Underwater Easter Egg Hunt will be on Saturday, April 3. Preregistration is required.
- The Father/Daughter Prom has been reformatted to a sock hop.
- The Independence Fest website is up and live. It will be a 2-day event this year. The Children's Parade will be on Saturday, July 3. The Festival will be on July 4.

Sponsorships are welcome and staff is grateful for the sponsors that have already signed up.

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

- Staff will provide comments on the 30% plans for Peters' Colony Park Master Plan.
- Heritage Park Improvements are underway.
- Canyon Falls Park project is under construction.
- The Hound Mound parking lot is graded and ready for steel in the next couple of weeks. The bathroom will be completed in a few weeks.
- Chinn Chapel Soccer Complex demolishing should begin next week.
- Pecan Orchard Park playground improvements have begun.

E. CONSENT AGENDA

1. Consider approval of minutes from a regular meeting of the Parks Board held on February 4, 2021.

Board Deliberation

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

VOTE ON THE MOTION

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

F. REGULAR ITEMS

2. Public Hearing to discuss options and cost estimates for the possible addition of a parking area at Stone Creek Park.

The following individuals spoke or sent an email of opposition regarding a parking lot at Stone Creek Park, or had questions/comments related to the item: *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.*

Barbara Hofstad – 1505 River Birch Dr
Simini Blocker – 2905 Redcliff Ln
Ali Chong – 2812 Bur Oak Dr
Alan Hofstad – 1505 River Birch Dr
Deborah Woollums – 1500 River Birch Dr
Jing Yang – 2508 Brighton Dr
Karen Brown – 1105 Princewood Dr
William Dalrymple – 2805 Torreya Ct
Winston Snider – 2817 Torreya Ct
Ken Nicholas – 1109 Princewood Dr
Sawyer Cross – 2811 Bur Oak Dr

Hanna Cross – 2811 Bur Oak Dr
Hillery Cross – 2811 Bur Oak Dr
Jordan Jackson – 1201 Crepe Myrtle Dr
David & Lorena Franco – 2821 Torreya Ct
Jamie Chong – 2812 Bur Oak Dr
Jimmy & Cindy Maxwell – 2901 Torreya Ct
Richie Brown – 1105 Princewood Dr
Rick Laney – 2812 Torreya Ct
Michael Blocker – 2905 Redcliff Ln
Cassie Chatary – 1528 River Birch Dr
Ray Chatary – 1528 River Birch Dr
John Pittman – 2720 Bur Oak Dr
Rachel Shuster – 1521 River Birch Dr
Earl Griffin – 2901 Redcliff Ln
Lex Holloway – 1613 Fuqua Dr
Ivan & Tatiana Kovalev – 2816 Torreya Ct
Erica Holloway – 1613 Fuqua Dr
Amy Broach – 1105 Princewood Dr
Rachel Yarborough – 2733 Silver Maple Ct

The following individuals spoke or sent an email of support regarding a parking lot at Stone Creek Park, or had questions/comments related to the item: *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.*

Carol Robey-Miner – 1513 Fuqua Dr
Shelby Miller – 1544 Yaggi Dr

Board Deliberation
The Board provided direction to staff to not move forward with plans for a parking lot at Stone Creek Park and to continue to educate the community on the overflow parking options and to notify youth sports associations on how and where to park when using the practice soccer field.

G. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for April 1, 2021.
- Furst Ranch work session item in April.
- CIP work session in April.
- Town Lake park parcel naming recommendation in April.

H. ADJOURNMENT

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

Chair Thomason adjourned the Regular Meeting at.8:24pm.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason, Chair

ATTEST:

Jade Olson, Administrative Assistant

Parks Board
AGENDA ITEM NO. 4

DATE: April 1, 2021

FROM: Chuck Jennings, Director of Parks and Recreation

ITEM: **Consider recommending approval for Town Council consideration the naming of the park property located on the 13.11 acre tract located within the Townlake Phase IV residential development.**

Background Information: The naming or renaming of Town parks is the responsibility of the Parks Board. The process for determination of a name for recommendation to the Town Council is specified in Town Ordinance Sec. 54-1. The 13.11-acre tract was dedicated to the Town in November of 2020. Per the Town's code of ordinances, names for new parks shall typically be established within 90 days from the date of land acquisition or at the earliest possible time.

At the February 4, 2021, regular meeting, the Chair of the Parks Board appointed a committee that was tasked with recommending a name for the new park. The Naming Committee consisted of board members Mark Mayer, Al Pichon, and Jennifer Romaszewski. The committee met via Zoom on March 11 & 24, 2021. The Naming Committee looked at a variety of different options that took the following into consideration: streets, geographical locations, ecological features, historical figures, events, and concepts.

Utilizing the information provided by staff, the Denton County Historical Commission, and lots of brainstorming with some help from the public, the Committee recommends that the Board consider Trotter Park as the name for the park. The Committee considered names from multiple categories, focusing on the area, the local flora and fauna, the long history of equestrian activities in that area, and the fact that this park will be in the western/central area of Flower Mound. The members considered patriotic terms, names of Flower Mound citizens that lived in the area, different birds and animals that thrive in the area, but kept coming back to the horse/equestrian theme.

Trotter Lane is a street that is adjacent to the park and will serve as the future entry road to the new park. Trotter Lane extends across FM1171 into the Saddle Oaks subdivision which currently has existing equestrian trails. The word trotter is defined as a horse bred or trained for the sport of harness racing. Trotter elicits thoughts of the equestrian activities in the area, identifies the area and location as Trotter Lane is a cross street that will make finding the future park easy, and will provide unique theming opportunities for the future design of the park. The name Trotter Park provides a simple, yet thought-provoking name that will be memorable and celebrates the surrounding area.

If approved, the Parks Board's naming recommendation will be sent to the Town Council for consideration at their May 17, 2021, regular meeting.

Fiscal Impact: N/A

Legal Issues: N/A

Parks Board
AGENDA ITEM NO. 4

Attachment:
1. Site map of the development

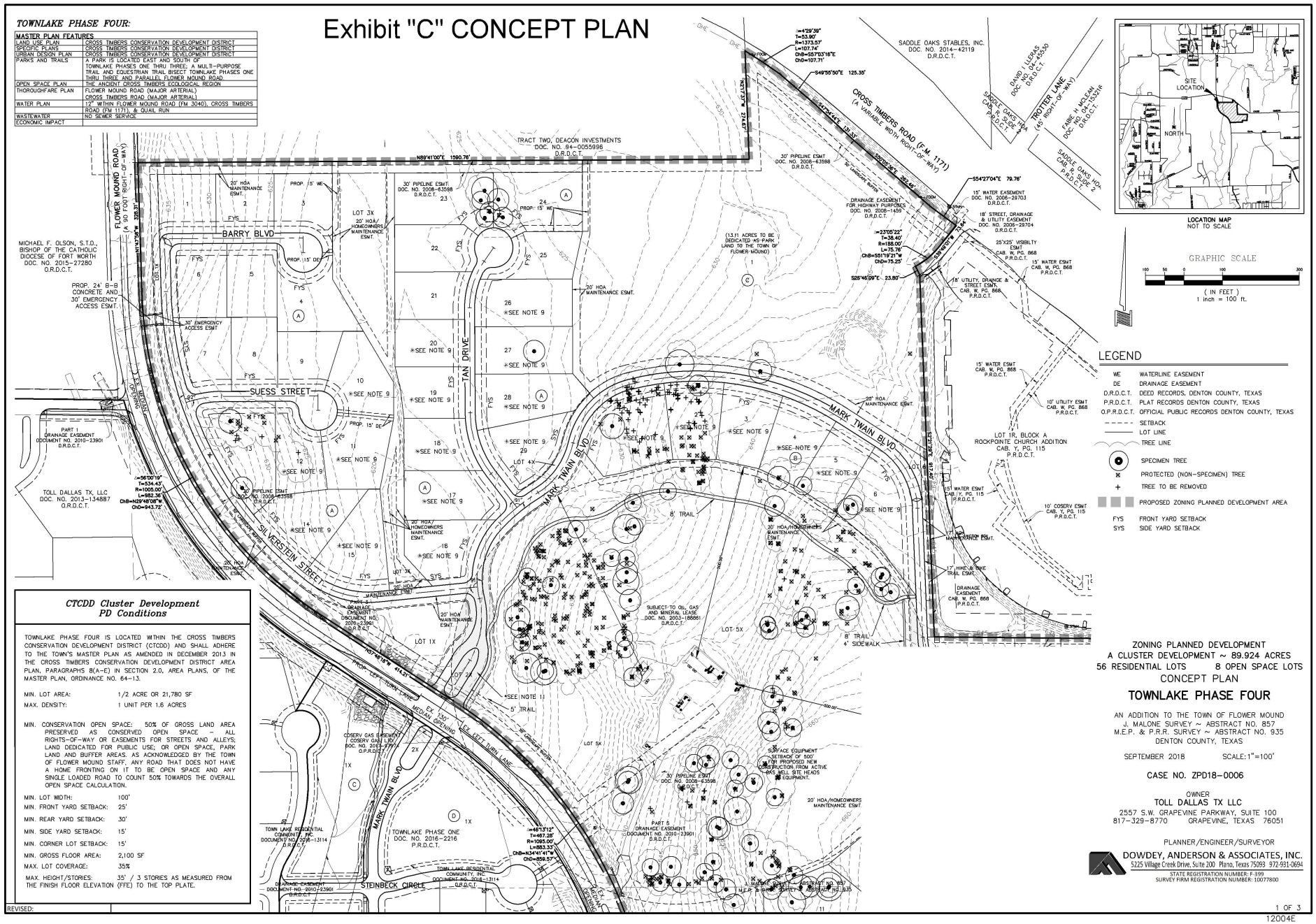
Draft Motion: Move to approve for Town Council consideration the naming of the park property located on the 13.11 acre tract located within the Townlake Phase IV residential development as Trotter Park.

Attachment 1

Exhibit "C" CONCEPT PLAN

TOWNLAKE PHASE FOUR:

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



LEGEND

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

CTCDD Cluster Development PD Conditions

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

MIN. LOT AREA:	1/2 ACRE OR 21,780 SF
MAX. DENSITY:	1 UNIT PER 1.6 ACRES
MIN. CONSERVATION OPEN SPACE:	50% OF GROSS LAND AREA PRESERVED AS CONSERVED OPEN SPACE – ALL RIGHTS-OF-WAY OR EASEMENTS FOR STREETS AND ALLEYS; LAND DEDICATED FOR PUBLIC USE; OR OPEN SPACE, PARK LAND AND BUFFER AREAS. AS ACKNOWLEDGED BY THE TOWN OF FLOWER MOUND STAFF, ANY ROAD THAT DOES NOT HAVE A HOME FRONTING ON IT TO BE OPEN SPACE AND ANY SINGLE LOADED ROAD TO COUNT 50% TOWARDS THE OVERALL OPEN SPACE CALCULATION.
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	15'
MIN. CORNER LOT SETBACK:	15'
MIN. GROSS FLOOR AREA:	2,100 SF
MAX. LOT COVERAGE:	35%
MAX. HEIGHT/STORIES:	35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

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

TOWNLAKE PHASE FOUR

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

SEPTEMBER 2018 SCALE: 1"=100'

CASE NO. ZPD18-0006

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

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

REVISED:

12004E

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