



AGENDA
FLOWER MOUND PARKS BOARD
REGULAR MEETING
MARCH 3, 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

- Presentation from the Open Space subcommittee of the Environmental Services Commission on the Community Wildlife Habitat Program offered through the National Wildlife Federation.
- In accordance with the Tennis Services Contract, a report will be given by Bad Dawg Tennis of their operations in regards to youth and adult tennis.

F. DIRECTOR'S REPORT

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

G. CONSENT AGENDA

This agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from the Consent Agenda by any Board member by making such request prior to a motion and vote on the Consent Agenda.

1. Consider approval of the minutes from a special meeting of the Parks Board held on February 16, 2022

H. RECESS REGULAR MEETING

I. CALL WORK SESSION TO ORDER

J. WORK SESSION ITEMS

2. Review and discuss updated plans and operational analysis of a tennis center as part of the tennis center feasibility study.

K. ADJOURN WORK SESSION

L. RECONVENE REGULAR MEETING

M. REGULAR ITEMS

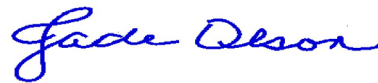
3. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Cummings Ranch residential development generally located north of Cross Timbers Rd. and west of Shiloh Rd.

N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for April 7, 2022.

O. ADJOURN REGULAR MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: February 25, 2022 at 5:00 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: March 3, 2022

FROM: Jade Olson, Administrative Assistant

ITEM: Consider approval of the minutes from a special meeting of the Parks Board held on February 16, 2022.

BACKGROUND INFORMATION: The Parks Board held a special meeting February 16, 2022.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft minutes from the February 16, 2022 Special Meeting of the Park Board.

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

THE TOWN OF FLOWER MOUND PARKS BOARD SPECIAL MEETING HELD ON THE 16th DAY OF FEBRUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 P.M.

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

Scott Langley	Place 1
Allen Pichon	Place 2
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 Board members were not in attendance:

Teresa Thomason	Place 3 – Chair
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The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
John Habern	Parks, Trails, and Landscape Manager
Clayton Litton	Parks Superintendent
Jade Olson	Administrative Assistant

- A. CALL SPECIAL MEETING TO ORDER – 6:30 P.M.**
- B. INVOCATION – Scott Langley**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PUBLIC COMMENTS**
N/A
- E. DIRECTOR'S REPORT**

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

- Animal Services promoted on social media some of our park employees and thanked them for all they do to keep the Town parks clean and looking good.
- Mark Long and Jaime Jaco-Cooper are both attending the Texas Parks and Recreation Society Annual Conference in College Station. Jaime is presenting a session called Programming Through COVID: Rediscovering Our Value.
- Playground resurfacing project at all parks is complete.
- Rheudasil Park construction is still underway. Ribbon cutting is expected to be in early May.
- Canyon Falls Park construction is still underway. The park is anticipated to be complete by April or May of 2022.
- The shade at Fort Wildflower will be installed on Monday. The playground will be closed on Monday and Tuesday for work. The outdoor fitness system has been

ordered and will be shipped out in early April. Concrete and prep work for the install will be done in March. Security lighting at the playground and fitness equipment and possible shade over the fitness equipment still to come.

- Grand Park upgrades include an addition of a picnic pavilion with two picnic tables, grill, trash receptable, irrigated grass volleyball court, and trees with irrigation. The play equipment has been ordered and is anticipated to arrive in March. The construction award with Mesa will go to Town Council on March 7th.
- Pros Consulting will be back in March to present an updated plan and an operational analysis. The final report will be provided to the Town in April.
- Because of the staff shortages at LISD due to Covid-19 Parks and Recreation staff at the CAC implemented a 3-day camp for students in grades 1-5. A total of 68 kids signed up across three days.
- The summer Concerts in the Park series returns on Fridays in May. So far, Railhead have been confirmed as one of the acts and the remaining three bands are pending.
- The aquatics department have received a grant from Cook Children's for approximately 70-120 new lifejackets for the CAC.
- Eric Belcher began as the Town's new full-time aquatics coordinator on Monday, January 10th.
- Katheryne Bradbury began as the Town's new full-time programs coordinator on Tuesday, January 18th.
- The CAC Open House was held on Saturday, January 15th.
- Town Hall art display was updated with TD Hathcock's artwork on Monday, February 7th.
- The Flower Mound Arts Festival will be held on Saturday, May 7th at Heritage Park from 10 a.m. – 4 p.m.

F. CONSENT AGENDA

1. **Consider approval of the minutes from a regular meeting of the Parks Board held on January 6, 2022.**

Board Deliberation

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

VOTE ON THE MOTION

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

G. RECESS SPECIAL MEETING

H. CALL WORK SESSION TO ORDER

I. WORK SESSION ITEMS

2. **Review and discuss a presentation from Halff Associates, Inc. outlining their draft recommendations for the Trails & Bikeways Master Plan.**

Staff Introduction

Chuck Jennings – Director of Parks & Recreation

Halff Associates

Lenny Hughes
Kendall Howard
Kailey Saver
Haley Carruthers

The following individuals spoke regarding the recommendations from Halff Associates. *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.*

Cheryl Moore – 1900 Tennyson Rd
Natalie Stenger – 5200 Weathervane Ln
Robbie Cox – 3001 Wood Trail

J. ADJOURN WORK SESSION

K. RECONVENE SPECIAL MEETING

L. REGULAR ITEMS

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

Staff Presentation

John Habern – Parks, Trails, and Landscape Manager

Board Deliberation

Board Member Pichon moved to recommend approval to Planning and Zoning Commission and Town Council cash, in the amount of \$42,336.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$9,716.00 for the Sethi Property residential development generally located north of Waketon Rd. and east of Long Prairie Rd. Board Member Mayer seconded the motion.

VOTE ON THE MOTION

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

4. **Consider approval of an updated Parks and Recreation Youth Sports League Informational Handbook.**

Staff Presentation

Chuck Jennings – Director of Parks & Recreation

Board Deliberation

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

VOTE ON THE MOTION

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

M. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for March 3, 2022.

N. ADJOURNMENT

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

Vice Chair Kenyon adjourned the Special Meeting at 8:06pm.

TOWN OF FLOWER MOUND, TEXAS

Rick Kenyon, Vice Chair

ATTEST:

Jade Olson, Administrative Assistant



Parks Board AGENDA ITEM NO. 3

DATE: March 3, 2022

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 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).

The developer is open to allowing for a park land dedication of 106.444 acres. Cluster developments are encouraged to set aside up to 50 percent of the property to third party land trusts, HOA open space or park land. The proposed breakdown of the total acreage of Cummings Ranch residential development is 349 total areas, 68 acres of HOA open space, and 106 acres of Park Land. This equates to a total of 174 acres of total open space or 50% of the property.

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 **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:

- **\$85,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$85,000.00** per acre X 3.6624 acres = **\$311,304.00 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**



Parks Board AGENDA ITEM NO. 3

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

Link to the Flower Mound Code of Ordinances:

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

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

1. Cummings Ranch Conceptual Plan

Draft Motion:

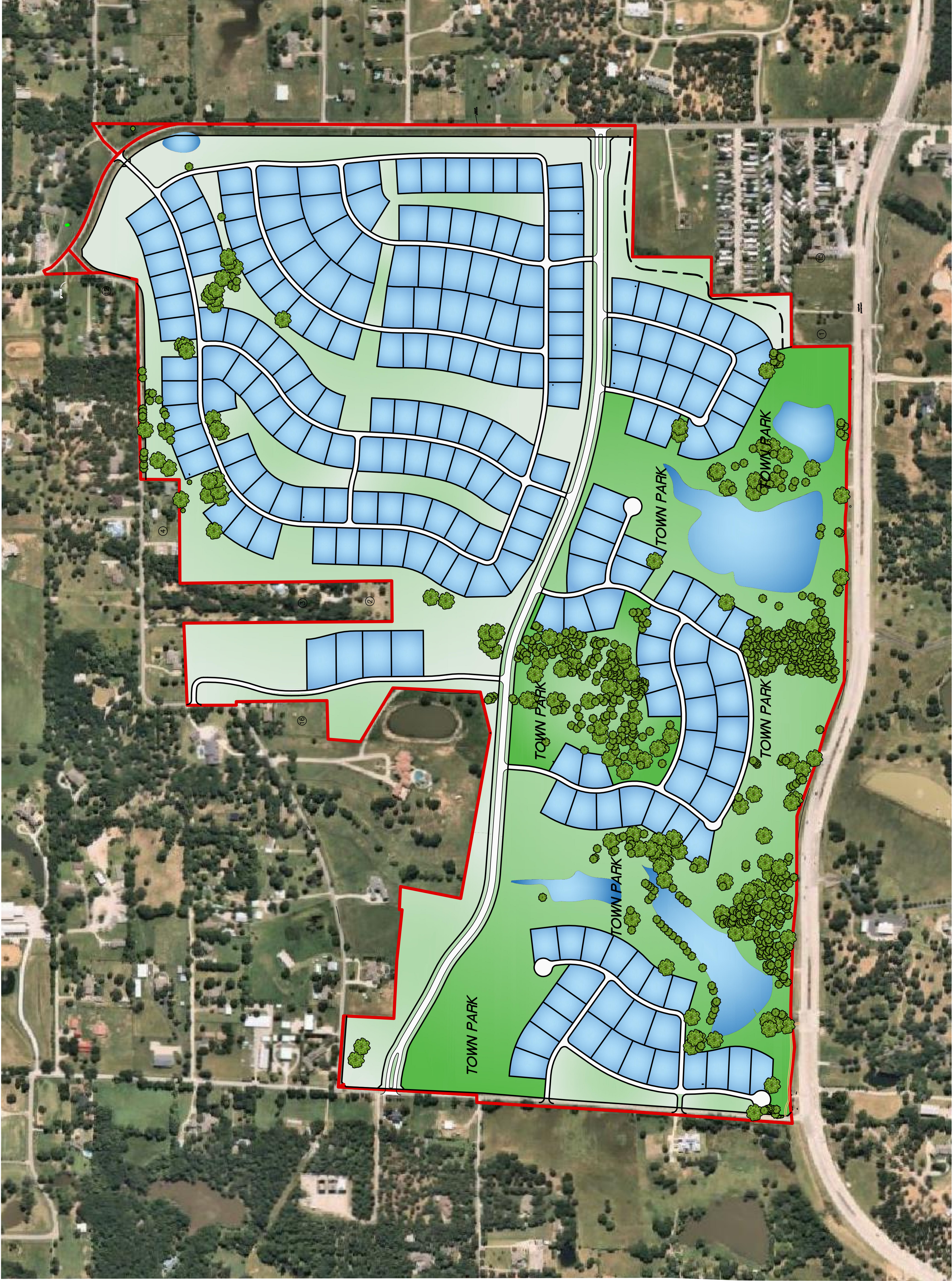
Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **3.6624 acres of land** and Park Development Fees in the amount of **\$302,584.00** for the Cummings Ranch residential development generally located north of Cross Timbers Rd. and west of Shiloh Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$311,304.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$302,584.00** for the Cummings Ranch residential development generally located north of Cross Timbers Rd. and west of Shiloh Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **XXXX acres of land** and Park Development Fees in the amount of **\$302,584.00** for the Cummings Ranch residential development generally located north of Cross Timbers Rd. and west of Shiloh Rd.



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

DATA TABLE	
TOTAL ACREAGE	349.357
OPEN SPACE (HOA)	76.271 AC.
OPEN SPACE (PARK)	100.179 AC.
TOTAL OPEN SPACE	176.450 AC. (50.507%)
LOT SIZE	
SMALLEST	- 23,000 S.F.
AVERAGE	- 27,747 S.F.
LARGEST	- 44,456 S.F.
218 RESIDENTIAL LOTS	

PRELIMINARY CONCEPT PLAN

OWNER:
1.) 1309 LLC
Managing Member:
Charlie Cummings
7100 Cross Timbers
Flower Mound, TX 75022

CUMMINGS RANCH
349.357 ACRE RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS