



AGENDA
FLOWER MOUND PARKS BOARD
REGULAR MEETING
OCTOBER 7, 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

Comments regarding any item on this agenda can be sent to the Parks Board by
Emailing: Parks@flower-mound.com or Calling: 972.874.6000

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. ANNUAL ELECTION OF A CHAIR AND VICE-CHAIR FOR THE PARKS BOARD**
- E. PRESENTATIONS**
 - Tennis Center Feasibility Study – Pro Consulting, INC, will present key findings related to market analysis, court inventory/assessment and community needs as well as the next steps.
- F. 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.

G. DIRECTOR'S REPORT

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

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.

1. Consider approval of the minutes from a regular meeting of the Parks Board held on September 2, 2021.

I. RECESS REGULAR MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEMS

2. Discussion and feedback on Park related items for Whyburn Addition residential development generally located east of Long Prairie Rd. and south of Dixon Rd.

L. ADJOURN WORK SESSION

M. RECONVENE REGULAR MEETING

N. REGULAR ITEMS

3. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Dixon Park residential development generally located north of Waketon Rd. and east of Long Prairie Rd.
4. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Townlake Phase 5 & 6 residential development generally located south of Cross Timbers Rd. and east of Scenic Dr.
5. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Caldwell Court residential development generally located east of Morris Rd. and north of Cortadera St.

O. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for November 4, 2021.

P. 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: October 1, 2021 at 3:00 P.M. at least 72 hours prior to the scheduled time of said meeting.



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: October 7, 2021

FROM: Jade Olson, Administrative Assistant

ITEM: Consider approval of the minutes from a regular meeting of the Parks Board held on September 2, 2021

BACKGROUND INFORMATION: The Parks Board held a regular meeting September 2, 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 September 2, 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 2nd DAY OF SEPTEMBER 2021, 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
Preston Peterson	Place 8 – Alternate
Holly Royer	Place 10 – Alternate

The following Board members were not in attendance:

Scott Langley	Place 9 – Alternate
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The following members of Town Staff were in attendance:

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

- A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.**
- B. INVOCATION – Mark Mayer**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PUBLIC COMMENTS**

Angie Cox, 3209 Seaton Ct. – requested the Board promote the idea of having plaques at the parks with the history of the park and why it is named as it is. Some the parks in Flower Mound are named after former residents and she would like information about the person so current residents can learn about them.

E. PRESENTATIONS

Matt Chutchian, Athletic Supervisor, introduced Jeff Nelson and Tracy Black to represent the Flower Mound Youth Sports Association (FMYSA). The Board was updated with FMYSA's operations in regard to youth baseball and youth softball.

Marilyn Lawson of Keep Flower Mound Beautiful provided the Board with an update on beautification projects completed in 2021.

Jaime Jaco-Cooper, Senior Programs Supervisor, updated the Board with activities the Senior Center is doing since it has reopened to the members. Staff is still providing lunches on Tuesdays and Thursdays.

F. DIRECTOR'S REPORT

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

- Kudos to Jaime and her team for the work they did while the Senior Center was closed.
- The Boards and Commissions Banquet was canceled but there are still plans to have orientation in October.
- The Council and Mayor want to invite the Chair and Vice Chair to attend the Council meeting December 20th to give an update to Town Council.
- There are still open positions with the Parks Department.
- Parks staff has been getting ready for the fall sports season. He also thanked staff working in the heat doing various projects such as trimming trees and working on irrigation.
- An update on the Trails Master Plan was given to the Board.
- The Tennis Center Feasibility study is still underway. Work with Pros Consulting is continuing. There is a survey on the Town's website.

Mark Long, Assistant Director of Parks and Recreation had the following announcements:

- Back to School Splashtacular scheduled for the Outdoor Waterpark will be held this Monday, September 6th.
- The Doggie Dive will be on Saturday, September 18th.
- Early promotion of Dorothy's Dash has resulted in almost 150 individuals already registering for the event. The event will take place on Saturday, November 13th at Bakersfield/Heritage Park.
- Neighborhood Sports games will begin September 18th at Gerault Park.
- Kristen Hinton started as the new Aquatics Supervisor on Monday, August 23rd.
- Staff is currently interviewing all qualified candidates for the Community and Cultural Events Manager position.

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

- Rheudasil Park is under construction. The expected completion date is Spring 2022.
- The Hound Mound parking lot and restrooms project is still in progress. The restrooms have been installed.
- Canyon Falls Park is still under construction. The expected completion date is Spring 2022.
- Heritage Park improvements are in progress. There is a new concrete sub and a onsite meeting with the contractors will be next week.

- Peters Colony Memorial Park Master Plan is in design. The 95% plans will be submitted to staff for review on September 10th. Plans are anticipated to be 100% complete by the end of August.

G. CONSENT AGENDA

1. **Consider approval of the minutes from a regular meeting of the Parks Board held on August 5, 2021.**

Board Deliberation

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

VOTE ON THE MOTION

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

H. REGULAR ITEMS

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

Humane Tomorrow canceled their event due to the pandemic. This item was not brought to the Parks Board.

3. **Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Estuary Pointe residential development generally located south of Meadowlark Rd and east of Deer Path.**

Staff Presentation

John Habern – Parks, Trails & Landscape Manager

Board Deliberation

Board Member Mayer moved to recommend approval to Planning and Zoning Commission and Town Council cash, in the amount of \$70,560.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$28,864.00 for the Estuary Pointe residential development generally located south of Meadowlark Rd and east of Deer Path. Board Member Pichon seconded the motion.

VOTE ON THE MOTION

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

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4. **Consider recommending approval for Town Council consideration the sale and consumption of alcoholic beverages (beer and wine) at Bakersfield Park during the 2022 Independence Fest.**

Staff Presentation

Mark Long – Assistant Director of Parks and Recreation

Board Deliberation

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

VOTE ON THE MOTION

AYES: Olson, Pichon, Kenyon, Seay, Mayer, Romaszewski

NAYS: None

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for October 7, 2021.

J. ADJOURNMENT

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

Chair Thomason adjourned the Regular Meeting at 7:43pm.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason, Chair

ATTEST:

Jade Olson, Administrative Assistant



Parks Board AGENDA ITEM NO. 2

DATE: October 7, 2021

FROM: John Habern, Parks, Trails and Landscape Manager

WORK SESSION ITEM: **Discussion and feedback on Park related items for Whyburn Addition residential development generally located east of Long Prairie Rd. and south of Dixon Rd.**

Background Information: The proposed development has two application in with the Town: a Zoning Planned Development (ZPD21-0015) and a Master Plan Amendment (MPA21-0008) in order to develop 5 tracts within the property. Tract 1 is anticipated to allow for up to 113 single-family residential lots. A portion of Tract 1 is anticipated to be dedicated as a Town park to meet the park land dedication requirements for single-family residential development.

Tracts 2, 3, 4, and 5 are anticipated to be Office and Retail uses. These land uses are consistent with the Town of Flower Mound Master Plan. These 4 Tracts shall require further review and submittal to the Town of Flower Mound as Retail and Office users are identified and site plans are developed for these areas.

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **113** dwelling unit lots = **3.7968 acres of Park Land Dedication required**

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

- **Fair Market Value still being negotiated.**
- \$xxx,xx.xx per acre X 3.7968 acres = **\$xxx,xxx.xx 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 **113** dwelling unit lots = **\$156,844.00 in Park Development Fees**

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

Link to the Flower Mound Code of Ordinances:

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



Parks Board AGENDA ITEM NO. 2

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

1. Whyburn Addition Conceptual Plan

Recommendation: This item is for discussion purposes only.





Parks Board AGENDA ITEM NO. 3

DATE: October 7, 2021

FROM: John Habern, Parks, Trails and Landscape Manager

ITEM: Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Dixon Park residential development generally located north of Waketon Rd. and east of Long Prairie Rd.

Background Information: The proposed development has two applications in with the Town: a Zoning application (Z21-0003) and a Development Plan (DP21-0004) in order to develop a single-family residential development. The maximum residential density within the proposed development is 51 single-family dwelling units to be development under SF-15 zoning District standards (minimum lot size of 15,000 sq. ft.)

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

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **51** dwelling unit lots = **1.7136 acres** of Park Land Dedication required

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

- **\$180,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$180,000.00** per acre X 1.7136 acres = **\$308,448.00** payment of cash in lieu of land to satisfy Park Land Dedication

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X **51** dwelling unit lots = **\$70,788.00** in Park Development Fees

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

Link to the Flower Mound Code of Ordinances:

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



Parks Board AGENDA ITEM NO. 3

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

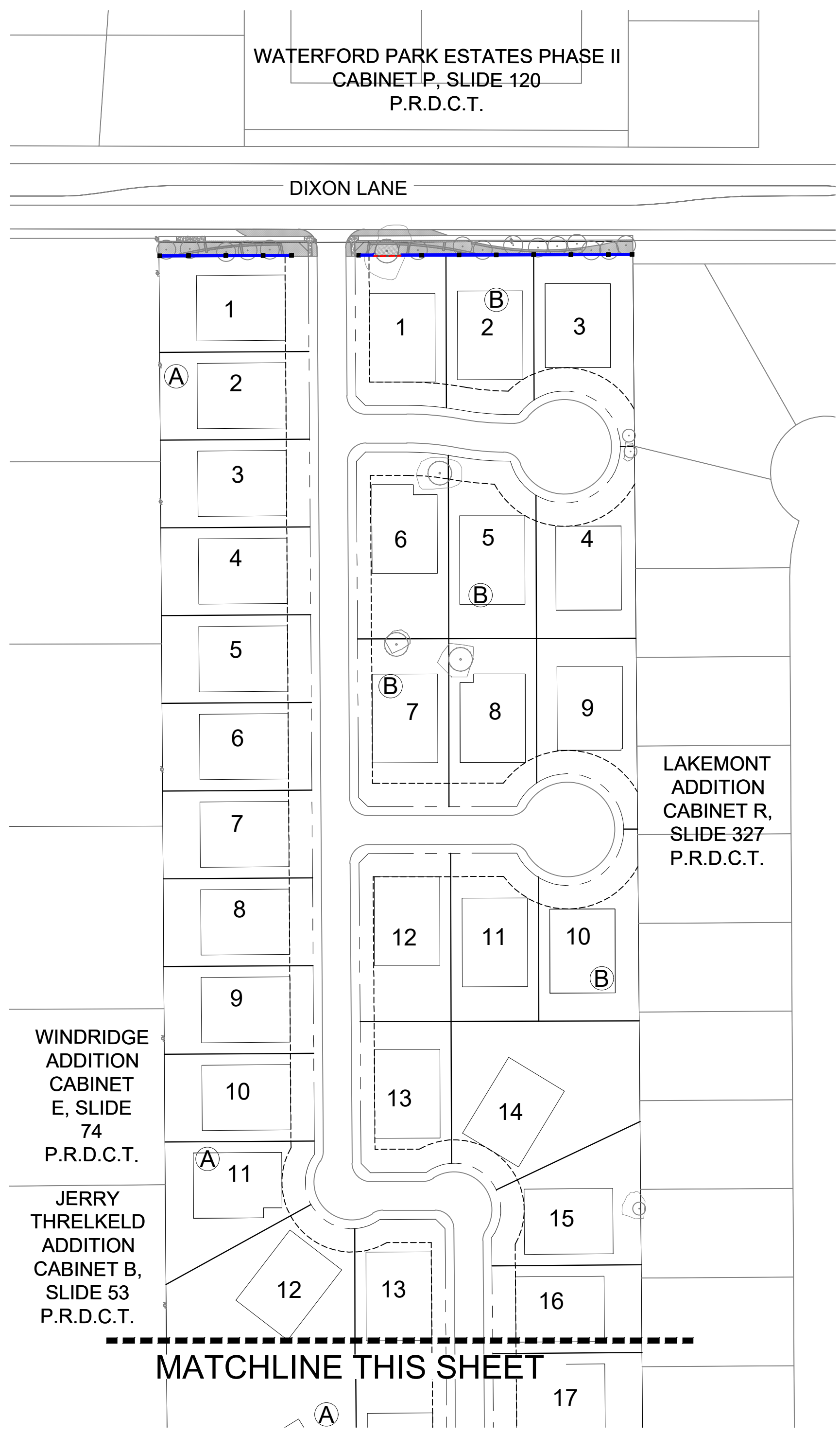
1. Dixon Park Conceptual Plan

Draft Motion:

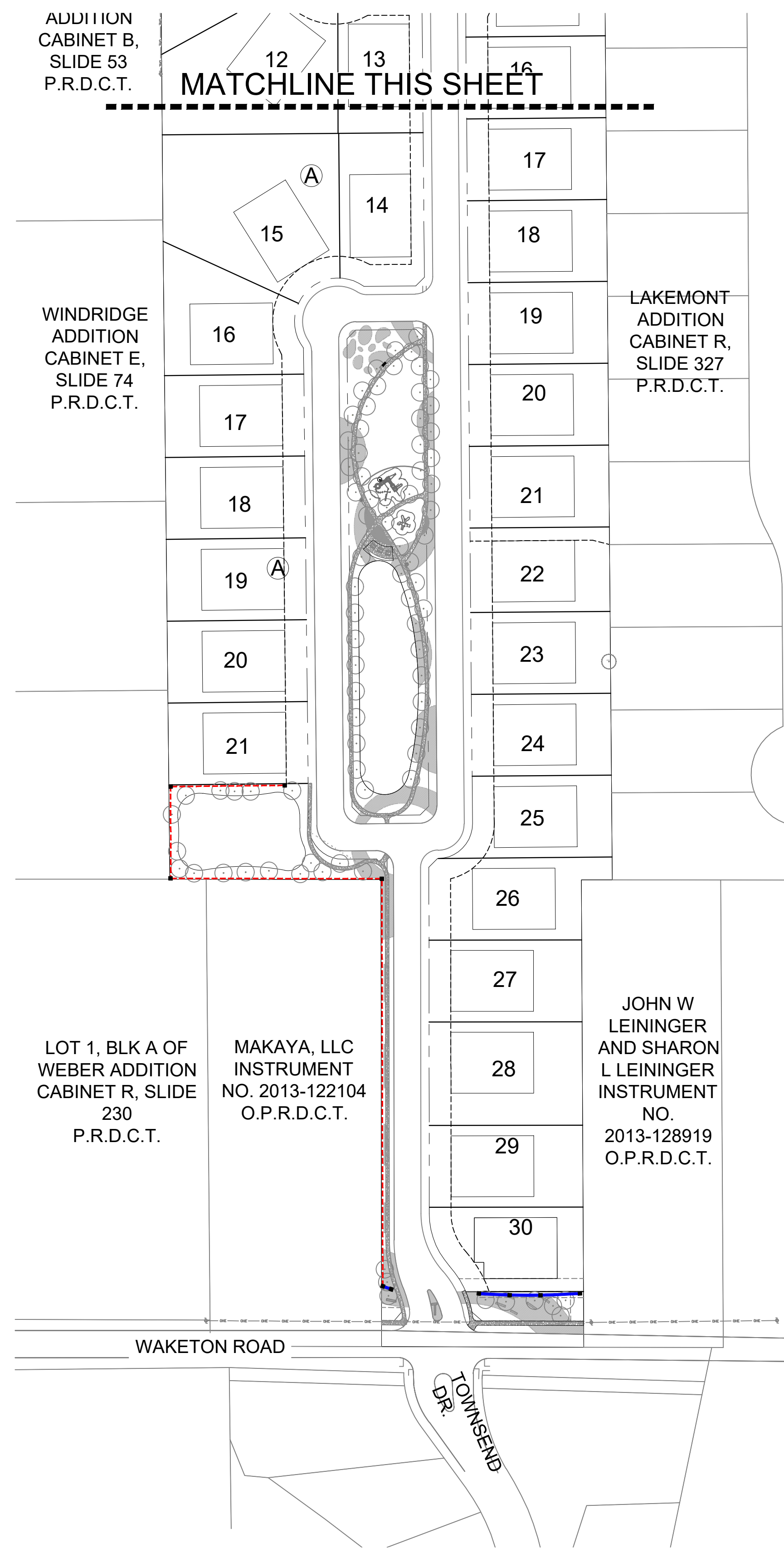
Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **1.7136 acres of land** and Park Development Fees in the amount of **\$70,788.00** for the Dixon Park residential development generally located north of Waketon Rd. and east of Long Prairie Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$308,448.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$70,788.00** for the Dixon Park residential development generally located north of Waketon Rd. and east of Long Prairie Rd.



B OVERALL SCREENING PLAN
SCALE: 1" = 100'-0"



A OVERALL SCREENING PLAN
SCALE: 1" = 100'-0"

LEGEND

- 6" HEIGHT ORNAMENTAL METAL VIEW FENCE
- 6" HEIGHT MASONRY WALL



landscape architecture
PO Box 38415
Dallas, Texas 75238
972.855.8705



client:
Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
Grapevine, TX 76051

DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
CONCEPTUAL LANDSCAPE / SCREENING PLAN

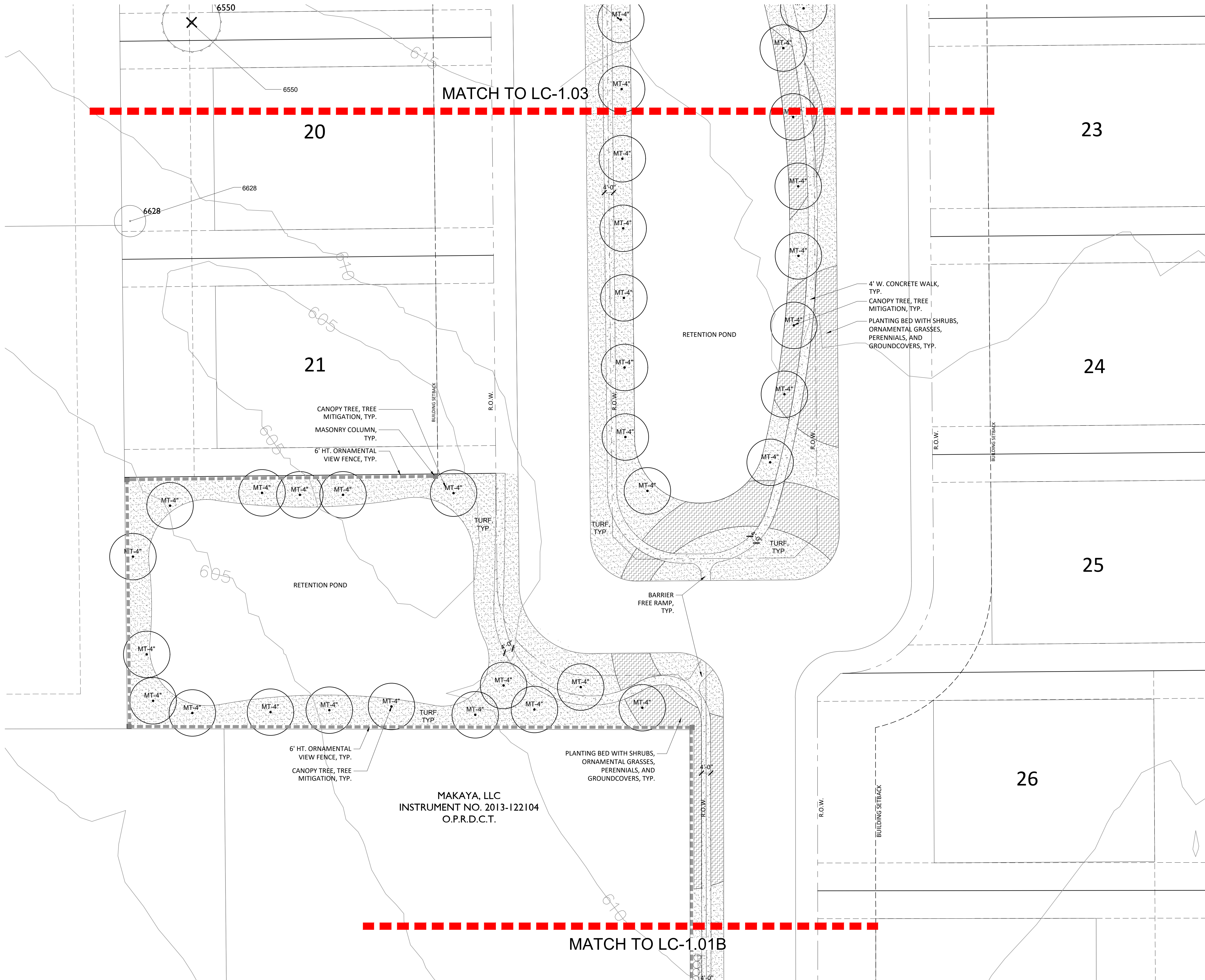
issue

05.10.2021	City Submittal
07.12.2021	City Submittal
09.27.2021	City Submittal

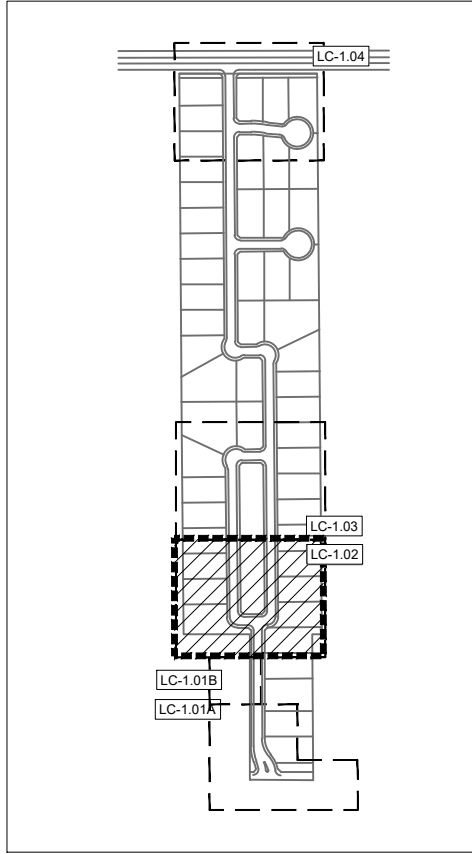
revisions

title
Overall
Screening Plan

project number 210002
date 09/27/2021
sheet



KEYMAP



landscape architecture

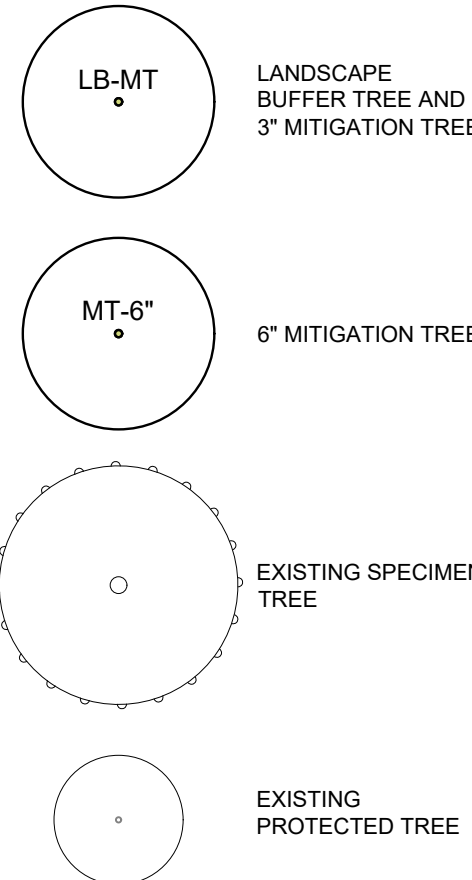
PO Box 38415
Dallas, Texas 75238
972.855.8705



client
Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
Grapevine, TX 76051

DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
CONCEPTUAL LANDSCAPE / SCREENING PLAN

LEGEND



issue
05.10.2021 City Submittal
07.12.2021 City Submittal
09.27.2021 City Submittal

revisions
1
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title
Conceptual
Landscape and
Screening

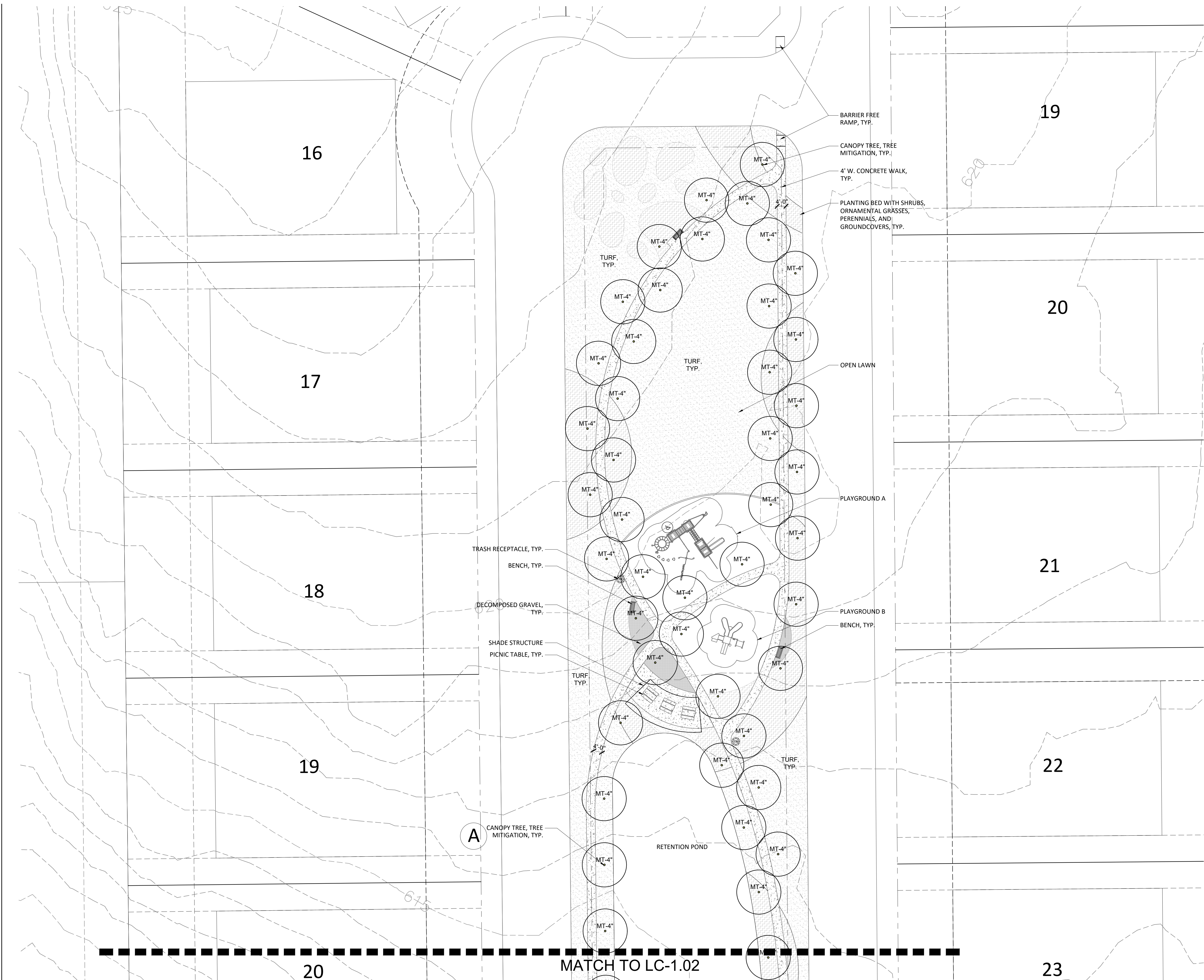
project number 210002

date 09/27/2021

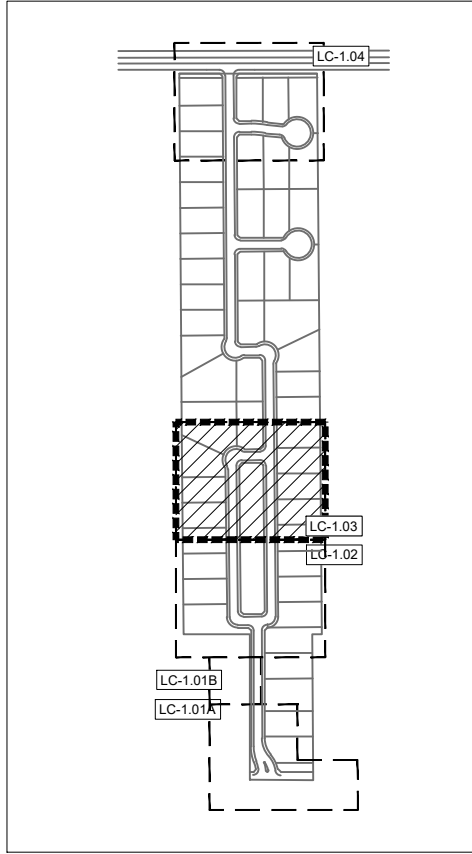
sheet

LC-1.02





KEYMAP



landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705



client
Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
Grapevine, TX 76051

DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
CONCEPTUAL LANDSCAPE / SCREENING PLAN

LEGEND

- LB-MT
LANDSCAPE BUFFER TREE AND 3" MITIGATION TREE
- MT-6"
6" MITIGATION TREE
- EXISTING SPECIMEN TREE
- EXISTING PROTECTED TREE

issue

05.10.2021 City Submittal
07.12.2021 City Submittal
09.27.2021 City Submittal

revisions

title

Conceptual
Landscape and
Screening

project number 210002

date 09/27/2021

sheet

LC-1.03





Parks Board AGENDA ITEM NO. 4

DATE: October 7, 2021

FROM: John Habern, Parks, Trails and Landscape Manager

ITEM: Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Townlake Phase 5 & 6 residential development generally located south of Cross Timbers Rd. and east of Scenic Dr.

Background Information: The proposed development has two application in with the Town: a Zoning planned development (ZPD21-0011) and a Development Plan (DP21-0005) in order to develop a single-family residential development. The maximum residential density within the proposed development is 67 single-family dwelling units to be developed under the cluster development standards (Minimum lot size of ½ acres).

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

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X 67 dwelling unit lots = **2.2512 acres of Park Land Dedication required**

Conservation and Cluster Development Incentives are as follows:

- 50% reduction in Park Land Dedication. **2.2512 acres** of Park Land Dedication X 50% = **1.1256 acres of Park Land Dedication**

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

- **\$75,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$75,000.00** per acre X 1.1256 acres = **\$84,420.00 payment of cash in lieu of land to satisfy Park Land Dedication**

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X 67 dwelling unit lots = **\$92,996.00 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. 4

Link to the Flower Mound Code of Ordinances:

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

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

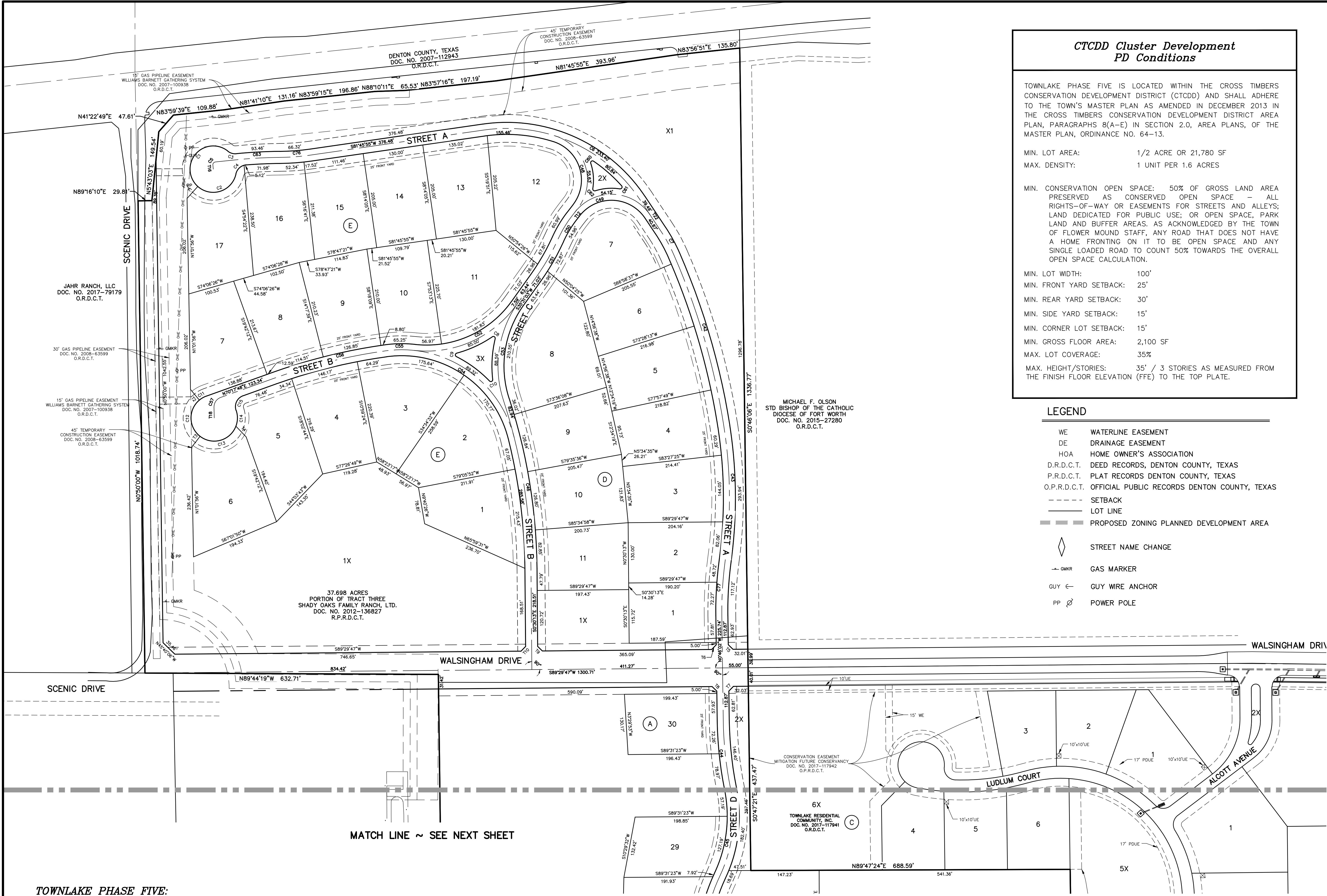
1. Townlake Phase 5 & 6 Development Plan

Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **1.1256 acres of land** and Park Development Fees in the amount of **\$92,996.00** for the Townlake Phase 5 & 6 residential development generally located south of Cross Timbers Rd. and east of Scenic Dr.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$84,420.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$92,996.00** for the Townlake Phase 5 & 6 residential development generally located south of Cross Timbers Rd. and east of Scenic Dr.



CTCDD Cluster Development PD Conditions

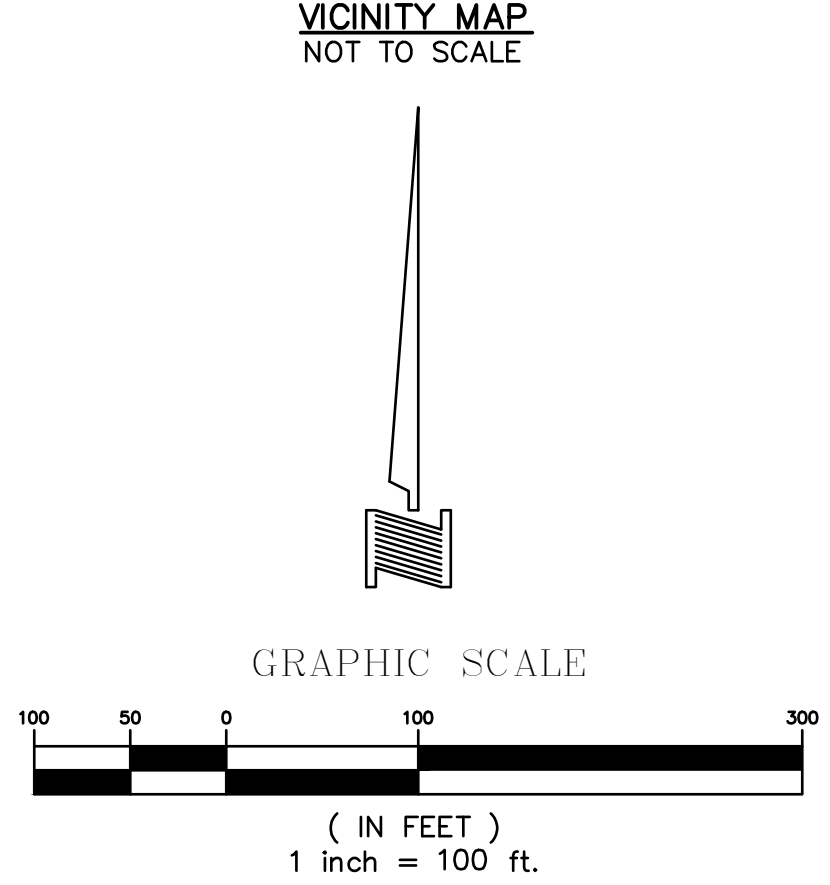
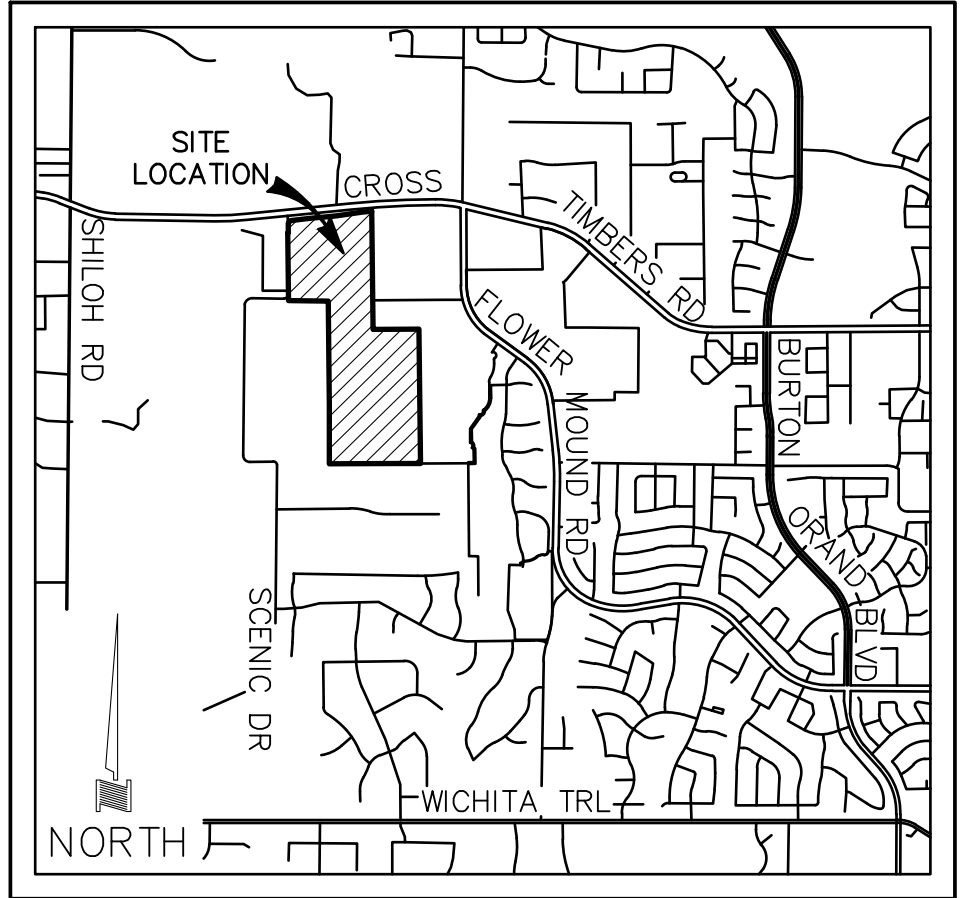
TOWNLAKE PHASE FIVE IS LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN DECEMBER 2013 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E) IN SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, 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.

- LEGEND**
- WE WATERLINE EASEMENT
 - DE DRAINAGE EASEMENT
 - HOA HOME OWNER'S ASSOCIATION
 - 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
 - PROPOSED ZONING PLANNED DEVELOPMENT AREA
 - ◇ STREET NAME CHANGE
 - GMKR GAS MARKER
 - GUY GUY WIRE ANCHOR
 - PP POWER POLE



TOWNLAKE PHASE FIVE:

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 RD & CROSS TIMBERS RD (MAJOR ARTERIAL) SCENIC DR & WALSHINGHAM DR (RURAL COLLECTOR)
WATER PLAN	12" WITHIN CROSS TIMBERS ROAD (FM 1171), SCENIC DRIVE, & WALSHINGHAM DRIVE, 8" WITHIN STOWE DRIVE
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	

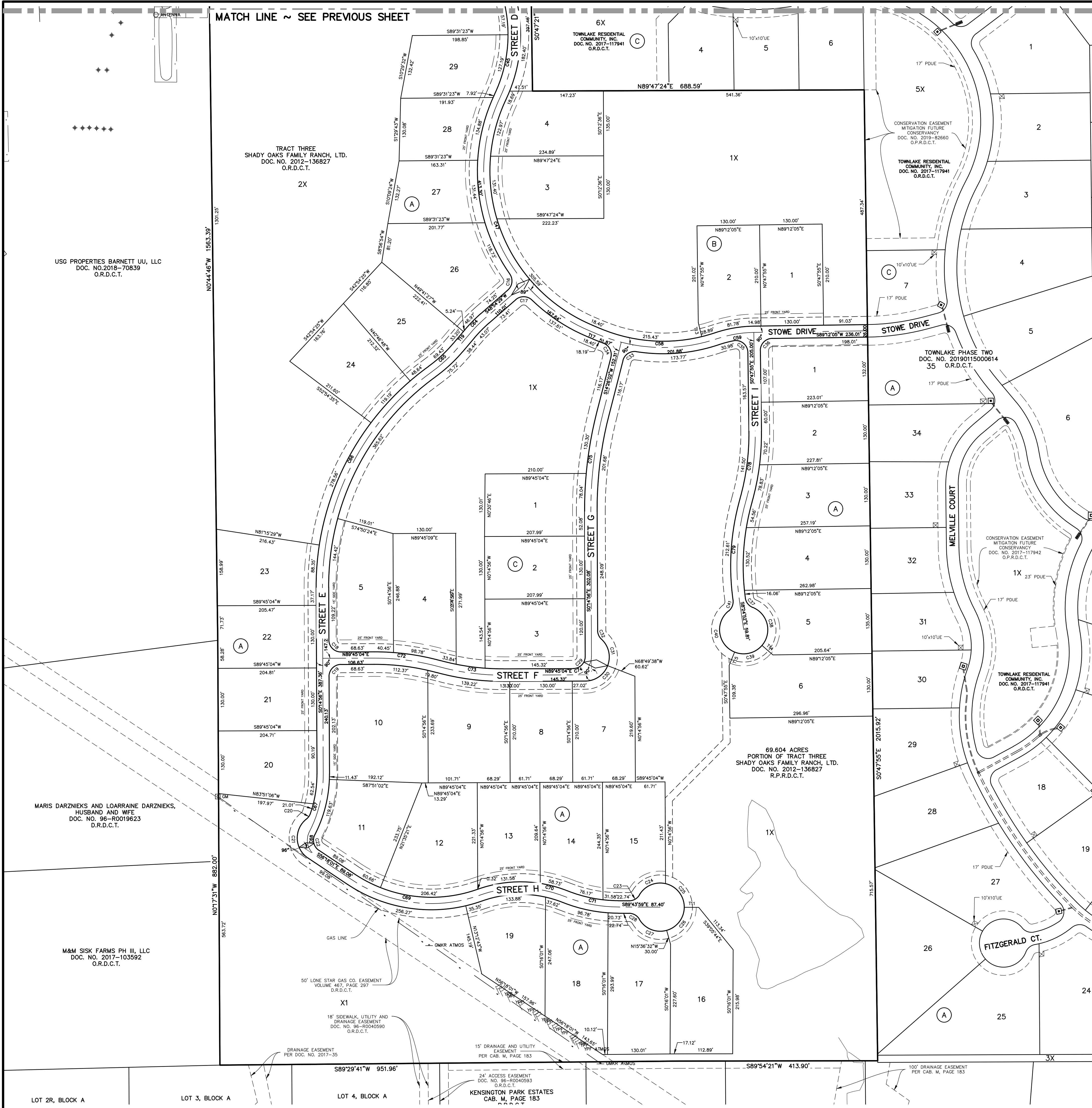
ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

DEVELOPMENT PLAN
CASE NUMBER DP21-00XX
TOWNLAKE PHASE FIVE
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JULY 2021 SCALE: 1"=100'

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

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

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



CTCDD Cluster Development PD Conditions

TOWNLAKE PHASE FIVE 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.

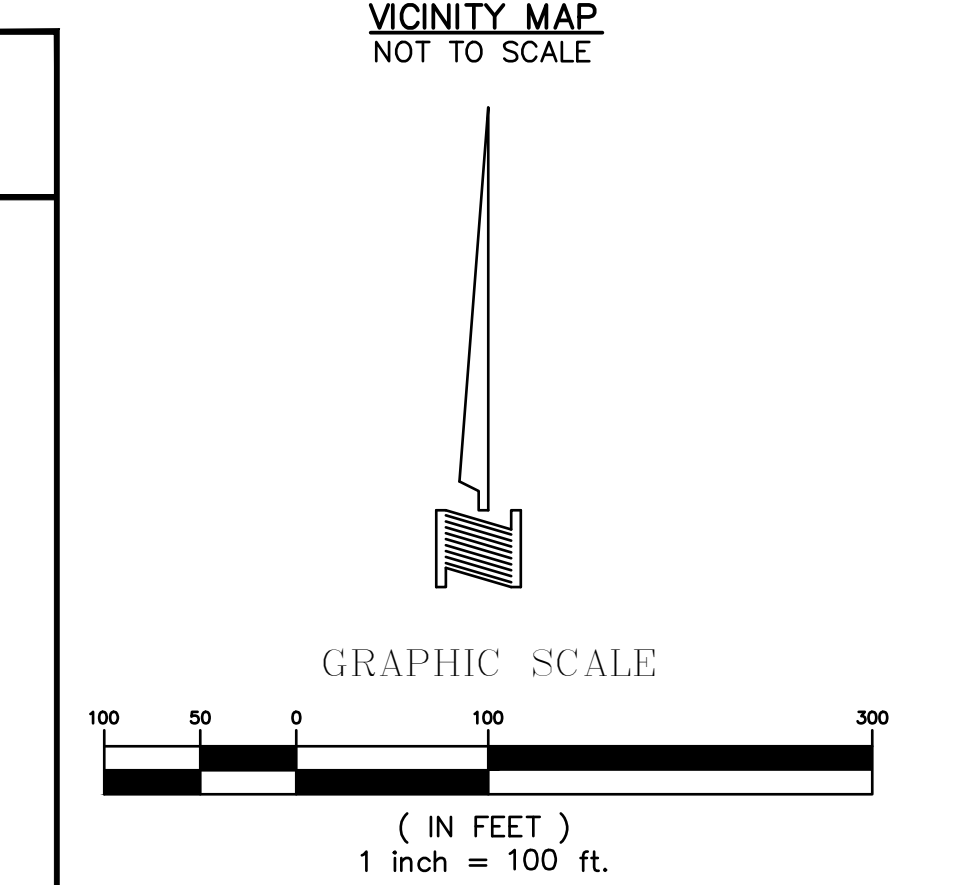
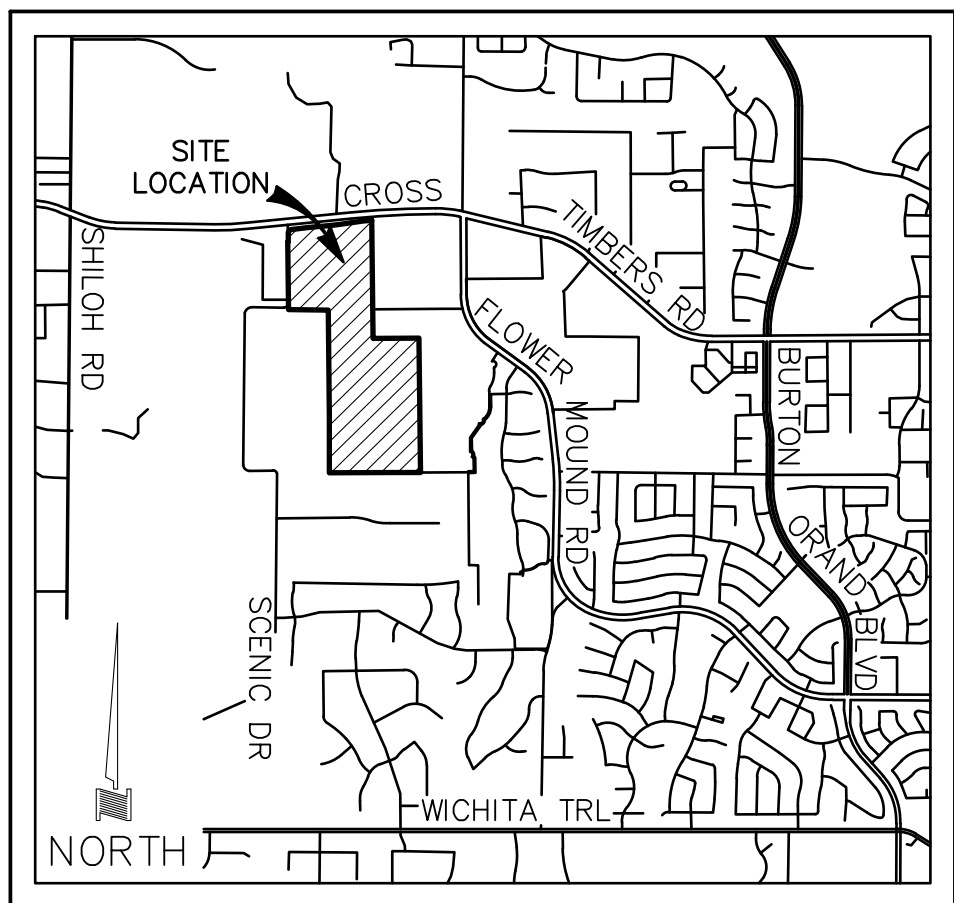
MIN. LOT AREA: 1/2 ACRE OR 21,780 SF
MAX. DENSITY: 1 UNIT PER 1.6 ACRES

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.

LEGEND

WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
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
---	PROPOSED ZONING PLANNED DEVELOPMENT AREA
◇	STREET NAME CHANGE
○	GAS MARKER
GUY	GUY WIRE ANCHOR
PP	POWER POLE



ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

DEVELOPMENT PLAN
CASE NUMBER DP21-00XX
TOWNLAKE PHASE FIVE
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JULY 2021 SCALE: 1"=100'

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

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

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

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND SITUATED IN THE JOSEPH CLARK SURVEY, ABSTRACT NO. 231 AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 935, IN DENTON COUNTY, TEXAS, AND BEING PART OF ALL OF THAT TRACT THREE CONVEYED IN DEED TO SHADY OAKS FAMILY RANCH, LTD, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2012-136827, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MONUMENT FOUND STAMPED '3257'; FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE RECORD PLAT OF ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-444, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; ALSO BEING ON THE NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1171, PER DEEDS TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENTS OF RECORD FILED IN DOCUMENT NUMBER 2007-112943 AND 2007- 106352, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 1,366.77 FEET TO A 1/2 INCH IRON ROD WITH CAP, STAMPED 'G&A' FOUND FOR THE COMMON WEST CORNER OF SAID LOT 1, BLOCK A OF THE ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION AND THE AMENDED RECORD PLAT OF TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-308, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 00 DEGREES 47 MINUTES 21 SECONDS EAST, 437.47 TO A METAL FENCE POST;

NORTH 89 DEGREES 47 MINUTES 24 SECONDS EAST, 688.59 TO A 1/2 INCH IRON ROD FOUND;

SOUTH 00 DEGREES 47 MINUTES 55 SECONDS EAST, 2,015.92 TO A 1/2 INCH IRON ROD WITH CAP, STAMPED 'G&A' FOUND ON THE NORTH LINE OF THE RECORD PLAT OF KENSINGTON PARK ESTATES, ACCORDING TO THE DOCUMENT OF RECORD FILED IN CABINET M, PAGE 183, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, A DISTANCE OF 413.90 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, AND WITH THE NORTH LINE OF THE REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017-35, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 191.84 FEET A 1/2 INCH REBAR WITH CAP, DEFACED FOUND FOR THE NORTH COMMON CORNER OF LOTS 1 AND 2 OF SAID KENSINGTON PARK ESTATES, AND PASSING AT A DISTANCE OF 802.71 FEET A 5/8 INCH REBAR WITH CAP, STAMPED 'KHA' FOUND FOR THE NORTH COMMON CORNER OF LOTS 3 AND 4, BLOCK A OF SAID REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 951.96 FEET TO A CONCRETE HOLE OF A FENCE POST REMAIN FOR THE SOUTHEAST OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017-103592, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, FROM WHICH A 1/2 INCH REBAR BEARS NORTH, A DISTANCE OF 0.58 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID M&M SISK FARMS PH III TRACT, AND WITH THE EAST LINE OF A TRACT OF LAND CONVEYED IN DEED TO MARIS DARZNIKS AND LORRAINE DARZNIKS, HUSBAND AND WIFE, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 96-R0019623, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 882.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MARIS DARZNIKS AND LORRAINE DARZNIKS TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018-70839, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 44 MINUTES 46 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, A DISTANCE OF 1,563.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT AND AN ELL CORNER OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH;

THENCE NORTH 89 DEGREES 44 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, PASSING AT DISTANCE OF 571.98 FEET A 5/8 INCH IRON ROD WITH CAP STAMPED 'SEMPCO SURVEYING INC' FOUND FOR THE NORTHWEST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT , ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018-25710, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 632.71 FEET TO A 1/2 INCH IRON ROAD FOUND;

THENCE NORTH 00 DEGREES 50 MINUTES 00 SECONDS WEST, ACROSS THE EXISTING SCENIC DRIVE, A DISTANCE OF 1,018.74 FEET TO A PK NAIL WITH WASHER FOUND ON THE ROAD FOR THE NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1171 PER SAID DEED TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2007-112943, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE IN AN EASTERLY NORTHEASTERLY DIRECTION ALONG THE SAID NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1171 (A VARIABLE WIDTH RIGHT-OF-WAY), THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 29.81 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 05 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 149.54 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 41 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 47.61 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 83 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 109.88 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 81 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 131.16 FEET TO A 5/8 INCH IRON ROAD FOUND;

NORTH 83 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 196.86 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 88 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 65.53 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 83 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 197.19 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 393.96 FEET TO A 1/2 IRON ROD WITH CAP STAMPED 'AG PROP COR'SET';

NORTH 83 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 135.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,672,339.6 SQUARE FEET OR 107.262 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JESUS J. LAJARA, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of the Town of Flower Mound, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JESUS J. LAJARA
Registered Professional Land Surveyor
No. 6378

STATE OF TEXAS §
COUNTY OF COLLIN §

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2021.

Notary Public in and for the State of Texas

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	N41°53'00"E	34.73'
T2	N39°42'52"W	30.00'
T3	N37°39'00"E	30.00'
T4	S43°35'07"E	31.94'
T5	N45°38'07"W	14.17'
T6	S44°21'53"W	14.11'
T7	N44°21'53"E	14.11'
T8	S45°38'07"E	14.17'
T9	N45°30'13"W	14.14'
T10	S44°29'47"W	14.14'
T11	S89°43'59"E	30.00'
T13	N13°42'07"W	30.00'
T14	S49°20'00"E	30.00'
T15	S22°17'11"W	30.00'
T16	S6°00'21"E	9.00'
T17	N67°04'31"W	18.40'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T12	S37°39'17"W	20.91'
T18	N01°01'56"W	23.43'
T19	S40°18'33"W	38.44'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	177°09'38"	50.00'	2017.52'	154.60'	S40°27'49"W 99.97'
C2	119°48'06"	50.00'	86.26'	104.55'	N71°58'57"E 86.52'
C3	44°45'45"	25.00'	10.29'	19.53'	N73°20'14"W 19.04'
C4	61°34'41"	25.00'	14.90'	26.87'	N42°52'14"E 25.59'
C5	90°00'00"	6.00'	6.00'	9.42'	S38°59'39"W 8.49'
C6	64°34'46"	345.00'	218.01'	388.86'	N65°56'42"W 368.60'
C7	10°03'18"	345.00'	30.35'	60.55'	N28°37'39"W 60.47'
C8	137°57'32"	4.00'	10.41'	9.63'	S55°23'45"E 7.47'
C9	138°24'05"	4.00'	10.53'	9.66'	N5°49'39"E 7.48'
C10	142°43'25"	4.00'	11.86'	9.96'	S64°43'23"W 7.58'
C11	20°00'41"	50.00'	8.82'	17.46'	S60°17'28"W 17.37'
C12	102°38'08"	50.00'	62.45'	89.57'	S1°01'56"E 78.06'
C13	106°52'52"	50.00'	67.42'	93.27'	N74°12'33"E 80.32'
C14	39°42'29"	50.00'	18.05'	34.65'	N0°54'53"E 33.96'
C15	89°14'10"	25.00'	24.67'	38.94'	N25°40'43"E 35.12'
C16	83°53'15"	25.00'	22.47'	36.60'	S6°57'52"W 33.42'
C17	85°09'16"	25.00'	22.97'	37.16'	S88°30'53"E 33.83'
C18	90°00'00"	25.00'	25.00'	39.27'	S45°14'56"E 35.36'
C19	90°00'00"	25.00'	25.00'	39.27'	N44°45'04"E 35.36'
C20	32°44'58"	25.00'	7.35'	14.29'	S35°30'25"W 14.10'
C21	108°10'55"	50.00'	69.05'	94.41'	S21°23'33"E 80.99'
C22	83°33'29"	25.00'	22.34'	36.46'	N14°31'16"W 33.31'
C23	59°33'29"	25.00'	14.31'	25.99'	S60°29'17"W 24.83'
C24	72°00'56"	50.00'	36.34'	62.85'	S66°43'01"W 58.79'
C25	77°32'33"	50.00'	40.16'	67.67'	N38°30'15"W 62.62'
C26	74°07'27"	50.00'	37.76'	64.69'	N37°19'45"E 60.27'
C27	75°26'02"	50.00'	38.67'	65.83'	S67°53'31"E 61.18'
C28	59°33'29"	25.00'	14.31'	25.99'	S59°57'14"E 24.83'
C29	90°00'00"	25.00'	25.00'	39.27'	S44°45'04"W 35.36'
C30	68°34'41"	50.00'	34.09'	59.85'	N55°27'43"E 56.34'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	26619	0.61
22	A	26652	0.61
23	A	29597	0.68
24	A	29545	0.68
25	A	29478	0.68
26	A	39588	0.91
27	A	23226	0.53
28	A	22546	0.52
29	A	26097	0.60
30	A	25606	0.59

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	27300	0.63
2	B	28137	0.65
3	B	30254	0.69
4	B	29610	0.68

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C31	68°34'41"	50.00'	34.09'	59.85'	N13°06'59"W 56.34'
C32	47°09'23"	25.00'	10.91'	20.58'	N23°49'38"W 20.00'
C33	84°22'46"	25.00'	22.66'	36.82'	N56°37'25"E 33.58'
C34	84°22'46"	25.00'	22.66'	36.82'	S27°45'22"E 33.58'
C35	100°19'33"	25.00'	29.97'	43.78'	S50°57'42"E 38.39'
C36	90°00'00"	25.00'	25.00'	39.27'	N44°12'05"E 35.36'
C37	60°08'05"	25.00'	14.47'	26.24'	N37°52'58"W 25.05'
C38	108°37'00"	50.00'	69.60'	94.79'	N13°38'30"W 81.22'
C39	71°37'11"	50.00'	36.07'	62.50'	N76°28'36"E 58.51'
C40	118°52'35"	50.00'	84.67'	103.74'	S8°16'31"E 86.11'
C41	59°03'36"	25.00'	14.16'	25.77'	S21°37'59"W 24.64'
C42	14°44'02"	1500.00'	193.94'	385.73'	N16°13'59"W 384.67'
C43	16°37'31"	1000.00'	146.11'	290.17'	N0°33'12"W 289.15'
C44	10°39'30"	800.00'	74.62'	148.82'	N6°05'47"W 148.60'
C45	36°48'35"	300.00'	99.83'	192.74'	N6°58'46"E 189.44'
C47	92°27'35"	360.00'	375.80'	580.94'	N20°50'44"W 519.93'
C58	33°02'54"	350.00'	103.83'	201.88'	N8°54'35"E 199.09'
C59	17°48'57"	250.00'	39.18'	77.74'	S80°17'36"W 77.42'
C60	142°56'22"	4.00'	11.93'	9.98'	S52°50'23"W 7.59'
C61	141°02'56"	4.00'	11.31'	9.85'	N28°47'04"E 7.54'
C62	117°43'24"	4.00'	6.62'	8.22'	S49°17'04"E 6.85'
C63	5°34'24"	1000.00'	48.67'	97.27'	S86°46'51"W 97.23'
C76	7°48'08"	500.00'	34.10'	68.09'	S85°39'59"W 68.03'
C77	8°31'35"	800.00'	59.64'	119.05'	N3°29'46"E 118.94'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C46	13°38'07"	1200.00'	143.47'	285.58'	S07°19'17"E 284.90'
C48	11°00°19"	100.00'	143.01'	192.11'	S17°22'52"E 163.90'
C49	108°41'24"	100.00'	139.40'	189.70'	S88°00'00"E 162.51'
C50	13°17'13"	250.00'	29.12'	57.98'	S31°00'41"W 57.85'
C51	11°08'59"	500.00'	48.80'	97.30'	S29°56'34"W 97.15'
C52	60°48'37"	238.00'	139.66'	252.60'	S65°55'21"W 240.91'
C53	53°37'00"	238.00'	120.27'	222.72'	S08°42'33"W 214.68'
C54	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C55	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C56	11°48'59"	1200.00'	124.18'	247.48'	N76°12'17"E 247.04'
C57	71°19'44"	21.77'	15.62'	27.10'	N34°37'56"E 25.38'
C64	8°35'56"	300.00'	22.55'	45.02'	S44°36'31"W 44.98'
C65	13°51'39"	300.00'	36.47'	72.57'	S47°14'22"W 72.40'
C66	54°25'08"	550.00'	282.78'	522.38'	S26°57'38"W 502.97'
C67	27°30'24"	260.00'	63.64'	124.82'	S13°30'16"W 123.63'
C68	83°33'29"	38.00'	33.95'	55.42'	S14°31'16"E 50.64'
C69	53°23'00"	300.00'	150.83'	279.51'	S82°59'31"E 269.51'
C70	41°27'41"	250.00'	94.62'	180.91'	S88°57'10"E 176.99'
C71	21°30'39"	300.00'	56.99'	112.63'	S78°58'39"E 111.97'
C72	15°32'58"	500.00'	68.27'	135.69'	S82°28'28"E 135.28'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C73	15°32'58"	500.00'	68.27'	135.69'	S82°28'28"E 135.28'
C74	90°00'00"	38.00'	38.00'	59.69'	N44°45'04"E 53.74'
C75	14°40'58"	800.00'	103.07'	205.01'	S07°05'33"W 204.45'
C78	16°38'49"	500.00'	73.15'	145.27'	S07°31'29"W 144.76'
C79	24°15'46"	500.00'	107.48'	211.73'	S03°43'01"W 210.15'

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

DEVELOPMENT PLAN
CASE NUMBER DP21-00XX
TOWNLAKE PHASE FIVE

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JULY 2021 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-87



Parks Board AGENDA ITEM NO. 5

DATE: October 7, 2021

FROM: John Habern, Parks, Trails and Landscape Manager

ITEM: Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Caldwell Court residential development generally located east of Morris Rd. and north of Cortadera St.

Background Information: The proposed development has one application in with the Town: a Zoning application (Z21-0006) in order to develop a single-family residential development. The maximum residential density within the proposed development is 15 single-family dwelling units to be developed under SF-10 District standards (minimum lot size of 10,000 sq. ft.)

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

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **15** dwelling unit lots = **.504 acres of Park Land Dedication required**

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

- **\$180,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$180,000.00** per acre X .504 acres = **\$90,720.00** payment of cash in lieu of land to satisfy Park Land Dedication

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X **15** dwelling unit lots = **\$20,820.00** in Park Development Fees

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

Link to the Flower Mound Code of Ordinances:

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



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Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

1. Caldwell Court Conceptual Plan

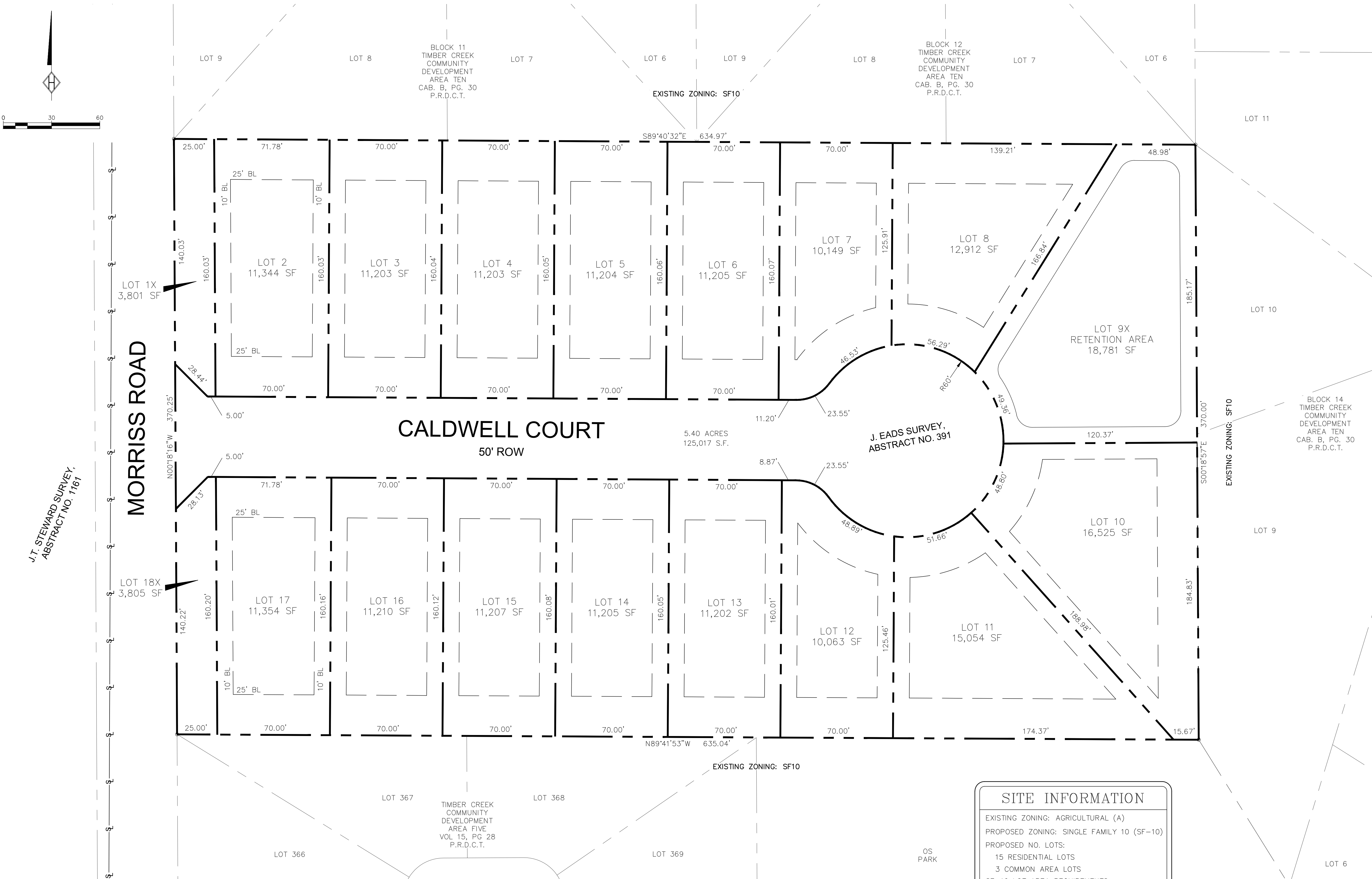
Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **.504 acres of land** and Park Development Fees in the amount of **\$20,820.00** for the Caldwell Court residential development generally located east of Morris Rd. and north of Cortadera St.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$90,720.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$20,820.00** for the Caldwell Court residential development generally located east of Morris Rd. and north of Cortadera St.

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PROPERTY OWNER
CALDWELL LIVING TRUST
9814 SW 112TH ST
VASHON, WASHINGTON 98070
CONTACT: JANA CALDWELL

DEVELOPER
LAND SUPPLY ASSOCIATES, LLC
PO BOX 271073
FLOWER MOUND, TEXAS 75027
CONTACT: JACK OPPEL
PHONE: 972-539-0459

ENGINEER
HOMEYER ENGINEERING, INC
PO BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMEYER, PE
PHONE: 972-906-9985

- NOTES:**
- THIS CONCEPTUAL LOT LAYOUT IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
 - THIS PROPERTY WILL REQUIRE THE TOWN OF FLOWER MOUND APPROVAL PRIOR TO SITE DEVELOPMENT.
 - THE PROPOSED RETENTION AREA IS APPROXIMATE. THE FINAL SIZE SHALL BE DETERMINED AT THE TIME OF PLAT APPROVAL.

SITE INFORMATION

EXISTING ZONING: AGRICULTURAL (A)
PROPOSED ZONING: SINGLE FAMILY 10 (SF-10)
PROPOSED NO. LOTS:
15 RESIDENTIAL LOTS
3 COMMON AREA LOTS
SF-10 LOT AREA REQUIREMENTS:
MINIMUM LOT AREA: 10,000 SF
MINIMUM LOT WIDTH: 70 FT
MINIMUM FRONT YARD: 25 FT
MINIMUM SIDE YARD: 10 FT
MINIMUM REAR YARD: 25 FT
MAXIMUM LOT COVERAGE: 40%
MINIMUM FLOOR AREA: 1,800 SF
MAXIMUM HEIGHT: 3 STORIES OR 35 FT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 09/07/2021

HOMEYER
ENGINEERING, INC.
TYPE FIRM REGISTRATION NO. F-84440
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CALDWELL COURT
5.40 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL
LOT LAYOUT

DRAWN: SRH

DATE: 10/10/19

HEI #: 19-1001

SHEET NO:
C1