



AGENDA

FLOWER MOUND PARKS BOARD

REGULAR MEETING
OCTOBER 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. ANNUAL ELECTION OF A CHAIR AND VICE-CHAIR FOR THE PARKS BOARD

E. 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
- Additional time limits will be provided to members of the public that need to address the Board through a translator.
- 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.

F. PRESENTATIONS

- As prescribed in the Youth Sports Contract, a report will be given by the Flower Mound Youth Sports Association of the association's operations in regards to youth baseball and youth softball.
- Proclamation for National Senior Center.

G. DIRECTOR'S REPORT

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

H. CONSENT AGENDA

1. Consider approval of the minutes from a regular meeting of the Parks Board held on August 4, 2022.

I. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Whyburn Farms residential development generally located east of Long Prairie Rd. and south of Dixon Rd.
3. Consider recommending approval for Town Council consideration the naming of the Wildlife Encounter Nature Trail at Heritage Park as the Gary Sims Wildlife Encounter Nature Trail.

J. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

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

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: September 30, 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: October 6, 2022

FROM: Jade Olson, Administrative Assistant

ITEM: Consider approval of the minutes from a regular meeting of the Parks Board held on August 4, 2022.

BACKGROUND INFORMATION: The Parks Board held a regular meeting August 4, 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 August 4, 2022 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 AUGUST 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 regular meeting 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

The following Board members were not in attendance:

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
Bryn Meredith	Town Attorney
Mark Long	Assistant Director of Parks and Recreation
John Habern	Parks, Trails, and Landscape Manager
Clayton Litton	Parks Superintendent
Brennon Peltier	Park Development Manager
Matt Chutchian	Athletic Supervisor
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**

Joe McMahon – 1417 Mimosa Ct., spoke in regards to the condition of the trails and the amount of dog waste left on the trails.

Christopher Abbott – 1420 Mimosa Ct., spoke in regards to the condition of the trails and the amount of dog waste left on the trails.

- E. PRESENTATIONS**

Matt Chutchian, Athletic Supervisor, introduced President David Inderlied to represent the Neighborhood Sports. The Board was updated with Neighborhood Sports operations regarding youth flag football.

- F. DIRECTOR'S REPORT**

Chuck Jennings, Director of Parks and Recreation, Mark Long, Assistant Director of Parks and Recreation, and Brennon Peltier, Park Development Manager provided updates.

G. CONSENT AGENDA

1. **Consider approval of the minutes from a regular meeting of the Parks Board held on July 7, 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, Royer, Kenyon, Mayer, Romaszewski

NAYS: None

H. REGULAR ITEMS

2. **Comments and feedback for Planning and Zoning Commission and Town Council on Park Land Dedication and Park Development Fee requirements for the Flower Mound Ranch mixed-use development generally located east and west of Cross Timbers Road and Hwy 377.**

Pursuant to Section 551.071 of the Texas Government Code, the Parks Board convened into a closed session at 7:09.

At 7:24 the Parks Board reconvened into Regular Session.

Staff Presentation

John Habern – Parks, Trails, and Landscape Manager

McAdams Representative

Jameson Pinson

The Board provided comments and feedback for the Flower Mound Ranch development.

I. RECESS REGULAR MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEMS

3. **Review and discuss appointment of a Parks Board Committee whose charge is to make a recommendation regarding the naming of a particular area within a park in honor of former Community Services Executive Director Gary Sims.**

Chair Thomason, Vice Chair Kenyon and Board Member Mayer were appointed.

L. ADJOURN WORK SESSION

M. RECONVENE REGULAR MEETING

N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for September 1, 2022.

O. ADJOURNMENT

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

Chair Thomason adjourned the Regular Meeting at 7:48pm.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason – Chair

ATTEST:

Jade Olson, Administrative Assistant



Parks Board AGENDA ITEM NO. 2

DATE: October 6, 2022

FROM: John Habern, Parks, Trails and Landscape Manager

ITEM: Consider recommending to Planning and Zoning Commission and Town Council Park requirements for Whyburn Farms residential development generally located east of Long Prairie Rd. and south of Dixon Rd.

Background Information: The proposed development has two applications in with the Town: a Zoning application (ZPD21-0015) and a Master Plan Amendment (MPA21-0008) in order to develop a single-family residential development. The maximum residential density within the proposed development is 120 single-family dwelling units to be development under Single Family District-15 (SF-15), Single Family District-10 (SF-10) and Single Family District-5 (SF-5) uses, with certain waivers, exceptions and modifications to the Code of Ordinances.

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 120 dwelling unit lots = **4.032 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 4.032 acres = **\$725,760.00** 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 120 dwelling unit lots = **\$166,560.00** 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:

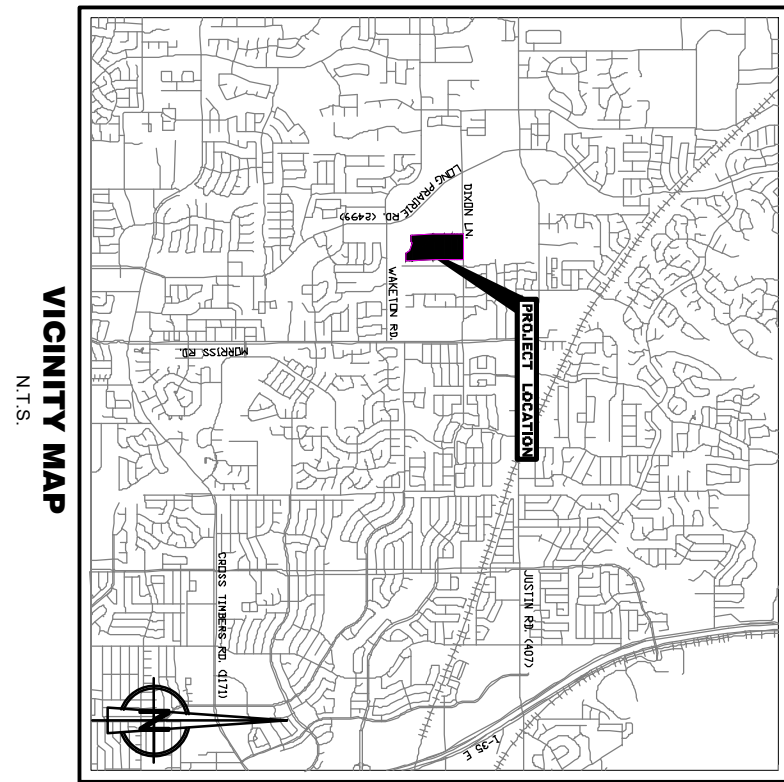
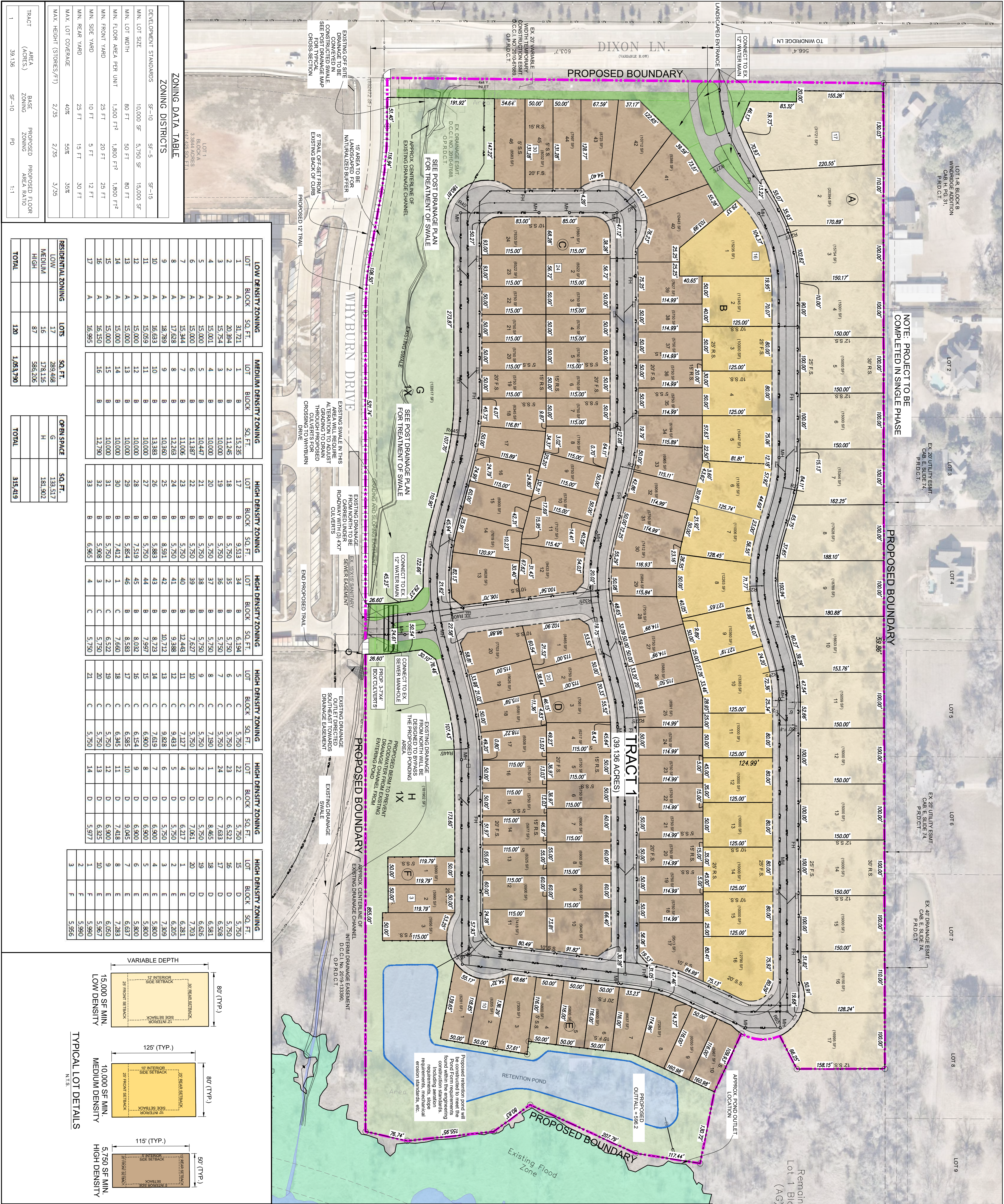
1. Whyburn Farms Conceptual Plan

Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **4.032 acres of land** and Park Development Fees in the amount of **\$166,560.00** for the Whyburn Farms residential development generally located east of Lang Prairie Rd. and south of Dixon Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$725,760.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$166,560.00** for the Whyburn Farms residential development generally located east of Lang Prairie Rd. and south of Dixon Rd.



MASTER PLAN EXHIBIT FEATURES	
LAND USE PLAN:	HIGH, MEDIUM, AND LOW DENSITY RESIDENTIAL
URBAN DESIGN PLAN:	N/A
PARKS AND TRAILS:	EXISTING WHITE LADY DARTY TRAIL EXISTING MULT-USE - GENERAL ALONG DIXON LN. AND ENDS AT NW PROPERTY CORNER PROPOSED - TRAIL EXTENSION ALONG WHYBURN DRIVE FOR FUTURE CONNECTION TO THE SOUTH
OPEN SPACE PLAN:	DEDICATED 3.065 AC OPEN SPACE (LANDSCAPE BUFFER) 'G' DEDICATED 4.176 AC OPEN SPACE (BUFFER AND PONDING) 'H'
THOROUGHFARE PLAN:	WAKEFORD RD. URBAN COLLECTOR (60' R.O.W.) DIXON LN. URBAN MINOR ARTERIAL (90' R.O.W.)
WATER PLAN:	EAST (LOW) PRESSURE PLANE 16" WATER LINE ALONG WAKEFORD RD. 12" WATER LINE ALONG LONG PRAIRIE RD. AND 30" WATER LINE ALONG DIXON LN.
WASTEWATER PLAN:	WASTEWATER SERVICE DISTRICT NO.1 UPPER TUBER BRANCH 12" TRUNK LINE ALONG WAKEFORD RD.
ECONOMIC IMPACT:	N/A
ZONED:	AGRICULTURE
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
EXISTING LAND USE:	CURRENTLY VACANT, MASTER PLANNED FOR OFFICE, RETAIL, & LOW DENSITY RESIDENTIAL
PROPOSED LAND USE:	HIGH, MEDIUM, AND LOW DENSITY RESIDENTIAL

OWNER
KENNETH G. WHYBURN
126 SELBY LANE
ATHERTON, CA 94027

CIVIL ENGINEER
LANDESDIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: BRIAN DENCH

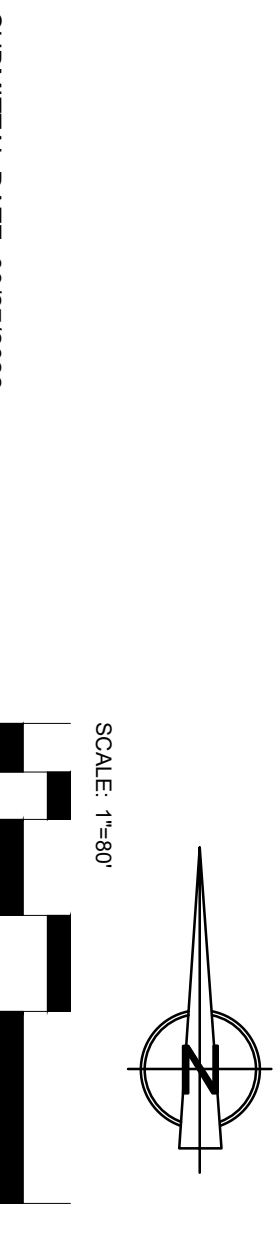
LANDSCAPE ARCHITECT
LANDESDIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: HETH KENDRICK

SURVEYOR
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TX 76039
817.685.8448
ATTN: ERIC S. SPOONER

CONCEPTUAL PLAN EXHIBIT
WHYBURN

120 SINGLE FAMILY LOTS, 2 COMMON AREA LOTS,
BEING 1,704,755 SQ. FT. OR 39.136 ACRES OUT OF THE
70.0823 ACRES OF LOT 1, BLOCK B, WHYBURN ADDITION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS





Parks Board AGENDA ITEM NO. 3

DATE: October 6, 2022

FROM: Chuck Jennings, Director of Parks and Recreation

ITEM: **Consider recommending approval for Town Council consideration the naming of the Wildlife Encounter Nature Trail at Heritage Park as the Gary Sims Wildlife Encounter Nature Trail.**

Background Information: The naming or renaming of Town parks or areas within a park 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. With the recent passing of Gary Sims, former Executive Director of Community Services from 2010 – 2018, several Parks Board members have suggested that the Board consider naming an area within one of the Town's parks in honor of him and his service to the Town. Per the Town's code of ordinances, parts or areas within a park or recreation facility may be given a name which is different than the park or building. Such parts or areas may include (but are not to be limited to) gardens, playgrounds, athletic fields, structures, swimming pools and meeting rooms. Names for such facilities shall be established by the same guidelines and procedures applied to parks and buildings.

At the August 4, 2022, regular meeting, the Chair of the Parks Board appointed a committee that was tasked with recommending a way to honor Mr. Sims. The Committee consisted of board members Mark Mayer, Rick Kenyon, and Teresa Thomason and met at the Town's O&M Building on August 23, 2022. The Committee discussed a few different options but overwhelmingly liked the idea to rename the Wildlife Encounter Nature Trail at Heritage Park in his honor. They also recommended creating an interpretive sign to be placed along the trail which highlights Mr. Sims' career accomplishments and background.

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

1. Heritage Park Pictures

Draft Motion: Move to approve for Town Council consideration the naming of the Wildlife Encounter Trail at Heritage Park as the Gary Sims Wildlife Encounter Nature Trail.

Heritage Park

