



AGENDA
FLOWER MOUND PARKS BOARD
REGULAR MEETING
JANUARY 6, 2022
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. 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. PRESENTATIONS

- 2021 Christmas Parade Awards

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 December 2, 2021.

H. RECESS REGULAR MEETING

I. CALL WORK SESSION TO ORDER

J. WORK SESSION ITEMS

2. Review and discuss tennis center conceptual plans for four different town owned sites as part of the tennis center feasibility study.
3. Discussion and feedback on Park related items for Cummings Ranch residential development generally located north of Cross Timbers Rd and west of Shiloh Rd.

K. ADJOURN WORK SESSION

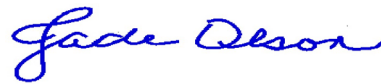
L. RECONVENE REGULAR MEETING

M. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for February 3, 2022.

N. ADJOURN REGULAR MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: January 3, 2022 at 4:00 P.M. at least 72 hours prior to the scheduled time of said meeting.



Jade Olson, Administrative Assistant



PARK BOARD AGENDA ITEM NO. 1

CONSENT ITEM

DATE: January 6, 2022

FROM: Jade Olson, Administrative Assistant

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

BACKGROUND INFORMATION: The Parks Board held a regular meeting December 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 December 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 DECEMBER 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:

Scott Langley	Place 1
Allen Pichon	Place 2
Teresa Thomason	Place 3 – Chair
Rick Kenyon	Place 4 – Vice-Chair
Holly Royer	Place 5
Mark Mayer	Place 6
Jennifer Romaszewski	Place 7
Preston Peterson	Place 8 – Alternate
Brittany Bowden	Place 9 – Alternate
Robert Sheets	Place 10 – Alternate

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
Mark Long	Assistant Director of Parks and Recreation
Clayton Litton	Parks Superintendent
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**

N/A

E. PRESENTATIONS

The Town won two awards at the Texas Recreation and Park Society – North Region Annual Conference. We received the Park Design Excellence award for Heritage Park and Advocate of the Year on behalf of the Young Men's Service League – Pacesetters Chapter. Chuck Jennings presented the Park Design Excellence award to the Parks Board. Jaime Jaco-Cooper presented the Advocate of the Year award on behalf of the Young Men's Service League – Pacesetters Chapter.

F. DIRECTOR'S REPORT

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

- Kari Biddix will be leaving the Town of Flower Mound after 10 years of service.
- Park crews have been busy preparing for the Town's annual Christmas Parade and Tree Lighting Ceremony.
- Park crews have also been working at the Gibson Grant Log House in preparation for the ribbon cutting on December 11th.

- All athletic field activities have finished for the year with the exception of Thursday night Adult Softball league.
- At the Town Council meeting on Monday December 6th, 2021 there will be four items for Town Council approval:
 - Renovate the infields with the decomposed granite product at Gerault and Bakersfield parks during the off season.
 - Musco LED lighting projects at Glenwick and Leonard and Helen John's Community Park.
 - Replace safety surfacing at 5 parks.
 - Standards of care and Independence Fest alcohol approvals.
- Terracare is mulching the landscaped bed and tree wells in the medians and certain areas of rights-of-way.
- The parking lot lighting at Leonard and Helen John's has been down since the Town demo'd the old natatorium. An electrician is onsite this week to get the lights working again. It gets pretty dark in the parking lot so we're excited to get them burning again.
- Robert Sheets was welcomed to the Board.
- There will be a joint work session with the Transportation Commission on February 8th.

Chuck Jennings, Director of Parks and Recreation had the following Park Development updates:

- The Primrose trail connection started October 20th. Substructure materials are scheduled to arrive by the end of the week. Bridge abutments will be delivered mid-January. Completion is expected in March.
- The Hound Mound parking lot and restroom project is almost complete.
- The contractor poured the picnic pavilion this week at Canyon Falls. The splash pad is the next project.
- Rheudasil has had the basketball pad poured this week and they are currently working on the restroom foundation and concrete pad. The Bob Rheudasil bronze statue is moving along. It is being prepared for casting.
- Peters Colony Memorial Park design is at 95% and we are still waiting on work from TP&W that our grant has been funded.
- The Trails Master Plan is nearing the home stretch. The consultant is nearing draft recommendation and will be at the Parks Board on January 6th to present to the Parks Board.
- The consultant is working on the Tennis Center Feasibility Study. They will be at the January 6th meeting to present their findings on different locations.
- Heritage Park improvements have been installed. The shade structures are getting reworked. Council approved the fitness equipment.
- The Gibson Grant Log House ribbon cutting ceremony is December 11th.
- The Grand Park playground is scheduled to be finished in February and Town will bid out the rest of the work very soon to make sure construction is seamless.

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

- There were special events in 8 days and Mark thanked staff for the work they did during those days. The Veterans Day Ceremony was November 7th. Veterans Day Relay was November 11th. Dorothy's Dash was on November 13th.

- The Reindeer Run 5K and Grinch Sprint will be December 4th.
- The Christmas Parade and Tree Lighting ceremony will be December 4th.
- Breakfast with Santa will be December 11th.
- Kid's Night Out will be December 17th.
- The Senior Center currently has 2706 members.
- The Senior Center will hold the annual Christmas Dinner and Dance on December 16th.
- On December 31st the Senior Center will hold the annual Noon Year's Eve Party.
- The traffic signal box submissions are due by January 30th.
- Staff has extended an offer to an individual for the Community and Cultural Events Manager.

G. CONSENT AGENDA

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

Board Deliberation

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

VOTE ON THE MOTION

AYES: Langley, Pichon, Kenyon, Royer, Mayer, Romaszewski
NAYS: None

H. REGULAR ITEMS

2. **Consider approval of adding the Miracle League Field Renovation project to the list of parks projects to be funded by the Community Development Corporation in Fiscal Year 2021-2022 using 4B sales tax revenue.**

Staff Presentation

Mark Long – Assistant Director of Parks and Recreation

FMYSA Representatives

Jeff Nelson
Tracy Black

Miracle League Representative

Jeff Fischer

Board Deliberation

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

VOTE ON THE MOTION

AYES: Romaszewski, Mayer, Royer, Kenyon, Pichon, Langley
NAYS: None

I. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for January 6, 2022.

J. ADJOURNMENT

Board Member Pichon made a motion to adjourn the meeting. Board Member Royer seconded the motion.

Chair Thomason adjourned the Regular Meeting at 7:33pm.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason, Chair

ATTEST:

Jade Olson, Administrative Assistant



PARKS BOARD AGENDA ITEM NO. 2

DATE: January 6, 2022

FROM: Chuck Jennings, Director of Parks and Recreation

WORK SESSION ITEM: **Review and discuss tennis center conceptual plans for four different Town owned sites as part of the tennis center feasibility study.**

Background Information: A professional services agreement with Pros Consulting, Inc. was approved by the Town Council on May 17, 2021. Pros Consulting was contracted to conduct and prepare a needs assessment and feasibility study so the Town can determine whether to proceed with planning, funding, and developing an outdoor tennis center. The study will provide data and information to analyze the market, to determine the size and amenities to be included in the tennis facility, project costs, partnership strategies, funding models, operating budgets, and economic impact for the future tennis center project.

At the October 7, 2021, Parks Board meeting, Pros Consulting presented their key findings, a system evaluation, and the results of the community engagement (online survey, stake holder meetings, virtual community meeting). It was determined by the consultant from their research and findings that a tennis center is needed, and staff directed the consultant to move into the next phase. The second phase includes the evaluation of four potential park sites and conceptual sketches of how a tennis center could fit on each property. The consultant will also provide a staff analysis, six-year operational pro forma, economic impact analysis, management alternatives, and partnership opportunities.

Pros Consulting has contracted with MHS Planning & Design (MHS) to perform the site evaluations and develop the conceptual drawings. Representatives from MHS will attend the Parks Board meeting to present the concept plans and provide cost estimates to the board for input and discussion.

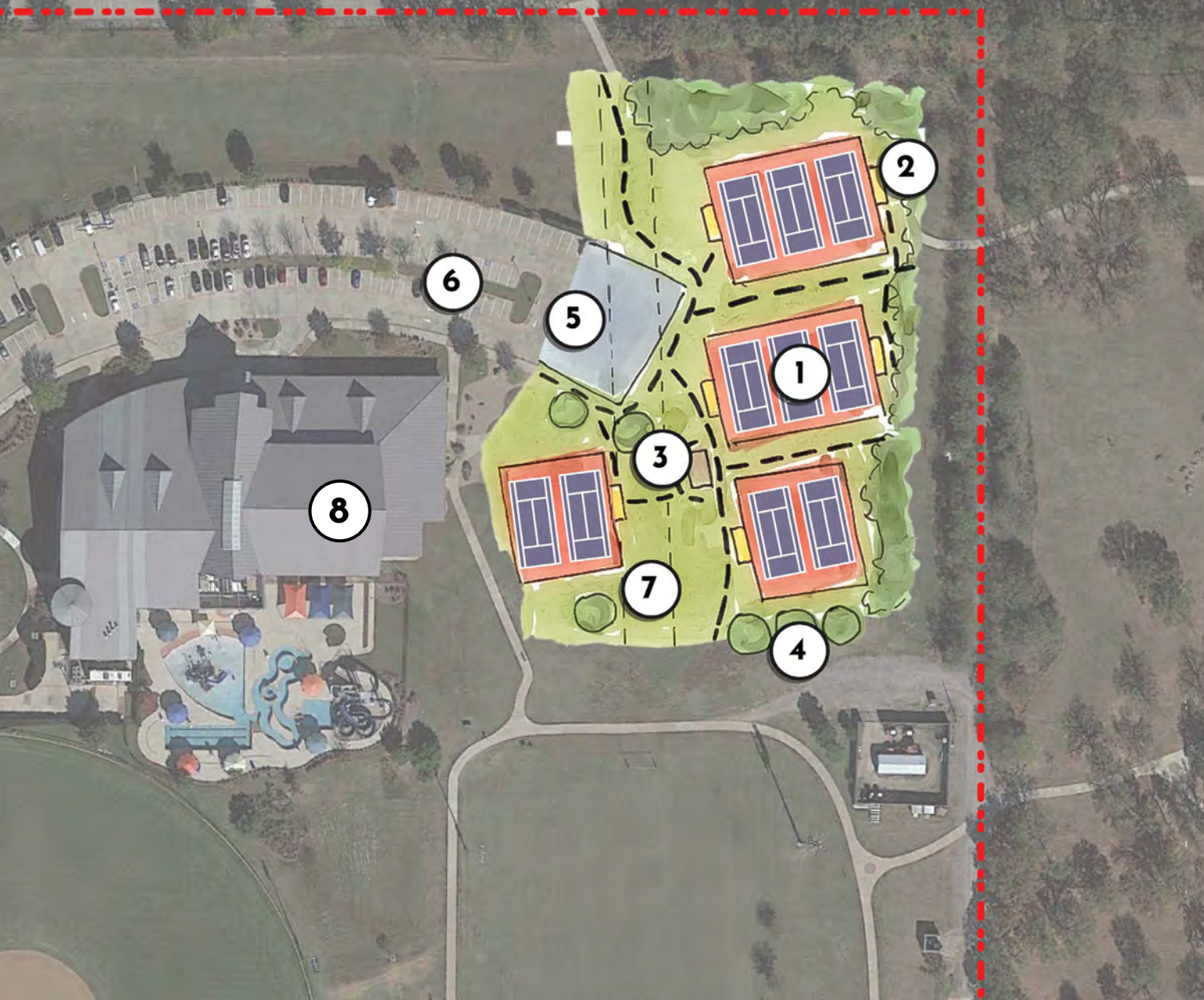
Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Tennis Center Conceptual Plans

Draft Motion: This item is for discussion purposes only.



LEGEND

1. Lighted Tennis Courts (10) w/ Junior Court Striping
2. Shaded Spectator Seating
3. Restroom w/ Outdoor Seating
4. Planted Shade Trees
5. Additional Parking (24 Spaces)
6. Existing Parking Lot
7. 50' Pipeline Easement
8. Community Activity Center

It is important to note that this conceptual design does not allow for pickleball courts because of space restrictions.



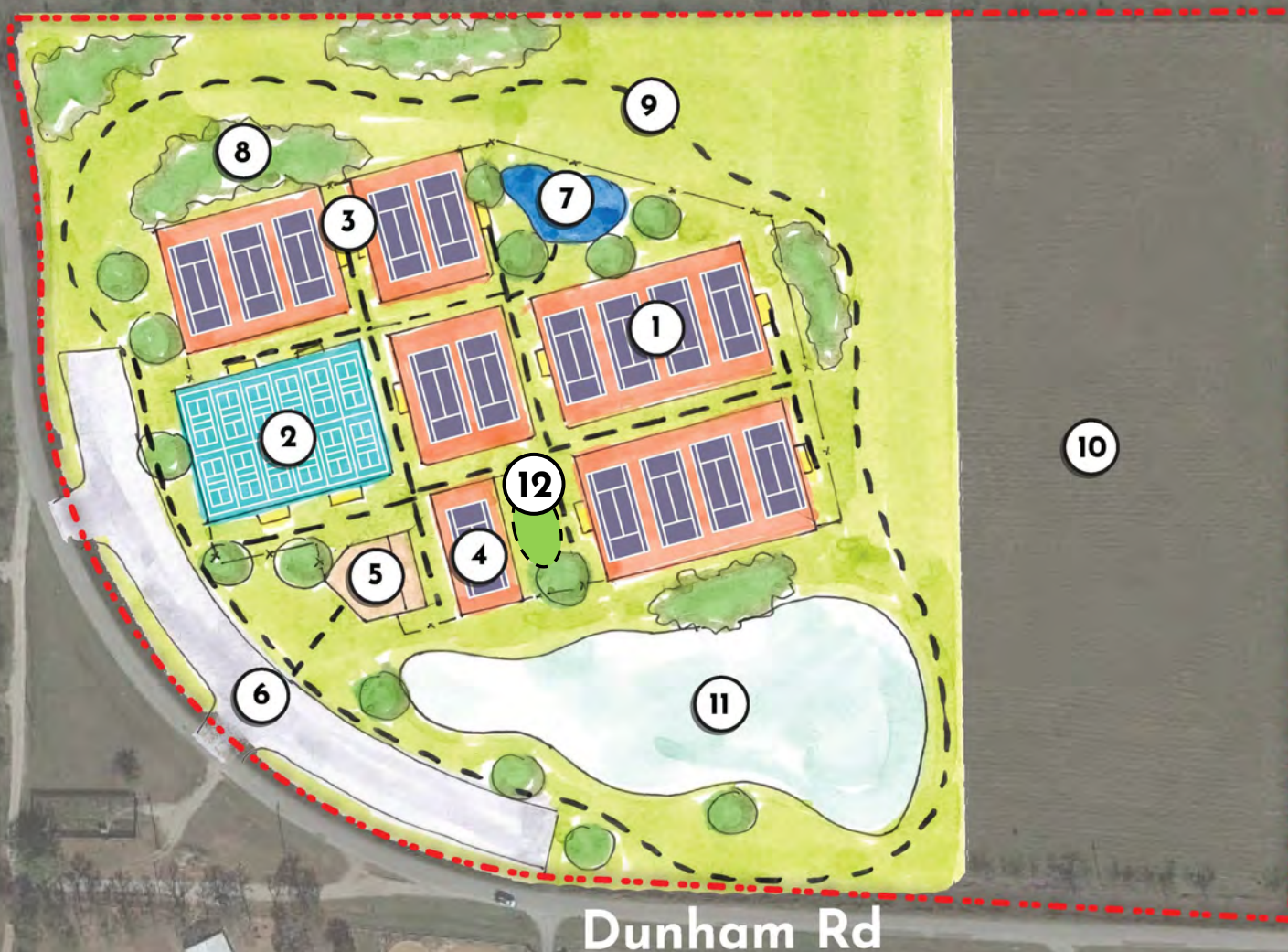
LEGEND

1. Lighted Tennis Courts (12) w/ Junior Court Striping
2. Shaded Spectator Seating
3. Clubhouse w/ Outdoor Seating
4. Parking (120 Spaces)
5. Playground with Shade Sails
6. Planted Shade Trees
7. Existing Tennis Courts
8. Existing Trees
9. Existing Pond
10. Proposed Sewer Line Relocation
11. Elevation 568 (Limits of Construction)

It is important to note that this conceptual design does not allow for pickleball courts because of floodplain construction restrictions.

LEGEND

1. Lighted Tennis Courts (16) w/
Junior Court Striping
2. Lighted Pickleball Courts (12)
3. Shaded Spectator Seating
4. Premier Court
5. Clubhouse w/ Outdoor Seating
6. Parking (120 Spaces)
7. Playground
8. Planted Screen
9. Looped Trail (1/4 mile)
10. Future Expansion Area (7.5 ac)
11. Proposed Pond (+/- 3 ac)
12. Spectator Berm





LEGEND

1. Lighted Tennis Courts (16) w/ Junior Court Striping
2. Lighted Pickleball Courts (12)
3. Shaded Spectator Seating
4. Premier Court
5. Clubhouse w/ Outdoor Seating
6. Parking (120 Spaces)
7. Playground
8. Planted Shade Trees
9. Planted Screening
10. Looped Trail (1/4 mile)
11. Existing Planted Berm Buffer
12. Future Trail Expansion
13. Septic Field Area



Parks Board AGENDA ITEM NO. 3

DATE: January 6, 2022

FROM: John Habern, Parks, Trails and Landscape Manager

WORK SESSION ITEM: **Discussion and feedback on Park related items for Cummings Ranch residential development generally located north of Cross Timbers Rd and west of Shiloh Rd.**

Background Information: The proposed development has one application in with the Town: a Zoning Planned Development (ZPD21-0017) in order to develop a single-family residential development. The maximum residential density within the proposed development is 218 single-family dwelling units to be developed under the cluster development standards (Minimum lot size of ½ acres).

Cummings Ranch residential development came before the Parks Board on November 4, 2021 for its first work session to discuss park land dedication option and provide feedback. The developer has made some adjustments based on the initial feedback from the Parks Board.

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 **218** dwelling unit lots = **7.3248 acres of Park Land Dedication required**

Conservation and Cluster Development Incentives are as follows:

- 50% reduction in Park Land Dedication. **7.3248** acres of Park Land Dedication X 50% = **3.6624 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 3.6624 acres = **\$274,680.00 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 **218** dwelling unit lots = **\$302,584.00 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:

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

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

1. Cummings Ranch Conceptual Plan

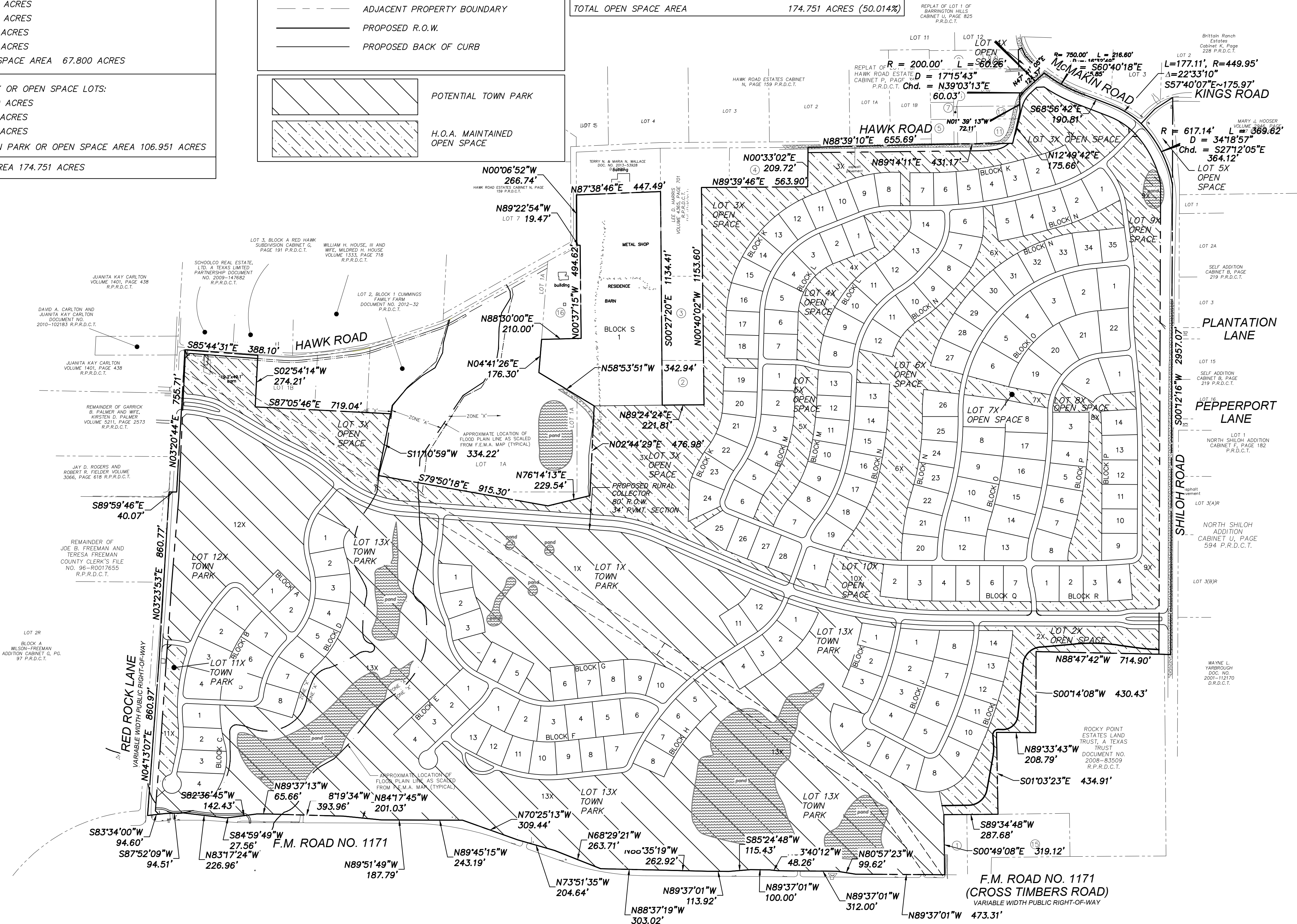
Recommendation: This item is for discussion purposes only.

OPEN SPACE LOT TABLE	
PRIVATE OPEN SPACE LOTS:	
LOT 2X	6.269 ACRES
LOT 3X	30.150 ACRES
LOT 4X	3.324 ACRES
LOT 5X	2.400 ACRES
LOT 6X	9.857 ACRES
LOT 7X	0.813 ACRES
LOT 8X	2.914 ACRES
LOT 9X	8.166 ACRES
LOT 10X	2.501 ACRES
LOT 11X	1.406 ACRES
TOTAL PRIVATE OPEN SPACE AREA 67.800 ACRES	
POTENTIAL TOWN PARK OR OPEN SPACE LOTS:	
LOT 1X	22.750 ACRES
LOT 12X	14.349 ACRES
LOT 13X	69.852 ACRES
TOTAL POTENTIAL TOWN PARK OR OPEN SPACE AREA 106.951 ACRES	
TOTAL OPEN SPACE AREA 174.751 ACRES	

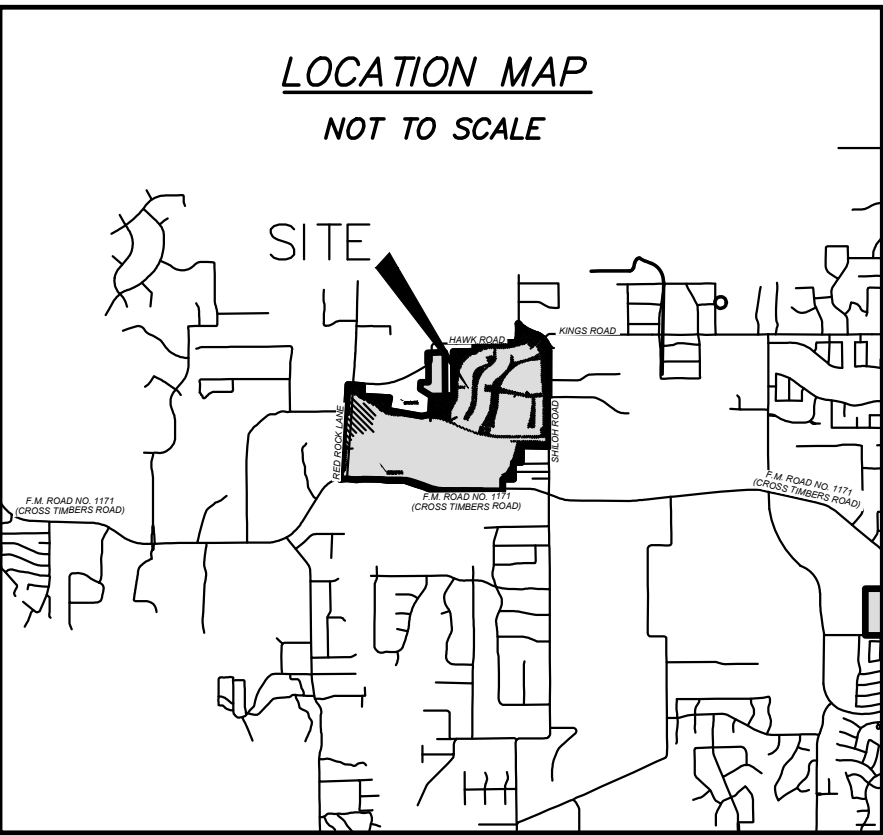
LEGEND	
	LOT LINE
	D.R.D.C.T.
	DEED RECORDS, DENTON COUNTY, TEXAS
	P.R.D.C.T.
	PLAT RECORDS, DENTON COUNTY, TEXAS
	R.P.R.D.C.T.
	REPLAT RECORD DENTON COUNTY, TEXAS
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED R.O.W.
	PROPOSED BACK OF CURB

	POTENTIAL TOWN PARK
	H.O.A. MAINTAINED OPEN SPACE

AREA DATA TABLE	
GROSS SITE AREA	349.405 ACRES
SHILOH RD. R.O.W. DEDICATION	4.853 ACRES
RED ROCK LANE R.O.W. DEDICATION	1.815 ACRES
HAWK ROAD R.O.W. DEDICATION	1.101 ACRES
INTERNAL COLLECTOR R.O.W. DEDICATION	10.005 ACRES
TOTAL R.O.W. DEDICATION	17.774 ACRES
NET SITE AREA	331.631 ACRES
TOTAL OPEN SPACE AREA	174.751 ACRES (50.014%)



PROJECT DATA TABLE	
GROSS SITE AREA	349.405 ACRES
PROPOSED USE	SINGLE FAMILY RES.
CURRENT ZONING	AGRICULTURAL
EXTERNAL/COLLECTOR RIGHT-OF-WAY	
SHILOH ROAD	4.853 ACRES
RED ROCK LANE	1.815 ACRES
HAWK ROAD	1.101 ACRES
INTERNAL COLLECTOR	10.005 ACRES
TOTAL RIGHT-OF-WAY	17.774 ACRES
OPEN SPACE	
POTENTIAL TOWN PARK	106.951 ACRES
PRIVATE OPEN SPACE LOTS	67.800 ACRES
TOTAL OPEN SPACE	174.751 ACRES
PROPOSED LOTS	
RESIDENTIAL	218 LOTS
RESIDENTIAL LOTS AREA	141.43 ACRES
MIN. RESIDENTIAL LOT SIZE	22,020 S.F.
MAX. RESIDENTIAL LOT SIZE	541,363 S.F.
AVG. RESIDENTIAL LOTS SIZE	28,260 S.F.
POTENTIAL TOWN PARK	3 LOTS
PRIVATE OPEN SPACE	10 LOTS
TOTAL ALL LOTS	231 LOTS



CUMMINGS RANCH
Residential Subdivision

349.405 acres
in the
T.J. Payne Survey, Abstract No. 1056
T & P. Railroad Co. Survey, Abstract
No. 1618, John West Survey, Abstract
No. 1414, John West Survey, Abstract
No. 1415, H. Campbell, Abstract No.
1462, and the B.B.B. & C.R.R. Survey
Abstract No. 152
in the
Town of Flower Mound
Denton County, Texas

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC.
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TX 75067
972-353-8000
CONTACT: DALE RIDINGER

OWNERS:
1309 LLC
P.O. BOX 292873
LEWISVILLE, TX 75029

Ridinger Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8001

CUMMINGS RANCH
RESIDENTIAL SUBDIVISION

OPEN SPACE PLAN

Scale: 1"=300'
Designed by: LDR
Drawn by: MAB
Checked by: LDR
Date: NOVEMBER 23, 2021
Project No. 180-001