



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

DECEMBER 12, 2016

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. CALL TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. REGULAR ITEMS

1. *Minutes of November 14, 2016*

Consider approval of the minutes of the November 14, 2016, Planning and Zoning Commission Regular Session and Work Session.

2. *RP16-0027 – CMP Family Addition, Lots 2R, 3 & 4, Blk A Public Hearing*

Public Hearing to consider a request for a Replat to create three residential lots. The property is generally located north of Kensington Court and east of Scenic Drive.

3. *SP16-0018 – Lakeside Office Building*

Consider a request for a Site Plan to develop an office building. The property is generally located at the southeast corner of Lakeside Parkway and Long Prairie Road.

4. *DP16-0003 – Bradford Park*

Public Hearing

Public Hearing to consider a request for a Development Plan to develop a residential subdivision, with an exception to Section 90-423, "Underground utilities," of the Code of Ordinances. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.

5. *SUP16-0013 – Enterprise Storage*

Public Hearing

Public Hearing to consider a request for a Specific Use Permit No. 448 to permit a mini-warehouse facility, with an exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road.

6. *SUP16-0003 – River Walk Amphitheater and Splash Pad*

Public Hearing

Public Hearing to consider a request for a Specific Use Permit No. 445 to permit an outdoor amusement and recreation use. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.

7. *SP16-0009 – River Walk Amphitheater*

Consider a request for a Site Plan to develop an outdoor amusement and recreation building. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.

8. *MPA16-0014 – Specific Plan Areas*

Public Hearing

Public Hearing to consider a request for a Master Plan Amendment to delete Section 3, Specific Plans, in its entirety and to amend Section 1, Land Use Plan, by removing the summary description of Specific Plan Areas and by adopting a revised Land Use Map which replaces the white SPA boundary overlays with colors of the existing land use designations.

E. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Presentation and discussion regarding proposed updates to Section 5.0, Parks and Trails Plan, of the Town's Master Plan.

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, on the following date and time: Dec. 8, 2016, at 2:15pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting **Planning Services** at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF NOVEMBER, 2016, 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 PM

The Planning & Zoning Commission met in a regular session and work session with the following members present:

Claudio Forest	Chair
Perfecto Solis	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tommy Dalton	Assistant Town Manager
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
James Hoefert	Environmental Review Analyst
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.
- D. REGULAR ITEMS**

1. Consider approval of the minutes of the October 24, 2016, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner McCall moved to approve the October 24, 2016, minutes as presented. Vice Chair Solis seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal

NAYS: None

ABSTAIN: Ruthrauff

ABSENT: None

The motion passed with a vote of 5-0-1.

2. Consider a request for a Record Plat (RC16-0007 – Montalcino Estates, Phase 2) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Vice Chair Solis moved to approve RC16-0007 – Montalcino Estates, Phase 2. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Replat (RP16-0026 – Parkside at Woodlake, Phase 2) to create a residential subdivision. The property is generally located south of Rembert Drive and west of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition –

Christopher Cleveland, 2607 Spinks, Flower Mound

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to approve RP16-0026 – Parkside at Woodlake, Phase 2.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for a Replat (RP16-0028 – Parker Square Addition) to create two non-residential lots. The property is generally located south of north of Cross Timbers Road and west of Timber Creek Road.
5. Consider a request for a Site Plan (SP16-0025 – Parker Square Building 100) to develop a non-residential building. The property is generally located north of Cross Timbers Road and west of Timber Creek Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Robert Schneeberg, Gonzales & Schneeberg, Plano
Curtis Shore, Parker Assets I, LLC, Grapevine

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation (RP16-0028)

Commissioner Dillon moved to approve RP16-0028 – Parker Square Addition.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RP16-0028)

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0025)

Vice Chair Solis moved to approve SP16-0025 – Parker Square Building 100.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP16-0025)

AYES: Dillon, Linley, Solis, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

6. Public Hearing to consider a request for rezoning (ZPD16-0008 - Prairie Plaza) from Agricultural District (A) to Planned Development District No. 150 (PD-150) with Office District (O) uses, with an exception to Section 90-423, "Underground utilities," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Matthew Peterson, DB Constructors, Fort Worth

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of ZPD16-0008 – Prairie Plaza and requested exception. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

7. Public Hearing to consider approval of an ordinance amending Chapter 94, "Trees", of the Land Development Regulations (LDR16-0006 – Tree Ordinance Amendments) of the Code of Ordinances by amending Section 94-34, entitled "Tree removal permit," and Section 94-37, entitled "Review of application."

Staff Presentation

James Hoefert, Environmental Review Analyst

Comment of an Informational Nature

Carol Kohankie, 4312 Lauren Way, Flower Mound

In Favor –

David Lehde, Dallas Builders Association, Plano

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of LDR16-0006 – Tree Ordinance Amendments. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Solis, McCall, Forest

NAYS: Linley, Neal, Ruthrauff

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 4-3.

8. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0013 – Land Use Definitions) to amend Section 1, Land Use Plan, by modifying the Medium Density and High Density definitions, and by creating two new residential land use categories, “Medium High Density” and “High Density Single-Family Detached.”

Staff Presentation

Doug Powell, Executive Director

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of MPA16-0013 – Land Use Definitions. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Neal, McCall, Solis, Linley, Dillon

NAYS: Ruthrauff

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 5-1.

E. ADJOURNMENT – REGULAR SESSION: 8:04 P.M.

i. CALL TO ORDER – WORK SESSION: 8:04 P.M.

- a. Presentation and discussion regarding Section 3.0, Specific Plans, of the Town’s Master Plan.

Presenter

Doug Powell, Executive Director

The work session was closed at 8:53 p.m.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: December 12, 2016

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0027 – CMP Family Addition, Lots 2R, 3, and 4, Block A) to create three residential lots. The property is generally located north of Kensington Court and east of Scenic Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The property is located within the Cross Timbers Conservation Development District and is zoned Agricultural District (A). It encompasses approximately 14.7881 acres. The applicant proposes to replat the property into three residential lots (4.552 acres, 5.370 acres, and 4.874 acres, west to east, respectively), in conformance with the Master Plan and zoning regulations.

The replat depicts necessary setbacks and easements. Each lot will accommodate necessary infrastructure to provide for individual septic systems for each residential dwelling.

All three lots will obtain access from Kensington Court, a platted 24-foot-wide access easement, connecting to Scenic Drive to the west. The applicant has interacted with the Kensington Park Estates HOA, and a written agreement is being created to provide for this function.

III. CORRESPONDENCE

Since this property is zoned single-family residential, Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property that also live within the same subdivision. At the time this report was written, staff had not received any correspondence or inquiry for additional information.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

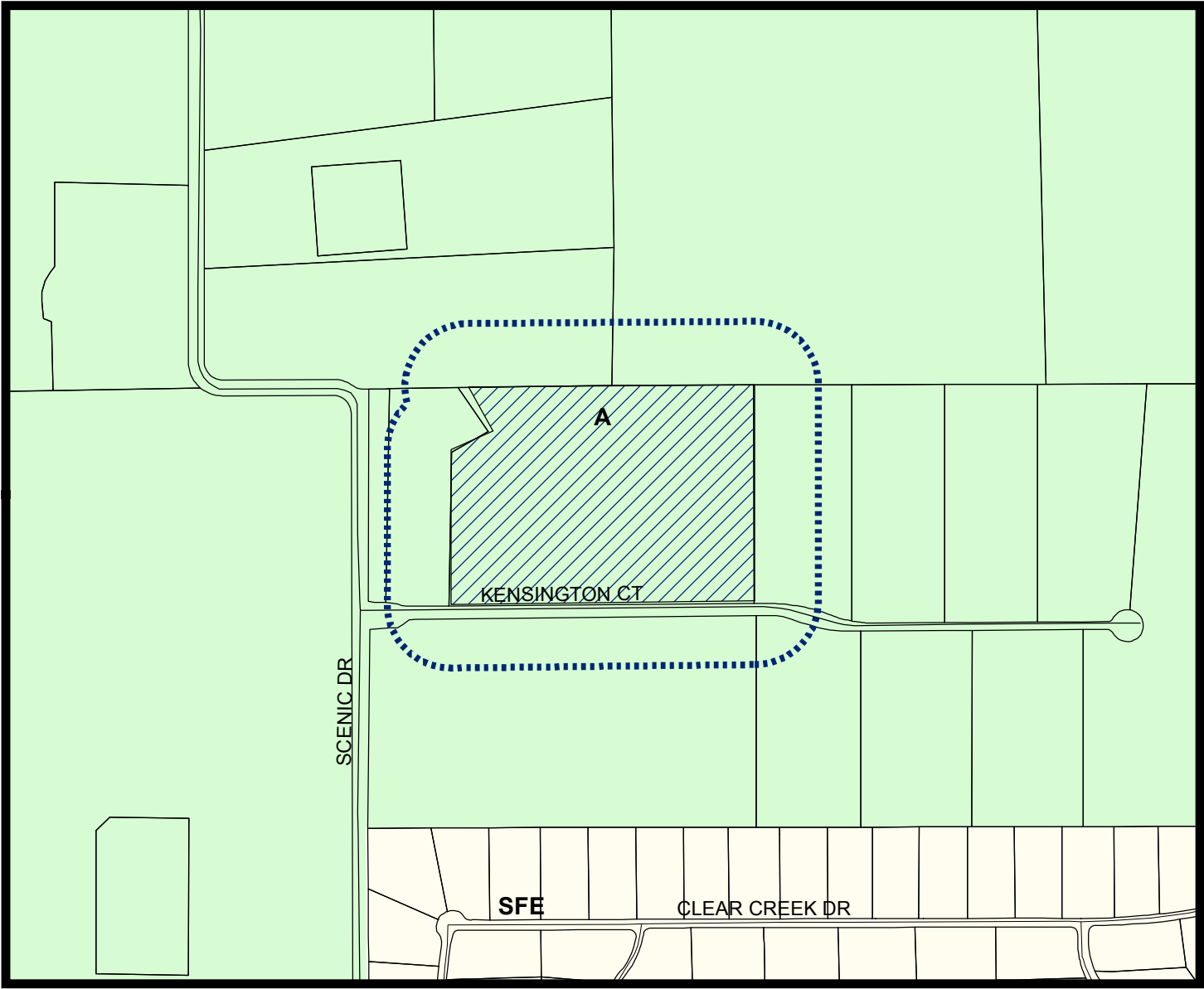
B. Application Details

1. Replat Package



Vicinity Map

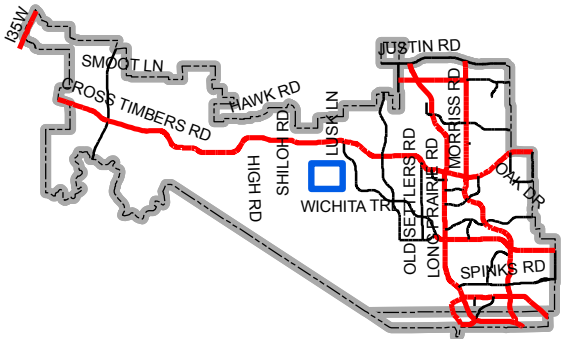
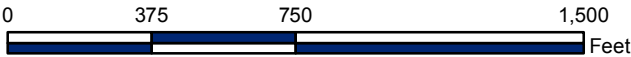
Reference Project: RP16-0027



LEGEND

- Agriculture
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location

3838 Oak Lawn Ave, Suite 1250
Dallas, TX 75219

GRAHAM MORTGAGE
PRIVATE REAL ESTATE LENDING

O 214-522-6400
F 214-522-6103

September 27, 2016

Town of Flower Mound
Planning Department
1001 Cross Timbers Rd, Suite 2330
Flower Mound, Texas 75028

Reference: CMP Family Addition Replat

This letter serves as the required Letter of Intent to replat Lot 2, Block A, CMP Family Addition as recorded in Cabinet U, Page 152, PRDCT. The existing single lot will be divided into 3 lots. The existing zoning is A, Agricultural District and contains 14.7881 acres.

Special considerations:

- This property is located on Kensington Court and has an initial agreement with FM-Kensington Park Estates Homeowners Association regarding the replat.
- We do not request any waivers or variances for this project.
- Individual septic systems will be used for sanitary sewer service for the proposed homes.

Thank you for your consideration,



Scott A. Morris

Vice President

Graham Mortgage Corporation

SCENIC DRIVE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

150' X 150' FINAL APPROACH —
REFERENCE AREA
CAB. U, PG. 152, P.R.D.C.T.

60' X 60' FINAL APPR
AND TAKE OFF
CAB. U, PG. 152, P.R.

N0°33'51"E 480.51'

LOT 3, BLOCK A
5.370 ACRES
(233,936 SQ. FT.)

LOT 1, BLOCK A
NORWICH PARK ESTATES
CAB. M, PG. 183
P.R.D.C.T.

All lots shall have a 25' side yard setback and a 20' rear yard setback unless otherwise depicted.

**TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION**

Claudio Forest, Chairman Planning and Zoning Commission	Doug Powell, Executive Director Development Services
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SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

REPLAT
LOTS 2R, 3 AND 4, BLOCK A
CMP FAMILY ADDITION
A RECORD PLAT OF A REPLAT OF LOT 2, BLOCK A,
CMP FAMILY ADDITION, AN ADDITION TO THE
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS, RECORDED IN
CABINET U, PAGE 152, PLAT RECORDS, DENTON
COUNTY, TEXAS
SITUATED IN THE
ELISHA WAKEFIELD SURVEY, ABSTRACT NO. 1434
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Kimley»»Horn

5750 Genesis Court, Suite 200 Tel. No. (972) 335-3580
 Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	MBM	KHA	11/14/2016	064496602	1 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact: Jay Marsh, PE

According to Community Panel No. 48121C0540G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, no portion of this property is within a special flood hazard area. This flood statement shall not create liability on the part of the surveyor.

I, **GRAHAM MORTGAGE CORPORATION**, hereby certify that deed restrictions do not exist upon the property included within this Replat that limit said property to residential use for not more than two residential units per lot.

1. All corners of easement to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted.
2. The coordinate values of property corners and dimensions to City geodetic control points shown hereon are NAD 83 State Plane grid values (Texas North Central Zone 4202) based on gps observations made from Town of Flower Mound monument numbers 25 and 28.
3. This property is zoned "A", Agricultural District.
4. All proposed on-site storm sewer is private and contains no drainage from any Town Right-of-way.
5. Property owner must submit grading plans sealed by a Professional Engineer, licensed by the State of Texas, for each individual lot when applying for a building permit.
6. No concentrated drainage shall be directed at downstream lots.
7. The purpose of this replat is to create three residential lots from one original lot.
8. With each single family development permit, the builder will be required to submit a Tree Survey prepared in accordance with Chapter 94 Section 94-24, of the Land Development Regulations of the Town of Flower Mound, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, GRAHAM MORTGAGE CORPORATION, is the owner of a tract of land situated in the Elisha Wakefield Survey, Abstract No. 1434, Town of Flower Mound, Denton County, Texas, and being all of Lot 2, Block A of CMP Family Addition, an addition to the Town of Flower Mound, Texas, according to the Minor Record Plat, recorded in Cabinet U, Page 152 of the Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found for the southwest corner of said Lot 2, Block A, same being the southeast corner of Lot 1, Block A of said CMP Family Addition, same also being on the northerly line of a called 0.7830 acre tract of land, conveyed to Kensington Park Estates Homeowners Association as evidenced in a deed recorded in Volume 4256, Page 1102 of the Official Records of Denton County, Texas, same being the northerly line of a private road known as Kensington Court;

THENCE North 00°33'51" East, departing the northerly line of said 0.7830 acre tract, the northerly line of said Kensington Court and along the common line of said Lots 1 and 2, Block A, a distance of 480.51 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "GSES INC RPLS 4804" found for a corner;

THENCE North 59°43'28" East, continuing and along the common line of said Lots 1 and 2, Block A, a distance of 138.65 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "GSES INC RPLS 4804" found for a corner;

THENCE North 30°16'32" West, and along the common line of said Lots 1 and 2, Block A, a distance of 158.23 feet to the north common corner of said Lots 1 and 2, from said corner, a found 5/8-inch iron rod with a yellow plastic cap, stamped "GSES INC RPLS 4804" bears South 06°13' East, 0.39 feet;

THENCE North 88°36'45" East, along the northerly line of said Lot 2, Block A, a distance of 454.85 feet to a 1/2-inch iron rod found for a corner;

THENCE North 89°29'24" East, continuing along the northerly line of said Lot 2, Block A, a distance of 456.95 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "GSES INC RPLS 4804" found for the northeast corner of said Lot 2, same being the northwest corner of Lot 1, Block A of Kensington Park Estates, an addition to the Town of Flower Mound, Texas, according to the Record Plat, recorded in Cabinet M, Page 183 of the Plat Records of Tarrant County, Texas;

THENCE South 00°20'37" East, along the easterly line of said Lot 2, Block A and the westerly line of said Lot 1, Block A, a distance of 691.19 feet to an "X" cut found for the southeast corner of said Lot 2, same being the northeast corner of aforesaid 0.7830 acre tract and being on the northerly line of aforesaid Kensington Court;

THENCE South 89°20'52" West, along the southerly line of said Lot 2, Block A, the northerly line of said 0.7630 acre tract and the northerly line of said Kensington Court, a distance of 960.55 feet to the POINT OF BEGINNING and containing 14.796 acres (644,521 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GRAHAM MORTGAGE CORPORATION, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as LOTS 2R, 3 AND 4, BLOCK A, CMP FAMILY ADDITION, an addition to the Town of Flower, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lot 9R-1, Block B is hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS MY HAND, THIS ____ DAY OF _____, 20__

BY: GRAHAM MORTGAGE CORPORATION

Name and Title

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the

day of _____, 20_____.

Notary Public in and for the State of Texas
NOTARY SEAL
(Ink Stamp Only)
My Commission Expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated _____day of _____, 20_____.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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 Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

REPLAT
LOTS 2R, 3 AND 4, BLOCK A
CMP FAMILY ADDITION
A RECORD PLAT OF A REPLAT OF LOT 2, BLOCK A,
CMP FAMILY ADDITION, AN ADDITION TO THE
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS, RECORDED IN
CABINET U, PAGE 152, PLAT RECORDS, DENTON
COUNTY, TEXAS
SITUATED IN THE
ELISHA WAKEFIELD SURVEY, ABSTRACT NO. 1434
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	11/14/2016	064496602	2 OF 2

OWNER:
Graham Mortgage Corp.
3838 Oak Lawn Avenue, Suite 1500
Dallas, Texas 75219
Phone: 214-522-6400
Fax: 214-522-6103
Contact:

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Fax: 972-335-3779
Contact: Jay Marsh, PE



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: December 12, 2016

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP16-0018 – Lakeside Office Building) to develop an office building. The property is generally located at the southeast corner of Lakeside Parkway and Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The Lakeside DFW development encompasses approximately 156 acres and is zoned Mixed Use District-1 (MU-1).

The purpose of this request is to obtain site plan approval to develop a two story office building encompassing 21,750 square feet of floor area. The proposed project is located within the MU-TMR (2) Subzone within the Lakeside DFW development district, which permits the proposed use by right. This development represents the second phase of development within this Subzone; the first phase (abutting this site's southern boundary) received site plan approval from the Planning and Zoning Commission on June 13, 2016, to provide for a 3,099-square-foot convenience store with gasoline sales. A third and final phase remains undeveloped at this time.

Primary access to the lot will be from Long Prairie Road (mutual access easement through the abutting lot to the south) with secondary access also provided by mutual access easement to the east. A total of 147 parking spaces are required within the MU-TMR (2) Subzone. Inclusive of this application, off-street parking for this subzone is as follows:

- Lot 1-14 spaces undeveloped at this time
- Lot 2-proposed 104 spaces (this application)
- Lot 3-14 spaces

Proposed landscaping is in compliance with applicable regulations. With respect to required open space, the MU-TMR(2) Subzone requires five percent open space. This requirement is considered as General Open Space which does not establish any minimum or maximum provisions for size, improvements (other than a maximum of 900 square feet for structures), or focus of the open space. This 4.131-acre platted subzone will require approximately 8,997 square feet of open space. To date, the following open space has been or will be provided:

- Lot 1- 1.292 acres; undeveloped
- Lot 2- 1.715 acres; proposed open space-12,373 square feet (this application)
- Lot 3- 1.123 acres; open space-7,229 square feet

The attached elevations have been reviewed for compliance with the design standards incorporated in the Lakeside DFW zoning district and are consistent with the design theme found within the district to the west across Long Prairie Road. Additionally, the proposed elevations are consistent with the approved design standards for the proposed retail use to the south.

A development agreement exists that will require right-turn lanes on northbound FM 2499 onto eastbound Lakeside Parkway and a dedicated right-turn lane on westbound Lakeside Parkway onto northbound FM 2499.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

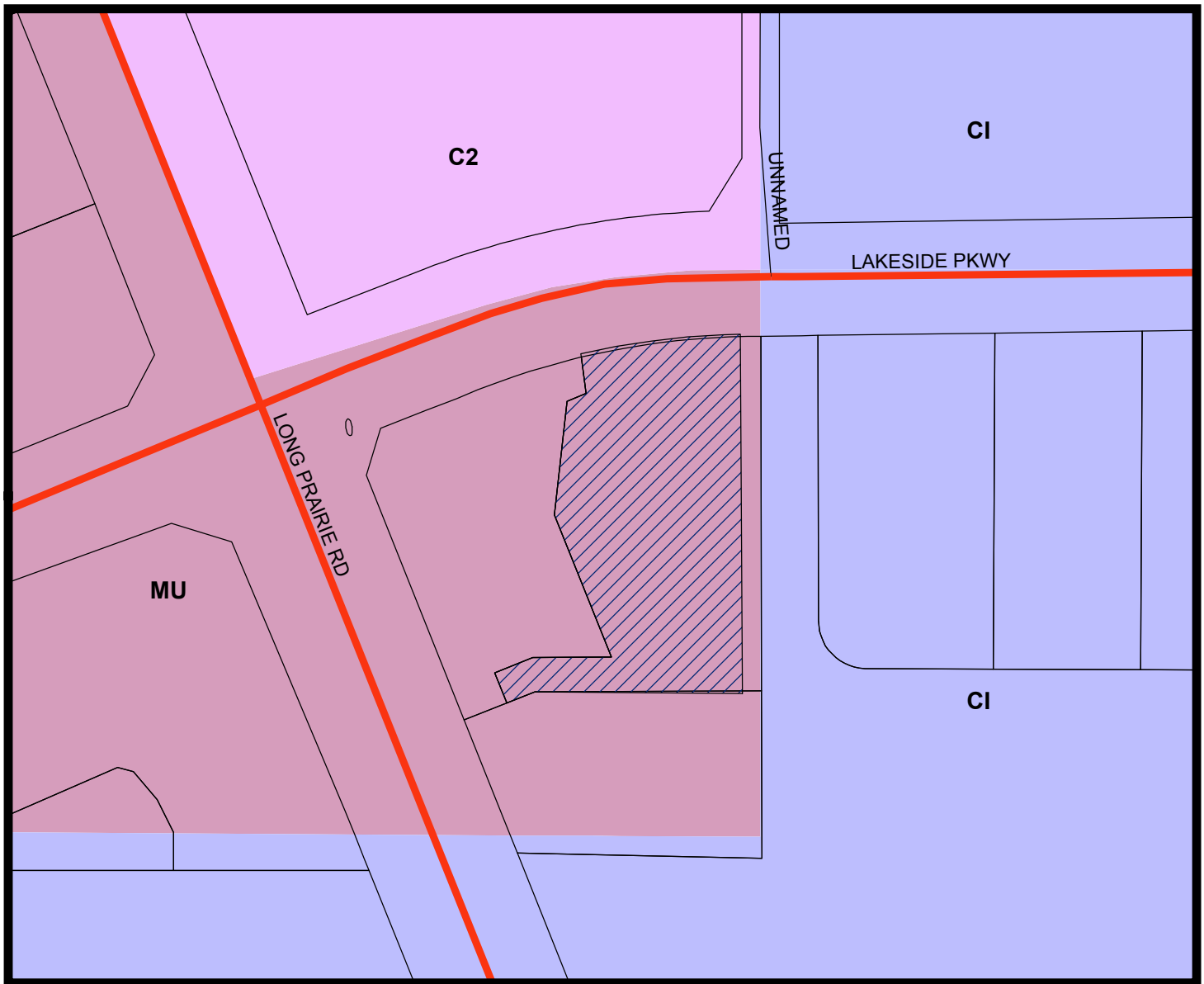
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP16-0018



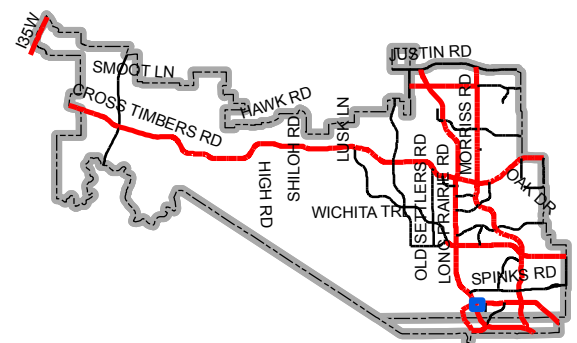
LEGEND

Campus Industrial
 Commercial 2
 Mixed Use

Subject Property



0 125 250 500 Feet



Map Location



REALTY CAPITAL

September 12, 2016

Poornima Srinarasi
Town of Flower Mound
1001 Cross Timbers Road
Flower Mound, TX 75028
972.874.6349
poornima.srinarasi@flower-mound.com

RE: Letter of Intent for Site Plan Application for the Lakeside Office Building

Dear Ms. Srinarasi,

The Dimension Group has submitted a site plan application (SP16-0018) on behalf of Realty Capital Management to begin the Town's review process for The Lakeside Office Building. Located on the Southeast corner of FM 2499 and Lakeside Parkway, The Lakeside Office Building will be a Modern, Mediterranean-style 2-story Class A Office Building that will consist of 21,750 square feet of office space.

The site will be legally known as:
A 4.131 ACRE TRACT OF LAND
IN THE J.N. TANNEHILL SURVEY
ABSTRACT NO. 1252 & THE JOSEPH
KNIGHT SURVEY ABST. NO. 692
IN THE CITY OF FLOWER MOUND,
DENTON COUNTY, TEXAS.

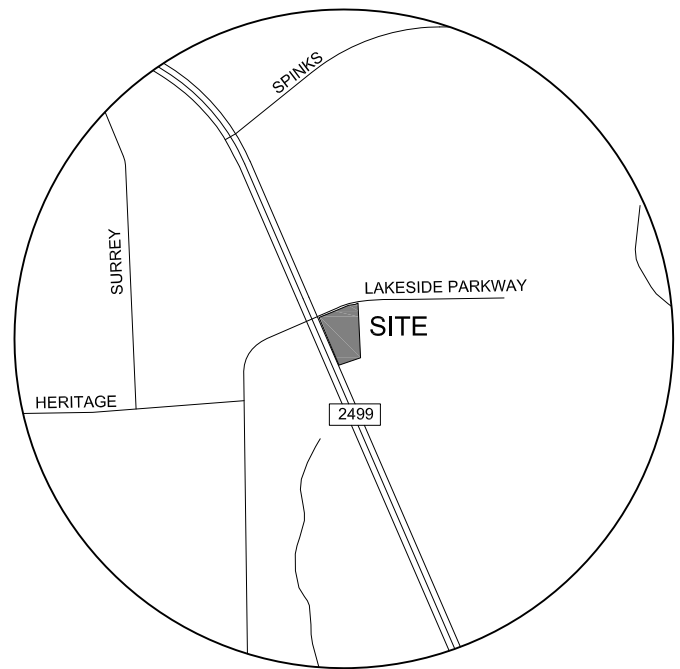
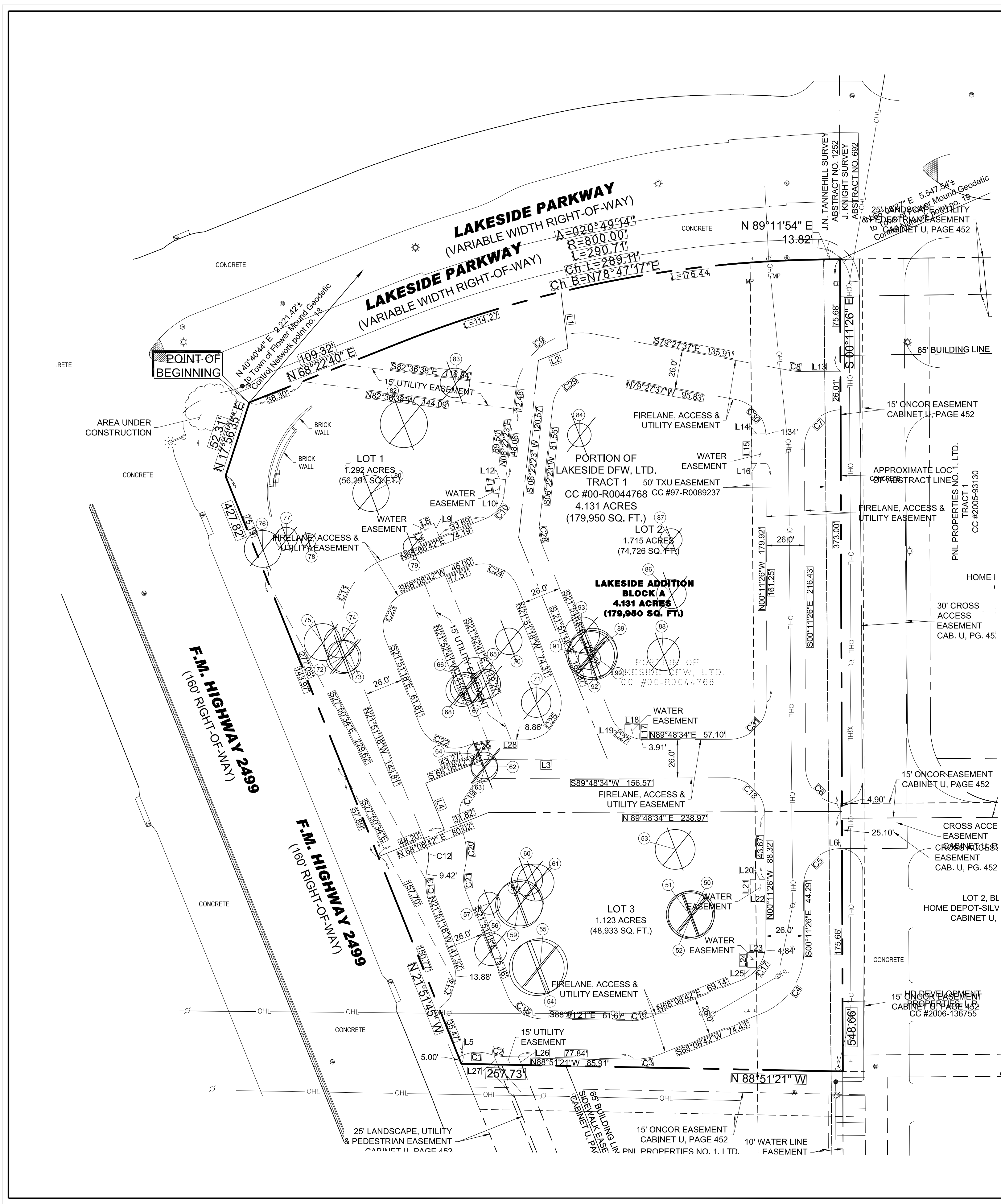
Lot 2, which The Lakeside Office Building will be developed on, is 1.715 acres in size. 104 surface parking spots will be provided to service the Office Building. The proposed cross access easement will be available with Lot 3 (7-Eleven) development.

Please do not hesitate to contact me if you have any questions.

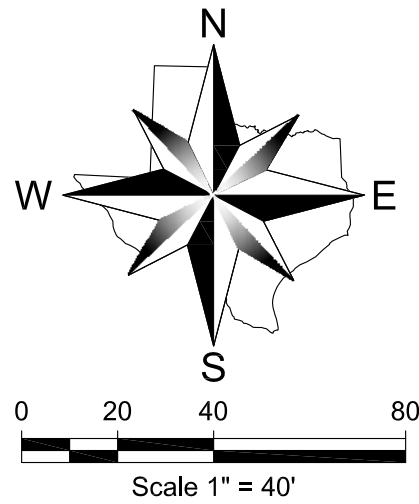
Thank you for your consideration.

James W Archie II
Managing Director
Realty Capital Management, LLC
817.501.1061 (c)
JWArchie@RealtyCapital.com





VICINITY MAP
NOT TO SCALE



Tree Survey

Tree Number	Caliper	Common Name	Botanical Name	Canopy Size	Condition	Classification	Remain/Remove	Comments
50/52	17"	Cedar Elm	Ulmus crassifolia	33'	Good	Protected	Remove	
51	9"	Cedar Elm	Ulmus crassifolia	20'	Good	Protected	Remove	
53	15"	Post Oak	Quercus stellata	27'	Fair	Protected	Remove	Die back
54	17"	Cedar Elm	Ulmus crassifolia	28'	Good	Protected	Remove	
55	11"	Cedar Elm	Ulmus crassifolia	25'	Good	Protected	Remove	
56	10"	Cedar Elm	Ulmus crassifolia	22'	Good	Protected	Remove	
57	6"	Post Oak	Quercus stellata	15'	Good	Protected	Remove	
58/59	17"	Cedar Elm	Ulmus crassifolia	33'	Good	Protected	Remove	
60	10"	Cedar Elm	Ulmus crassifolia	21'	Good	Protected	Remove	
61	15"	Post Oak	Quercus stellata	25'	Good	Protected	Remove	
62	6"	Cedar Elm	Ulmus crassifolia	20'	Good	Protected	Remove	
63	6"	Cedar Elm	Ulmus crassifolia	20'	Good	Protected	Remove	
64	8"	Post Oak	Quercus stellata	15'	Fair	Protected	Remove	
65	10"	Post Oak	Quercus stellata	20'	Good	Protected	Remove	
66	12"	Post Oak	Quercus stellata	30'	Good	Protected	Remove	
67	11"	Post Oak	Quercus stellata	25'	Good	Protected	Remove	
68	10"	Post Oak	Quercus stellata	25'	Good	Protected	Remove	
70	8"	Cedar Elm	Ulmus crassifolia	18'	Good	Protected	Remove	
71	10"	Post Oak	Quercus stellata	20'	Good	Protected	Remove	
72/73	12"	Post Oak	Quercus stellata	24'	Good	Protected	Remove	
74	11"	Blackjack Oak	Quercus marilandica	21'	Good	Protected	Remove	
75	11"	Post Oak	Quercus stellata	25'	Good	Protected	Remove	
76	12"	Blackjack Oak	Quercus marilandica	25'	Good	Protected	Remove	
77	8"	Post Oak	Quercus stellata	15'	Good	Protected	Remove	
78	7"	Chittumwood	Bumelia lanuginosa	10'	Good	Protected	Remove	
79	8"	Chittumwood	Bumelia lanuginosa	12'	Good	Protected	Remove	
80	9"	Blackjack Oak	Quercus marilandica	28'	Good	Protected	Remove	
82	10"	Post Oak	Quercus stellata	32'	Good	Protected	Remove	
83	8"	Cedar Elm	Ulmus crassifolia	20'	Good	Protected	Remove	
84	6"	Cedar Elm	Ulmus crassifolia	16'	Good	Protected	Remove	
86	8"	Cedar Elm	Ulmus crassifolia	20'	Poor	Protected	Remove	Die back/mistletoe
87	8"	Cedar Elm	Ulmus crassifolia	15'	Good	Protected	Remove	
88	10"	Cedar Elm	Ulmus crassifolia	22'	Good	Protected	Remove	
89/90/91	22"	Cedar Elm	Ulmus crassifolia	38'	Good	Specimen	Remove	
92	7"	Cedar Elm	Ulmus crassifolia	15'	Good	Protected	Remove	
93	8"	Post Oak	Quercus stellata	24'	Good	Protected	Remove	

THERE IS NO MITIGATION REQUIRED FOR THE REMOVAL OF ANY PROTECTED OR SPECIMEN TREE.



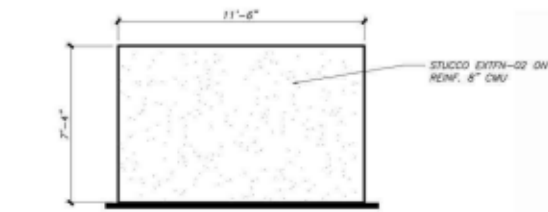
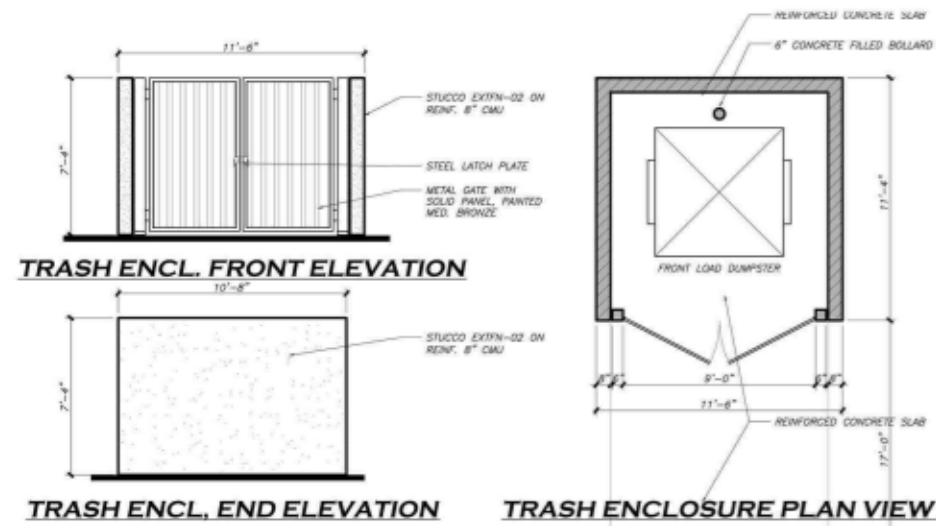
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 02/26/16, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3103(f) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 JULESSA PULASKI, SUITE 325
DALLAS, TEXAS 75248
Phone: 972-462-7999
Fax: 972-462-7998
E-mail: info@winkelmann.com
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J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS
DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

TREE SURVEY
4.131 ACRES

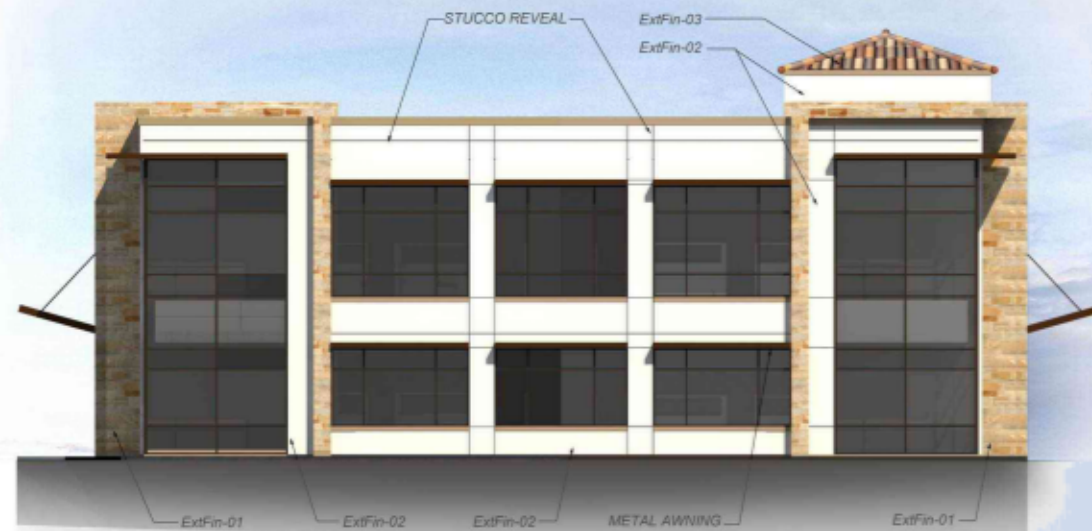
Date : 09.28.15
Scale : 1" = 40'
File : 63501-L-exist tree
Project No. : 63501.00



ELEVATION: **WEST**

AREA:	4575sf	100%
Stucco:	2140sf	47%
Stone:	411sf	9%
Glazing:	2325sf	51%

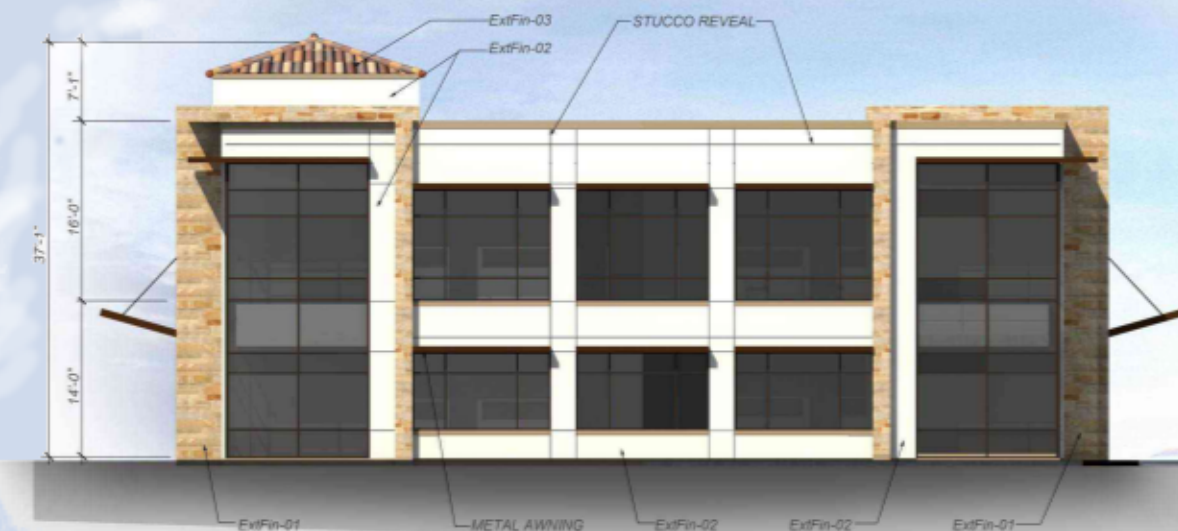
GLAZING—Second Floor = 1314 SF
First Floor = 1011 SF

WEST ELEVATION

ELEVATION: **NORTH**

AREA:	2454sf	100%
Stucco:	889sf	36%
Stone:	315sf	13%
Glazing:	1250sf	51%

GLAZING—Second Floor = 680 SF
First Floor = 570 SF

NORTH ELEVATION

ELEVATION: **SOUTH**

AREA:	2454sf	100%
Stucco:	889sf	36%
Stone:	315sf	13%
Glazing:	1250sf	51%

GLAZING—Second Floor = 680 SF
First Floor = 570 SF

SOUTH ELEVATION

ELEVATION: **EAST**

AREA:	4474sf	100%
Stucco:	2117sf	47%
Stone:	383sf	9%
Glazing:	2194sf	49%

GLAZING—Second Floor = 1252 SF
First Floor = 942 SF

EAST ELEVATION

EXTERIOR FINISH COLORS AND MATERIALS



EXTFN-01 CULTURED STONE

BASIS OF DESIGN
Eldorado Stone ROUGH CUT,
Color/Cut "Autumn Leaf"

East Facade: 383 SF
North Facade: 315 SF
West Facade: 411 SF
South Facade: 315 SF



EXTFN-02 STUCCO

BASIS OF DESIGN
DRYVIT Natural Stucco
Color To Match
SW 7008 "ALABASTER STUCCO" SC-1

East Facade: 1897 SF
North Facade: 889 SF
West Facade: 1839 SF
South Facade: 889 SF

STOREFRONT

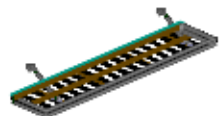
BASIS OF DESIGN
Kawneer 451T
Frame Color #28 "Medium Bronze"
Glass Color: Clear

East Facade: 2194 SF
North Facade: 2325 SF
West Facade: 2329 SF
South Facade: 2325 SF



EXTFN-03 CLAY TILE ROOFING

BASIS OF DESIGN
Boral Roof Tile
Color: BLEND OF
20% Weathered Terra Cotta
20% Chestnut Burnt
20% Casa Grande
20% Continental Seville
10% Continental Brique
10% Sandatorm



AWNINGS

BASIS OF DESIGN
Architectural Fabrication
ATLAS Style
Color: Medium Bronze

LAKESIDE OFFICE BUILDING

FLOWER MOUND, TEXAS

Revisions:

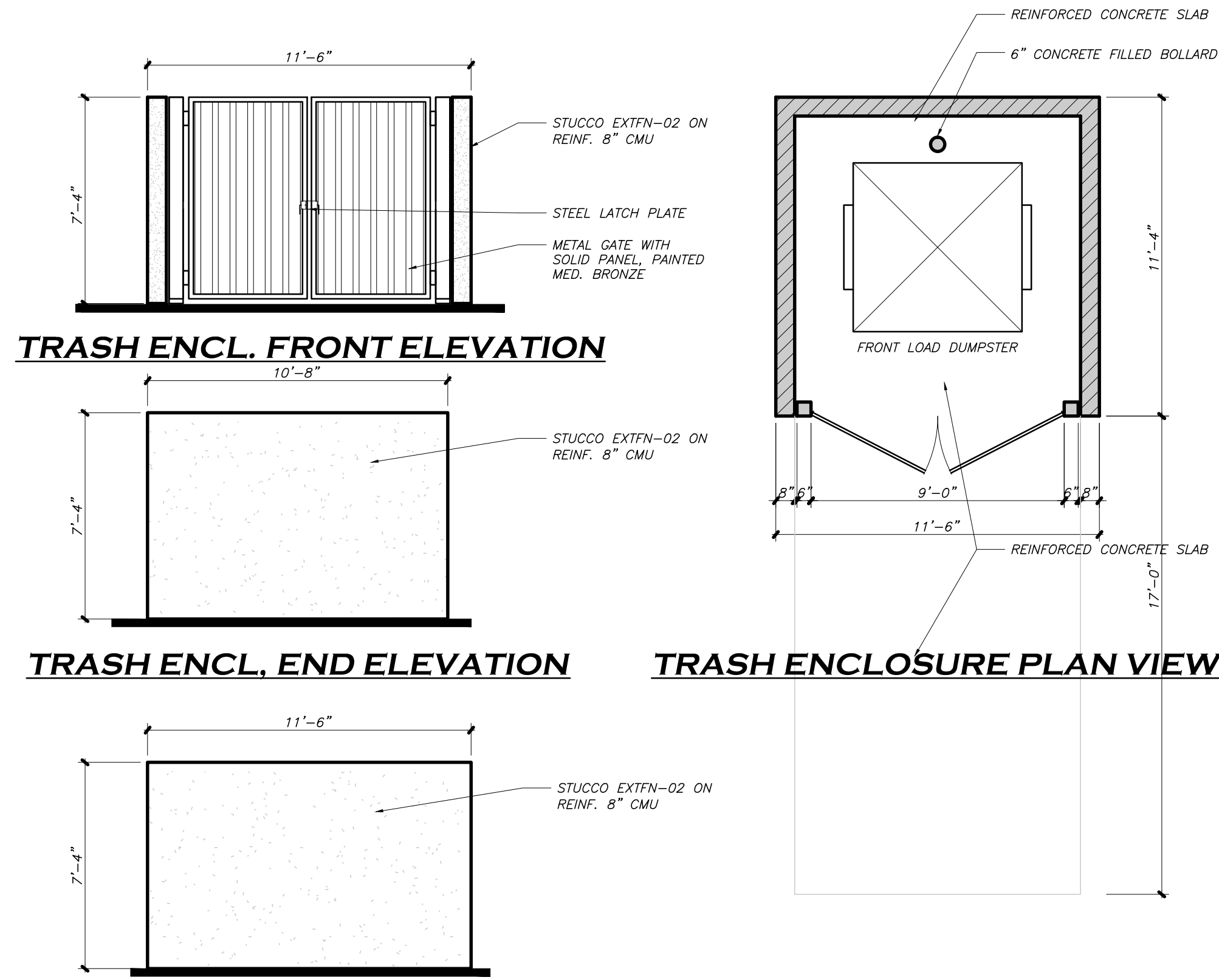
Job no:

Issue date:

XX-XX

Sheet info:

Sheet no.



TRASH ENCL. REAR ELEVATION

EXTERIOR FINISH COLORS AND MATERIALS

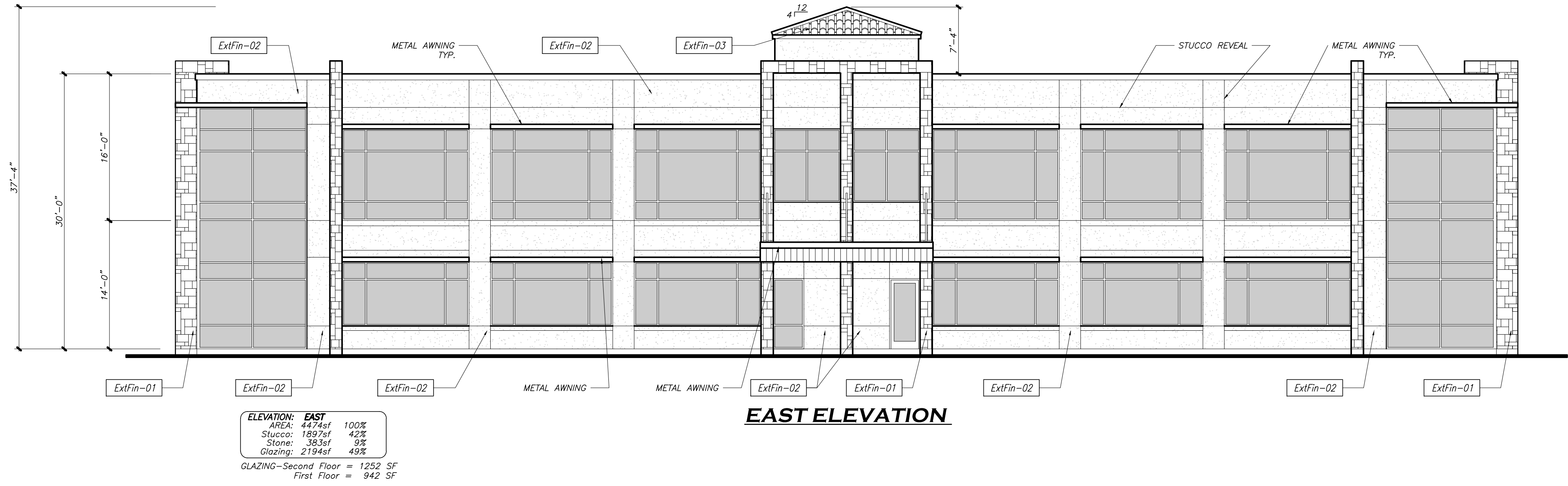
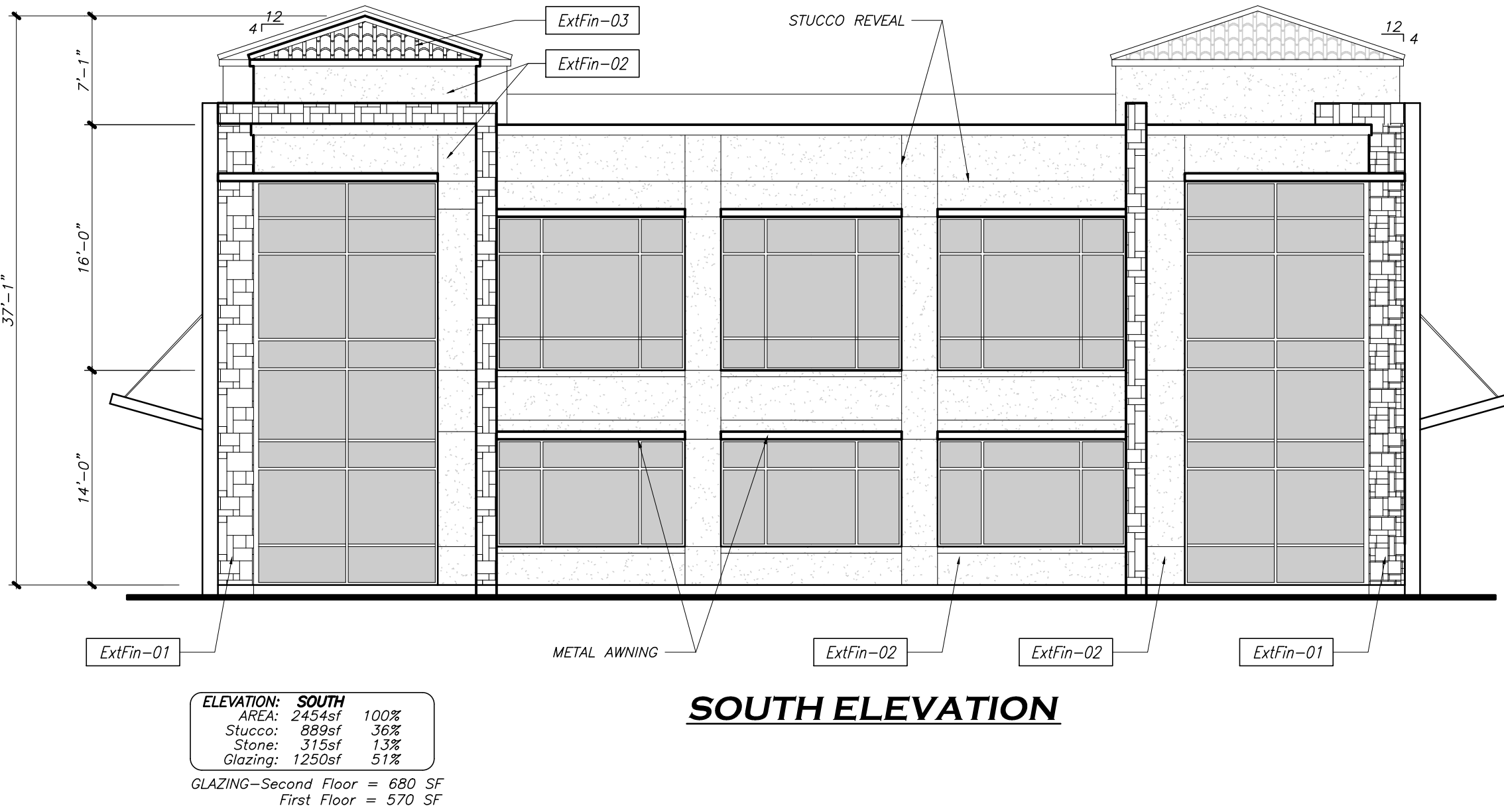
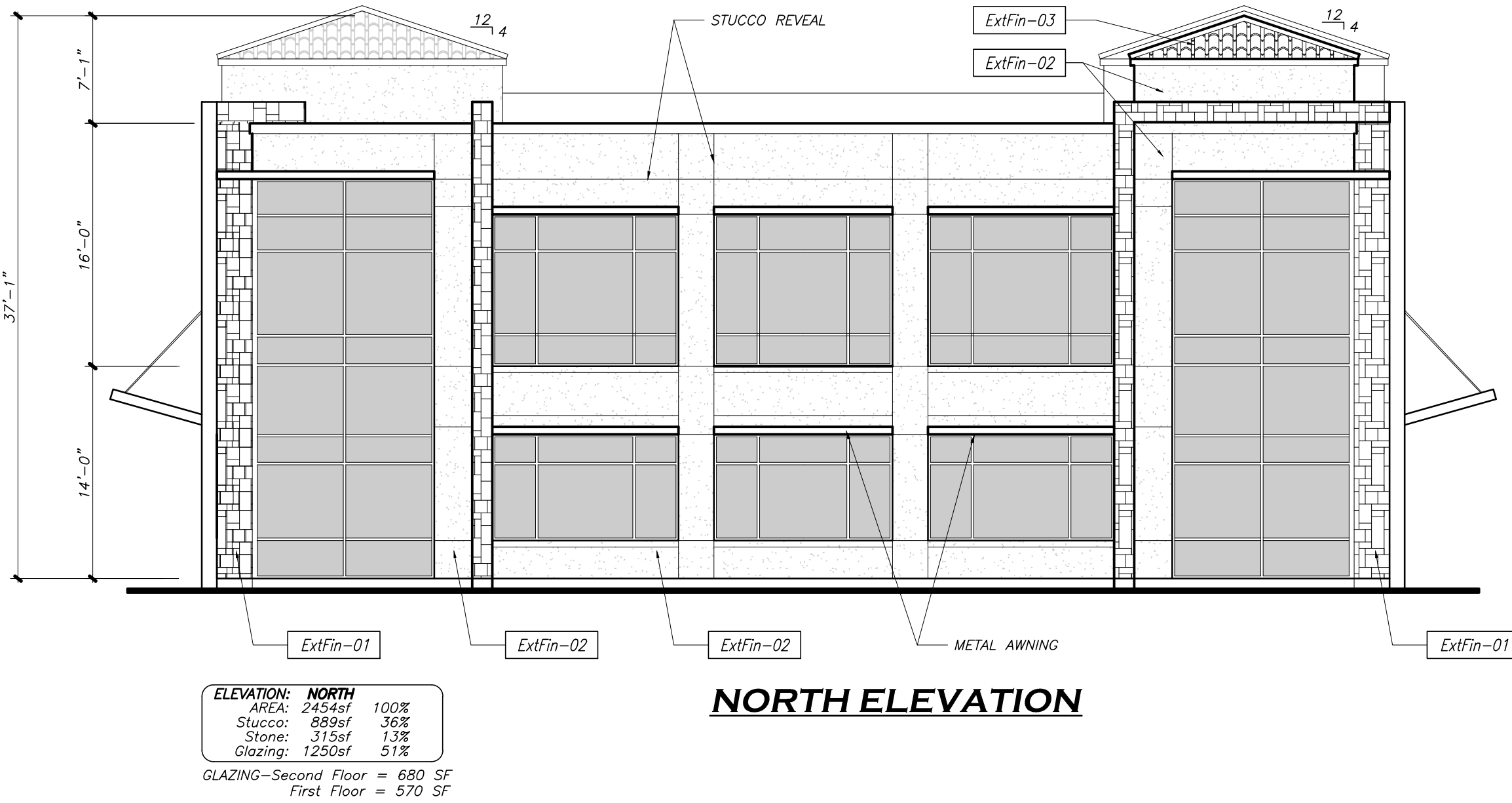
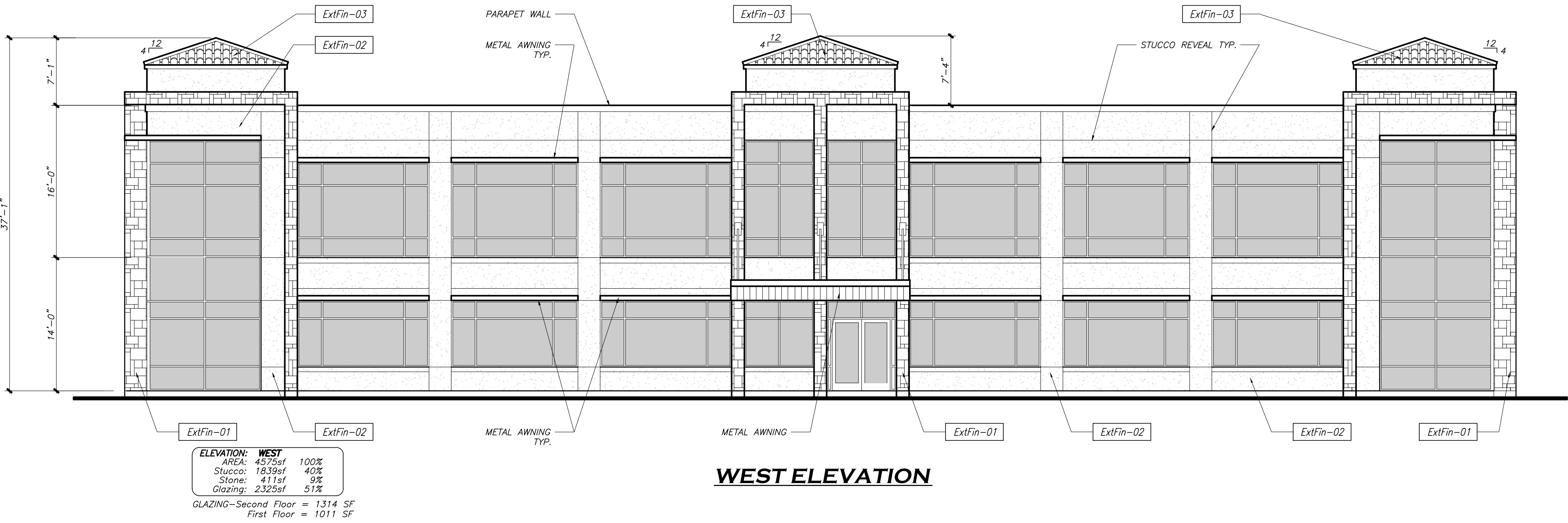
EXTFN-01 CULTURED STONE
BASIS OF DESIGN: Eldorado Stone ROUGH CUT, Color/Cut "Autumn Leaf"
East Facade: 383 SF
North Facade: 315 SF
West Facade: 411 SF
South Facade: 315 SF

EXTFN-02 STUCCO
BASIS OF DESIGN: DRYVIT Natural Stucco Color To Match SW 7008 "ALABASTER STUCCO" SC-1
East Facade: 1897 SF
North Facade: 889 SF
West Facade: 1839 SF
South Facade: 889 SF

STOREFRONT
BASIS OF DESIGN: Kawneer 451T Fram Color #28 "Medium Bronze" Glass Color: Clear
East Facade: 2194 SF
North Facade: 2325 SF
West Facade: 2329 SF
South Facade: 2325 SF

EXTFN-03 CLAY TILE ROOFING
BASIS OF DESIGN: Baral Roof Tile Color: BLEND OF 20% Marbled Terra Cotta 20% Chestnut Burnt 20% Casa Grande 20% Continental Seville 10% Continental Bisque 10% Sandstorm

AWNINGS
BASIS OF DESIGN: Architectural Fabrication ATLAS Style Color: Medium Bronze





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: December 12, 2016

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Development Plan (DP16-0003 – Bradford Park) to develop a residential subdivision, with an exception to Section 90-423, “Underground utilities,” of the Code of Ordinances. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exception, has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The focus of this application is to obtain approval for a residential subdivision containing 156 residential lots, 12.06 acres of open space, and two points of ingress/egress. The property is zoned Planned Development District-148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses with certain exceptions and modifications. The SF-10 lots require a minimum lot size of 10,125 square feet of land area and are limited to a maximum of 28 lots. The SF-5 lots require a minimum of 6,000 square feet of land area and are limited to a maximum of 128 lots.

The development plan depicts required setbacks, buffers, and minimum open space areas, as well as other PD standards. Additionally, a requirement that a minimum of three open space areas be improved to accommodate small gatherings of residents and their guests (see PALS recommendation, below) is noted on the attached landscape plan.

On September 6, 2016, the Town Council approved a request for a Master Plan Amendment (MPA16-0004) to amend Section 1.0, Land Use Plan, and Section 3.0, Specific Plans, to change the land use designation from Low Density Residential and Village Retail to Medium Density Residential, High Density Residential, and Village Retail within Specific Plan Area 5 (SPA 5), and to amend

certain development controls outlined within SPA 5 that apply to the property. At the same meeting, the Town Council approved a request for rezoning (ZPD16-0006 – Bradford Park) from Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses with certain exceptions and modifications to the Code of Ordinances.

The link to the September 6, 2016 Town Council meeting is:

Part 1 of 2-

<http://flowermoundtx.swagit.com/play/09062016-1521/12/>

Part 2 of 2-

<http://flowermoundtx.swagit.com/play/09062016-1521/13/>

On August 2, 2016, the Environmental Conservation Commission (ECC) reviewed a tree removal permit request for 26 specimen trees. The ECC recommended approval for the removal of the requested specimen trees. On September 6, 2016, the Town Council approved the request for the removal of the 26 specimen trees.

The following link will provide additional detail related to the ECC public meeting:

<http://flowermoundtx.swagit.com/play/08022016-1127>

On August 3, 2016, the Parks, Arts and Library Services (PALS) Board voted to recommend acceptance of cash in lieu of land of \$660,441.60 in the place of otherwise required Park Land dedication and Park Development Fees in the amount of \$216,528, with the stipulation that they will include benches and meet with Town staff to discuss gazebos or any other amenities that may contribute to more of a park setting. The attached landscape plan provides for this action. On September 6, 2016, the Town Council adopted the PALS Board action.

The following link will provide additional detail related to the PALS Board public meeting:

<http://flowermoundtx.swagit.com/play/08032016-838/#7>

A. Exception to Overhead Utilities

Approximately 972 feet of overhead power lines are located within the subject property along the frontage of Rippy Road. The applicant is requesting an exception to Section 90-423, Underground utilities, of the Code of Ordinances to allow the overhead power lines to remain in the existing location. The applicant has provided an explanation for the requested exception in the letter of intent [see Attachment A(2)].

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-148 Ordinance

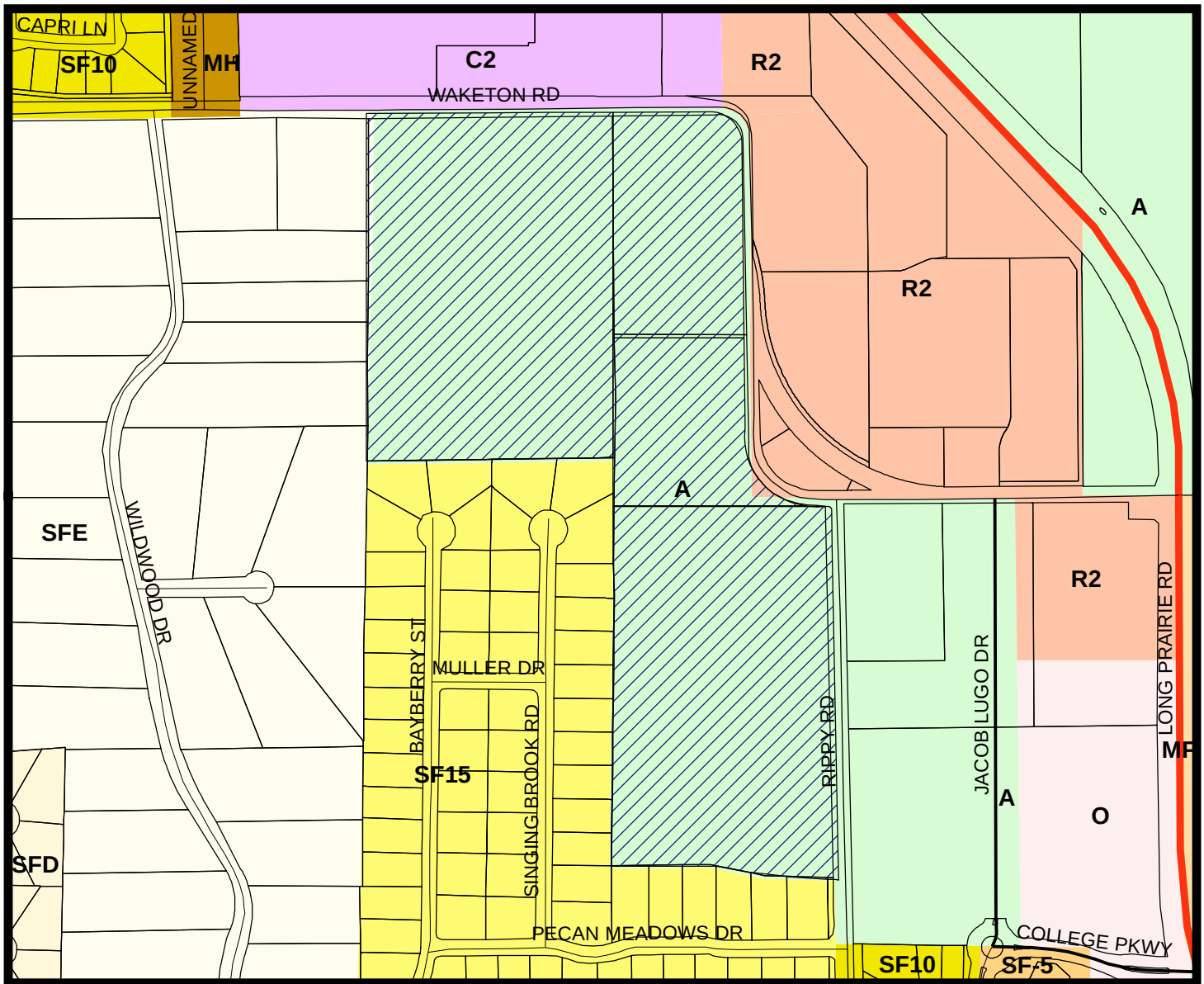
B. Application Details

1. Development Plan Package



Vicinity Map

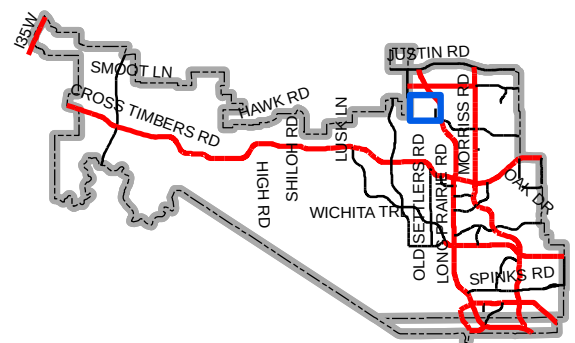
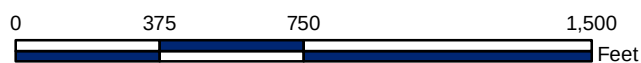
Reference Project: DP16-0003



LEGEND

	Agriculture		Commercial 2		Mobile Home		Office		Retail 2		Single Family Estate
	Single Family 5		Single Family 10		Single Family 15		Single Family Density				

Subject Property



Map Location



December 1, 2016

Mr. Richard Brown
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75022

RE: Bradford Park – Letter of Intent - Updated

Dear Mr. Brown,

A Development Plan application has been submitted on behalf of my client, CalAtlantic Homes, for the residential subdivision, Bradford Park. The development is approximately 49.5 acres and is generally located west of Rippy Road and south of Waketon Road. The property is currently zoned medium and high density single family residential.

The development is in substantial compliance with the concept plan approved with ZPD 16-0006 and will contain 156 lots.

An exception to 90-423(5) Underground Utilities is being requested. The existing overhead utilities are located between 1 and 2 feet to the west of the Rippy Road right of way that is being dedicated to the Town by CalAtlantic Homes. It is believed the utilities were originally placed in the current location in anticipation of a wider rural collector road profile which require 80' of ROW. The Town subsequently changed the road profile to the narrower urban collector road profile which only requires 60' of ROW. The alternative to the exception is to relocate the utilities into the Town's ROW. There would be no benefit to the alternative and residents would be negatively impacted by the increased construction time for the section of Rippy Road that is being improved.

Please let me know if there are additional questions I or the CalAtlantic team can answer.

Sincerely,

Kendra Stephenson

Kendra Stephenson,
Principal, Portmanteau Consulting

ORDINANCE NO. _____

Page 1

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 51-16

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 54.052 ACRES OF LAND SITUATED IN THE J. WATKINS SURVEY, ABSTRACT NUMBER 1324, DENTON COUNTY, TEXAS, FROM AGRICULTURAL DISTRICT (A) AND PLANNED DEVELOPMENT DISTRICT NO. 89 (PD-89) WITH RETAIL DISTRICT-2 (R-2) USES TO PLANNED DEVELOPMENT DISTRICT NO. 148 (PD-148) WITH SINGLE-FAMILY DISTRICT-10 (SF-10) AND SINGLE-FAMILY DISTRICT-5 (SF-5) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 54.052 acres of land situated in the J. Watkins Survey, Abstract Number 1324, Denton County, Texas, have filed an application to change the zoning from Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on August 22, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on September 6, 2016, with respect to the proposed planned development district as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property; and

WHEREAS, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

54.052 acres of land situated in the J. Watkins Survey, Abstract Number 1324, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses.

SECTION 2

The development standards, conceptual site plan, and conceptual landscape plan of the proposed Planned Development District No. 148 (PD-148), attached hereto as Exhibits "B," "C," and "D," each incorporated herein for all purposes, are hereby approved as the development standards, conceptual site plan, and conceptual landscape plan for this Planned Development District No. 148 (PD-148).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 148 (PD-148), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," and "D," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph,

sentence, clause or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

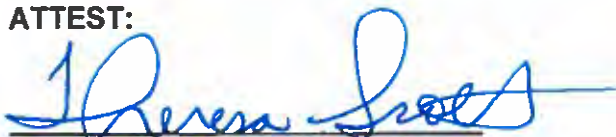
This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 6 DAY OF SEPTEMBER, 2016.

APPROVED:


Thomas E. Hayden, MAYOR

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

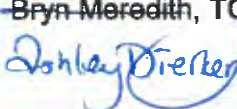

Bryn Meredith, TOWN ATTORNEY


Exhibit "A"
Legal Description

54.052 ACRES

BEING a tract of land situated in the J. WATKINS SURVEY, ABSTRACT NO. 1324, Town of Flower Mound, Denton County, Texas and being all of that tract of land described in Deed to W.E. Bradford and wife, Clair Bradford, as recorded in Volume 579, Page 261, Deed Records, Denton County, Texas and being all of Lots 1-2, Block B of WAKETON RANCH, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet X, Page 9, Plat Records, Denton County, Texas and being part of that tract of land described as Lot 9X, Block A of said WAKETON RANCH Addition and being part of that tract of land described in Deed to Donald R. Parks and wife, Margaret M. Parks, as recorded in Volume 929, Page 508, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Donald R. Parks and wife, Margaret Mary Parks, as recorded in Volume 1669, Page 292, Deed Records, Denton County, Texas and being all of that tract of land described in Deed to Ricky Dale Cain and Lisa Renee Cain, as recorded in Document No. 94-R0085198, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Hawks Ramsey, LLC, as recorded in Document No. 2007-51767, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said W.E. Bradford and wife, Clair Bradford tract;

THENCE North 00 degrees 31 minutes 52 seconds East, with the west line of said W.E. Bradford and wife, Clair Bradford tract, a distance of 1,134.10 feet to a point for the northwest corner of said W.E. Bradford and wife, Clair Bradford tract;

THENCE North 89 degrees 05 minutes 46 seconds East, a distance of 0.35 feet to a point for corner;

THENCE North 00 degrees 23 minutes 27 seconds East, a distance of 157.88 feet to a 2 inch iron pipe found for the southeast corner of the above mentioned Donald R. Parks and wife, Margaret M. Parks tract;

THENCE South 89 degrees 04 minutes 11 seconds West, a distance of 786.64 feet to a 2 inch iron pipe found for the southwest corner of said Donald R. Parks and wife, Margaret M. Parks tract;

THENCE North 00 degrees 29 minutes 15 seconds East, a distance of 1,113.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Waketon Road, a 30 foot right-of-way, for the northwest corner of the above mentioned Donald R. Parks and wife, Margaret M. Parks tract;

THENCE North 89 degrees 23 minutes 46 seconds East, with said south line, a distance of 548.85 feet to a point for corner;

THENCE North 00 degrees 36 minutes 14 seconds West, leaving said south line, a distance of 30.00 feet to a point for corner in the north line of said Waketon Road at the beginning of a curve to the right having a central angle of 03 degrees 37 minutes 06 seconds, a radius of

680.00 feet and a chord bearing and distance of South 88 degrees 47 minutes 40 seconds East, 42.94 feet;

THENCE Easterly, leaving said north line and with said curve to the right, an arc distance of 42.94 feet to a point for corner at the beginning of a curve to the left having a central angle of 01 degrees 55 minutes 21 seconds, a radius of 1,595.97 feet and a chord bearing and distance of South 87 degrees 56 minutes 48 seconds East, 53.55 feet;

THENCE Easterly, with said curve to the left, an arc distance of 53.55 feet to a point for corner at the beginning of a curve to the right having a central angle of 10 degrees 53 minutes 43 seconds, a radius of 282.03 feet and a chord bearing and distance of South 83 degrees 27 minutes 37 seconds East, 53.55 feet;

THENCE Easterly, with said curve to the right, an arc distance of 53.63 feet to a point for corner at the beginning of a curve to the right having a central angle of 08 degrees 38 minutes 49 seconds, a radius of 686.00 feet and a chord bearing and distance of South 73 degrees 41 minutes 22 seconds East, 103.43 feet;

THENCE Easterly, with said curve to the right, an arc distance of 103.53 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 03 degrees 57 minutes 09 seconds, a radius of 1,019.27 feet and a chord bearing and distance of South 71 degrees 20 minutes 33 seconds East, 70.30 feet;

THENCE Easterly, with said curve to the left, an arc distance of 70.32 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 15 degrees 31 minutes 54 seconds, a radius of 259.71 feet and a chord bearing and distance of South 65 degrees 33 minutes 11 seconds East, 70.19 feet;

THENCE Easterly, with said curve to the right, an arc distance of 70.40 feet to a point for corner at the beginning of a compound curve to the right having a central angle of 06 degrees 56 minutes 04 seconds, a radius of 543.00 feet and a chord bearing and distance of South 54 degrees 19 minutes 12 seconds East, 65.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 65.72 feet to a point for corner at the beginning of a compound curve to the right having a central angle of 18 degrees 44 minutes 54 seconds, a radius of 275.34 feet and a chord bearing and distance of South 43 degrees 04 minutes 06 seconds East, 89.70 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 90.10 feet to a point for corner at the beginning of a curve to the left having a central angle of 04 degrees 14 minutes 02 seconds, a radius of 1,145.78 feet and a chord bearing and distance of South 35 degrees 48 minutes 40 seconds East, 84.65 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 84.67 feet to a point for corner at the beginning of a curve to the right having a central angle of 12 degrees 46 minutes 21 seconds, a radius of 680.00 feet and a chord bearing and distance of South 31 degrees 32 minutes 30 seconds East, 151.27 feet;

THENCE Southerly, with said curve to the right, an arc distance of 151.59 feet to a point for corner at the beginning of a curve to the right having a central angle of 22 degrees 38 minutes

00 seconds, a radius of 670.00 feet and a chord bearing and distance of South 13 degrees 50 minutes 20 seconds East, 262.95 feet;

THENCE Southerly, with said curve to the right, an arc distance of 264.67 feet to a point for corner at the beginning of a curve to the left having a central angle of 12 degrees 11 minutes 22 seconds, a radius of 411.85 feet and a chord bearing and distance of South 08 degrees 37 minutes 01 seconds East, 87.46 feet;

THENCE Southerly, with said curve to the left, an arc distance of 87.62 feet to a point for corner at the beginning of a curve to the left having a central angle of 04 degrees 18 minutes 29 seconds, a radius of 1,158.78 feet and a chord bearing and distance of South 16 degrees 51 minutes 57 seconds East, 87.11 feet;

THENCE Southerly, with said curve to the left, an arc distance of 87.13 feet to a point for corner at the beginning of a curve to the left having a central angle of 61 degrees 44 minutes 58 seconds, a radius of 604.00 feet and a chord bearing and distance of South 49 degrees 53 minutes 41 seconds East, 619.90 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 650.95 feet to a point for corner at the beginning of a curve to the right having a central angle of 02 degrees 35 minutes 51 seconds, a radius of 1,086.50 feet and a chord bearing and distance of South 79 degrees 28 minutes 14 seconds East, 49.25 feet;

THENCE Easterly, with said curve to the right, an arc distance of 49.26 feet to a point for corner at the beginning of a curve to the left having a central angle of 11 degrees 35 minutes 56 seconds, a radius of 229.00 feet and a chord bearing and distance of South 83 degrees 58 minutes 16 seconds East, 46.28 feet;

THENCE Easterly, with said curve to the right, an arc distance of 46.36 feet to a point for corner in the north line of the above mentioned Waketon Road;

THENCE North 89 degrees 30 minutes 59 seconds East, with said north line, a distance of 86.06 feet to a point for corner;

THENCE South 00 degrees 38 minutes 38 seconds East, leaving said north line, a distance of 60.00 feet to a point for corner;

THENCE South 89 degrees 28 minutes 55 seconds West, a distance of 142.16 feet to a point for corner at the beginning of a curve to the right having a central angle of 10 degrees 38 minutes 45 seconds, a radius of 330.00 feet and a chord bearing and distance of North 85 degrees 11 minutes 42 seconds West, 61.23 feet;

THENCE Westerly, with said curve to the right, an arc distance of 61.32 feet to a point for corner at the beginning of a curve to the right having a central angle of 12 degrees 03 minutes 36 seconds, a radius of 676.00 feet and a chord bearing and distance of North 73 degrees 50 minutes 32 seconds West, 142.03 feet;

THENCE Westerly, with said curve to the right, an arc distance of 142.29 feet to a point for corner;

THENCE South 68 degrees 39 minutes 26 seconds West, a distance of 21.52 feet to a point for corner at the beginning of a curve to the left having a central angle of 03 degrees 10 minutes 14 seconds, a radius of 610.00 feet and a chord bearing and distance of South 22 degrees 12 minutes 04 seconds West, 33.75 feet;

THENCE Southerly, with said curve to the left, an arc distance of 33.76 feet to a point for corner;

THENCE South 20 degrees 36 minutes 57 seconds West, a distance of 26.57 feet to a point for corner at the beginning of a curve to the left having a central angle of 21 degrees 49 minutes 19 seconds, a radius of 232.33 feet and a chord bearing and distance of South 09 degrees 42 minutes 17 seconds West, 230.93 feet;

THENCE Southerly, with said curve to the left, an arc distance of 232.33 feet to a point for corner;

THENCE South 01 degrees 12 minutes 22 seconds East, a distance of 927.93 feet to a point for corner;

THENCE North 88 degrees 23 minutes 04 seconds West, a distance of 274.47 feet to a point for corner;

THENCE North 79 degrees 12 minutes 28 seconds West, a distance of 176.40 feet to a point for corner;

THENCE South 89 degrees 09 minutes 18 seconds West, a distance of 313.92 feet to the **POINT OF BEGINNING** and containing 54.052 acres of land, more or less.

Exhibit "B"
DEVELOPMENT STANDARDS

Planned Development District No. 148 (PD-148)
Bradford Park

The development on the property comprising approximately 54.052 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-148 shall be in accordance with the Town of Flower Mound Master Plan and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

The following uses shall be the only uses permitted in the Planned Development District.

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:

- a. Dwelling, single-family detached;
- b. Accessory use, general, subject to section 98-972;
- c. Garage Sale, subject to section 98-982;
- d. Home occupation, subject to section 98-984;
- e. Model home; and
- f. Swimming pool, private.

2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be permitted in PD-148.

3. Temporary Uses. Only the following temporary uses may be permitted in areas designated on Exhibit "C" as Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

- a. Asphalt/concrete batch plant, temporary, subject to section 98-974.
- b. Field office, temporary.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

- 1. Single-Family District-10 (SF-10)

a. Minimum lot area per dwelling. The minimum lot area shall be ten thousand one hundred twenty-five (10,125) square feet, subject to section 98-1023.

b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be seventy-five feet (75').

c. Minimum front yard.

i. Except as provided in this paragraph, the minimum front yard setback shall be twenty feet (20'), subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet (15').

ii. A front entry garage shall be set back twenty feet (20') from the front property line.

iii. Porches may encroach a maximum of eight feet (8') into the front yard.

iv. Fences may not extend into the front yard beyond the front façade of the residential dwelling.

d. Minimum side yard. The minimum side yard shall be seven and one-half feet (7.5'), subject to section 98-1027.

e. Minimum rear yard. The minimum rear yard shall be twenty-five feet (25'), subject to section 98-1027.

f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,400 square feet.

g. Maximum lot coverage. The maximum lot coverage shall be fifty-five percent (55%), subject to section 98-129.

h. Maximum height. The maximum height of buildings and structures shall be two (2) stories or thirty-five feet (35'), subject to section 98-1031.

2. Single-Family District-5 (SF-5)

a. Minimum lot area per dwelling. The minimum lot area shall be six thousand (6,000) square feet, subject to section 98-1023.

b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be fifty feet (50'), subject to section 98-1024.

c. Minimum front yard.

i. Except as provided in this paragraph, the minimum front yard setback shall be twenty feet (20'), subject to section 98-1026. Minimum setback for corner lots

must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet (15').

ii. A front entry garage shall be set back twenty feet (20') from the front property line.

iii. Porches may encroach a maximum of eight feet (8') into the front yard.

iv. Fences may not extend into the front yard beyond the front façade of the residential dwelling.

d. Minimum side yard. The minimum side yard shall be five feet (5'), subject to section 98-1027.

e. Minimum rear yard. The minimum rear yard shall be twenty feet (20'), subject to section 98-1027.

f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,000 square feet.

g. Maximum lot coverage. The maximum lot coverage shall be fifty-five percent (55%), subject to section 98-129.

h. Maximum height. The maximum height of buildings and structures shall be two (2) stories or thirty-five feet (35'), subject to section 98-1031.

3. THE DIMENSIONAL AND AREA REGULATIONS CONTAINED IN SUBPARAGRAPHS 1 AND 2 OF THIS PARAGRAPH B SHALL NOT APPLY TO COMMON AREAS OR LOTS OWNED BY THE HOMEOWNER'S ASSOCIATION FOR BRADFORD PARK ("HOA").

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within Bradford Park.

1. There shall be a maximum of 28 SF-10 residential lots and a maximum of 128 SF-5 residential lots.

2. SF-10 residential lots shall be located in the area abutting Wildwood Estates and Pecan Meadows as designated on Exhibit "C."

3. SF-5 residential lots shall be located as designated on Exhibit "C."

D. SUPPLEMENTAL STANDARDS

1. Required fencing where a residential lot abuts an open space area shall be installed in conformance with Exhibit "D."

2. The minimum amount of open space for Bradford Park shall be twenty-four percent (24%) of the gross land area.

3. Improvements within open space areas should be provided with sensitivity to integrating in areas where specimen and protected trees exist. Examples of improvements generally can include such improvements as benches, seat walls, fountains, and shaded picnic areas. The development will include a minimum of 3 such areas that will be designated during consideration of the development plan.

4. All landscaping and open space shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.

5. Protected trees in the landscape buffer and/or open space areas indicated on Exhibit "D" that are preserved will be considered trees required for buffering in accordance with 82-241 and 82-242.

6. The development of Bradford Park is subject to the Phasing Plan as shown on Exhibit "C".

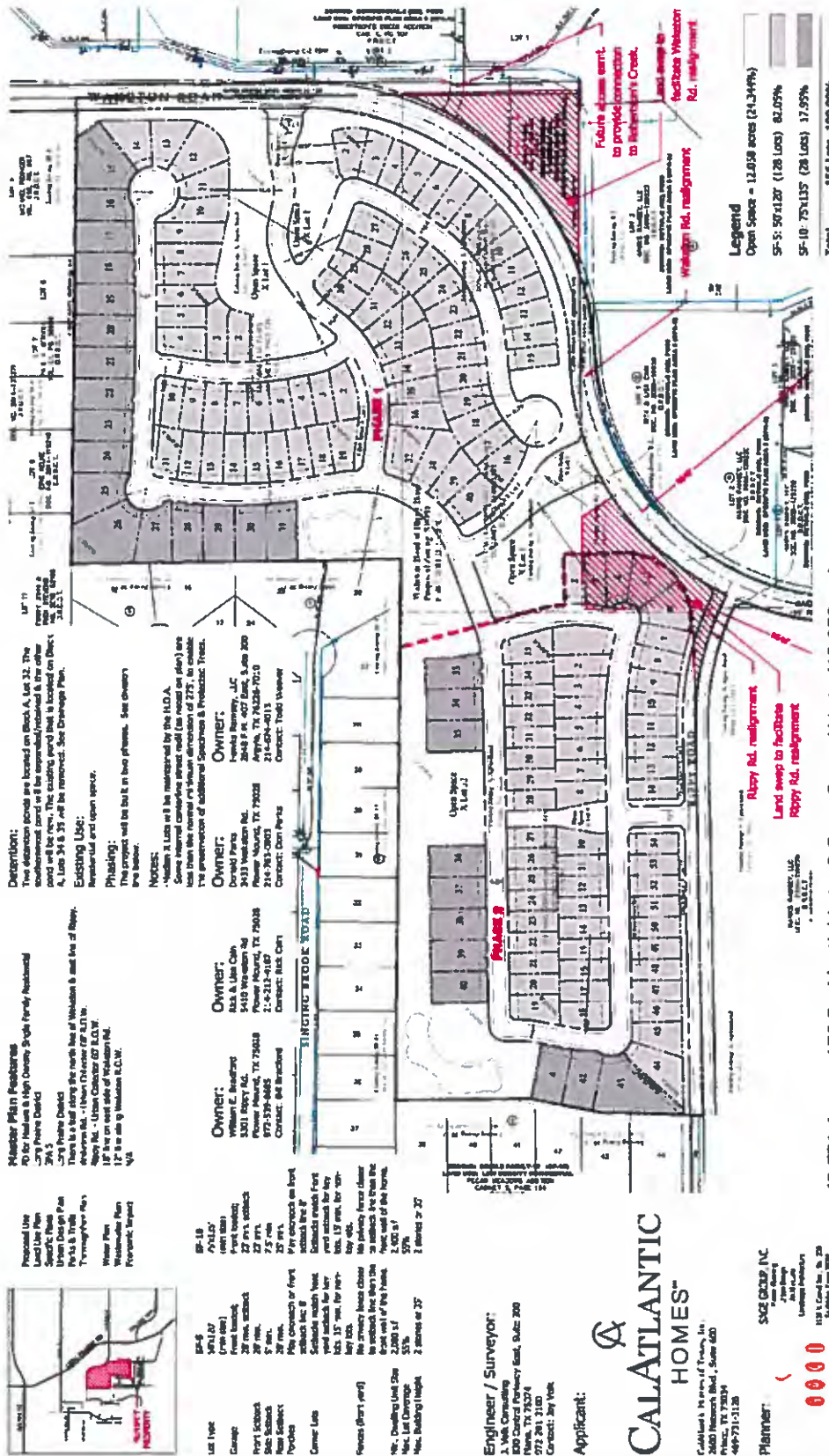
7. The first phase of development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.

E. WAIVERS

The following waiver shall be granted with the approval of the Planned Development District.

1. An exception to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requiring a minimum centerline radius of 275 feet for the Local Residential Urban classification, in the locations as shown on Exhibit "C".

Exhibit "C"-CONCEPTUAL SITE PLAN



Bradford Park

Conceptual Site Plan

49.531 Acres - 156 Residential Lots, 9 Open Space X Lots (12.058 ac.)

Flower Mound, Denton County, Texas

CALATLANTIC HOMES

Engineer / Surveyor:
 1. V&S Consulting
 830 Central Expressway East, Suite 200
 Flower Mound, TX 75024
 972.261.2100
 Contact: Jay V&S

Applicant:

Planner:

Site Group Inc.
 1501 E. Loop East, Suite 200
 Houston, TX 77029
 281.441.1100

5 DEC 16



Exhibit "D"-CONCEPTUAL LANDSCAPE PLAN



Bradford Park

Flower Mound, Denton County, Texas

49.531 Acres - 156 Residential Lots, 9 Open Space X Lots (12.058 ac.)

Conceptual Landscape Plan

DEC 16

CALATLANTIC
HOMES™

100 Network Blvd., Suite 100

Manufacturer: SAGE GROUP, INC.
Piquette, MI

...

1130 A. Cappel, Jr., Ed. 123
 1130 A. Cappel, Jr., Ed. 123
 1130 A. Cappel, Jr., Ed. 123

[illegible]

Year	Percent
1980	10
1990	12
2000	14
2020	18

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C42	87.62	411.85	012°11'22"	87.46	S08° 37' 01"E
C43	83.13	1158.78	004°18'29"	87.11	S16° 51' 51"E
C44	49.26	1086.50	02°35'51"	49.25	S79° 28' 14"E
C45	46.36	229.00	01°35'56"	46.28	S83° 58' 16"E
C46	61.32	330.00	01°03'45"	61.23	N85° 11' 42"W
C47	142.29	676.00	02°10'34"	142.03	N73° 50' 32"W
C48	33.76	610.00	03°10'14"	33.75	N22° 31' 04"E
C49	232.33	610.00	02°14'49"	230.93	S09° 42' 17"W
C50	60.37	640.00	005°24'17"	60.35	S23° 19' 05"W
C101	41.18	1.50	159°45'31"	2.95	S80° 13' 13"E
C102	28.85	9.50	180°00'00"	19.00	S89° 39' 33"W
C103	28.85	9.50	180°00'00"	19.00	S89° 39' 33"W
C104	23.85	67.50	02°01'42"	23.72	N09° 46' 47"E
C105	4.09	1.50	156°22'25"	2.94	S44° 30' 36"E
C106	64.84	117.50	03°13'70"	64.92	S49° 20' 19"W
C107	40.07	14.50	158°19'47"	28.48	N24° 50' 58"E
C108	47.18	249.50	01°05'00"	47.11	N59° 43' 59"E
C109	39.40	282.50	00°75'39"	39.37	N61° 09' 17"E

Engineer/Surveyor:
J. Volk Consulting, Inc.
30 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

LEGAL DESCRIPTION
BRADFORD PARK
54.052 ACRES

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THENCE South 89 degrees 09 minutes 18 seconds West, a distance of 313.92 feet to the POINT OF BEGINNING and containing 54.052 acres of land, more or less.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CalAtlantic Homes of Texas, Inc., acting herein by and through it's duly authorized officers, does hereby adopt this plat designated herein as BRADFORD PARK, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lots/Blocks _____, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing al or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

Witness, my hand at Dallas, Texas, this _____ day of _____, 20_____.

CalAtlantic Homes of Texas, Inc.

By: _____

NAME: CHIP BOYD

TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Chip Boyd (of CalAtlantic Homes of Texas, Inc.) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF_____, 20_____

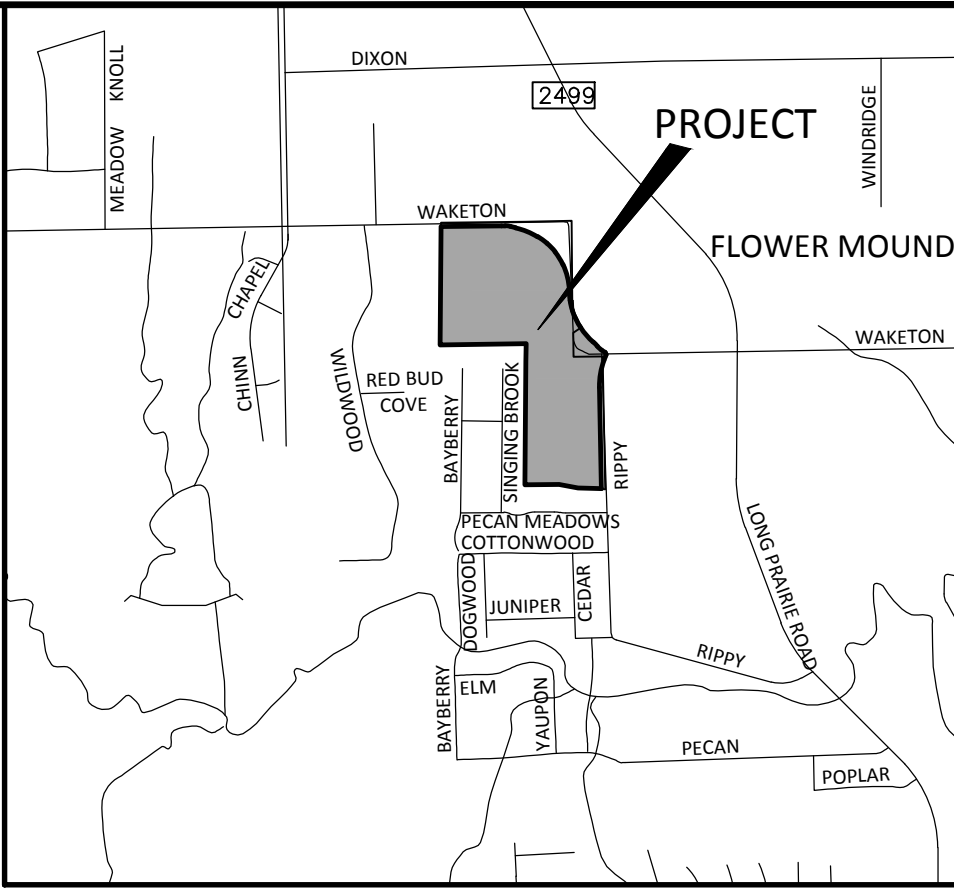
NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

NOTES:

1. Lots developed to SF-10 and SF-5 standards.
2. Pursuant to the Ordinance No. 36-92 of the Town of Flower Mound, Texas, a mandatory Homeowners Association shall be established and created to assume and be responsible for the continuous and perpetual operation maintenance and/or supervision of drainage easements, landscaping systems or their physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory Homeowners's Association shall be responsible for the continuous and perpetual operation maintenance and/or supervision of the landscape systems, features or elements located in parkway common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
3. All x-lots are unbuildable and shall be dedicated to and maintained by the HOA. All x-lots are Pedestrian Access Easements. X-lots shall also be used for water, sewer & drainage easements where necessary.
4. Wall maintenance easements shall be dedicated to the HOA for perpetual maintenance.
5. Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.
6. All overhead utilities will be removed or placed underground.
7. All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in a material to complement the materials and colors within this development.
8. This development is subject to approved environmental protection plan.

BLOCK TABLE		
BLOCK NO.	ZONING	NO. OF LOTS
BLOCK A	SF-10	28
BLOCK A	SF-5	24
BLOCK B	SF-5	13
BLOCK C	SF-5	0
BLOCK D	SF-5	39
BLOCK E	SF-5	0
BLOCK F	SF-5	18
BLOCK G	SF-5	34
TOTAL LOTS		156



□ C □ T □ MAP
□ T □ CAL □

MASTER PLAN FEATURES	
Land Use Plan	Long Prairie District
Specific Plans	SPA 5
Urban Design Plan	Long Prairie District
Parks and Trails	None
Open Space Plan	N/A
Thoroughfare Plan	Waketon Road - Urban Collector 60' R.O.W. Rippy Road - Urban Collector 60' R.O.W.
Water Plan	Long Prairie District Service Area 16" Water line on east side of Waketon Road 12" Water line along west side of Rippy Road 8" Water lines within proposed development
Wastewater Plan	Long Prairie District Service Area 8" Wastewater lines within proposed development
Economic Impact	N/A

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudia Forest
Chairman, Planning & Zoning Commission

Doug Powell
Executive Director of Development Services

_____, 20_____
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

DEVELOPMENT PLAN

BRADFORD PARK

54.052 ACRES

LOTS 2-31, 33-54, BLOCK A; LOTS 2-14, BLOCK B;
LOTS 2-40 BLOCK D; LOTS 2-19, BLOCK F;
LOTS 1-8, 10-35, BLOCK G;

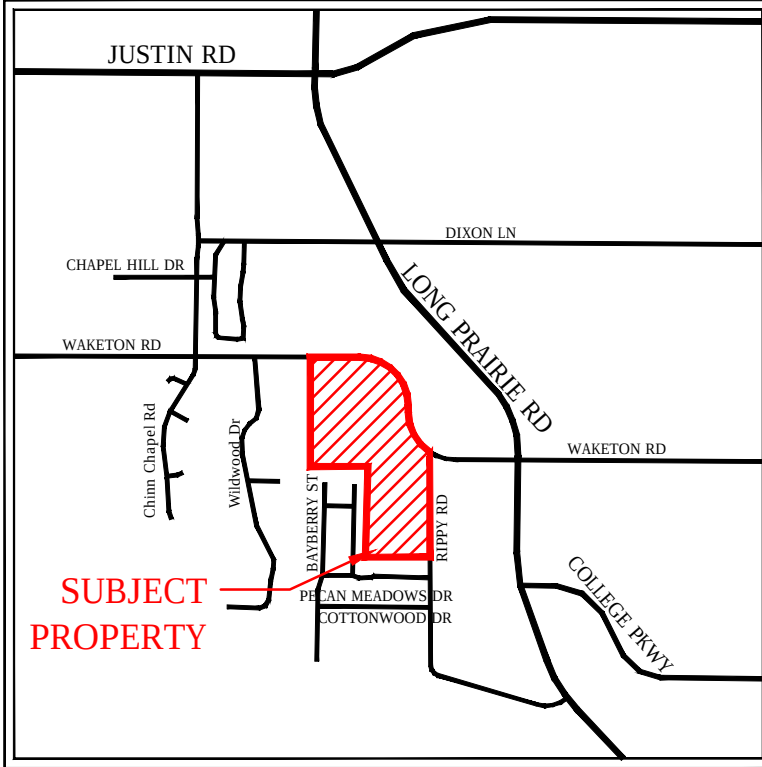
156 LOTS &
9 OPEN SPACE "X" LOTS - 12.058 ACRES (24.35%)
OUT OF THE
J. WATKINS SURVEY, ABSTRACT NO. 1324

TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

30 November 2016
SHEET 2 OF 2

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962



SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

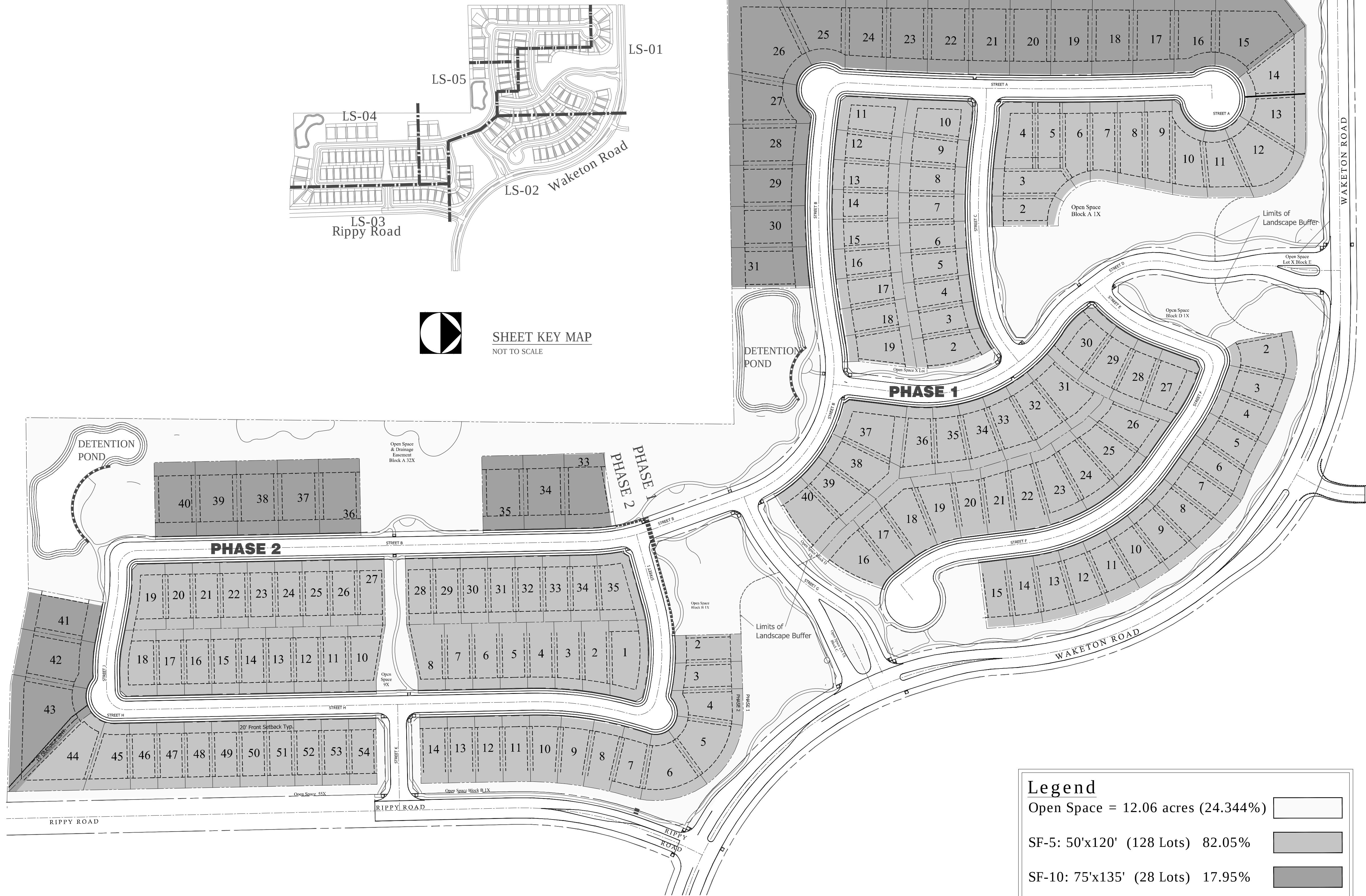
**BRADFORD PARK
FLOWER MOUND, TEXAS**

Issued
OCT.10,2016

Revisions
Town comments 11/2/16
Town comments 11/29/16
Open Space rev. 11/30/16

SITE PLAN

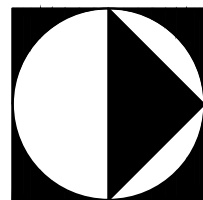
SHEET
SP-01



SHEET KEY MAP
NOT TO SCALE

Legend			
Open Space = 12.06 acres (24.344%)			
SF-5: 50'x120' (128 Lots) 82.05%			
SF-10: 75'x135' (28 Lots) 17.95%			
Total	156 Lots	100.00 %	

Engineer / Surveyor:
J. Volk Consulting
830 Central Parkway East, Suite 300
Plano, TX 75074
972-201-3100
Contact: Jay Volk



0 100' 200' 400'
1" = 100'-0"

Landscape Requirement Compliance Town of Flower Mound

STREET BUFFER LANDSCAPING

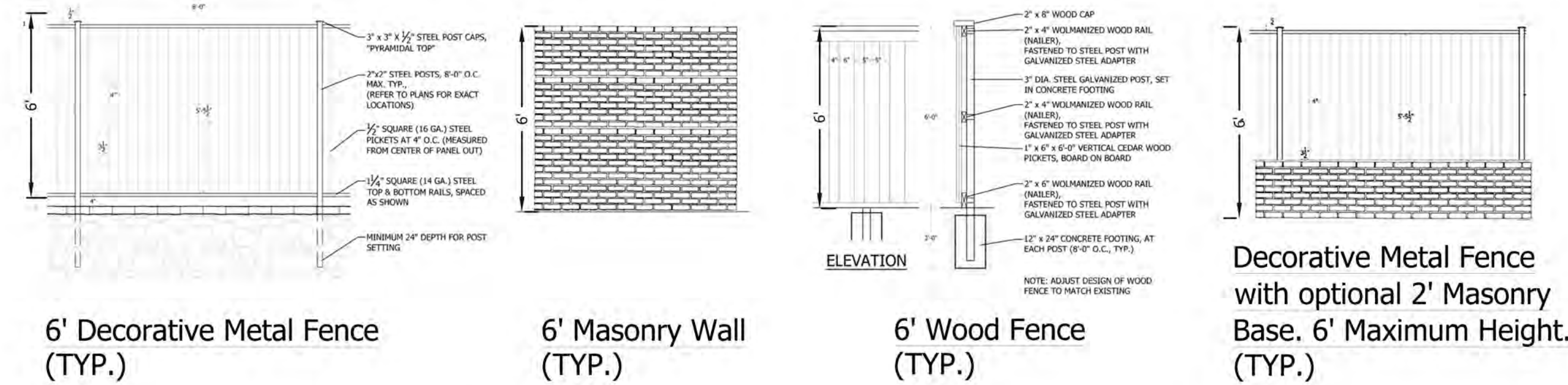
	Required Buffer Width	Provided Width
Rippy Road	15'	15'
Waketon Road	15'	25' min.

STREET BUFFER TREES

Standard	Street Frontage (linear feet)	Required	Provided
1 per 30 l.f.	Rippy Road = 1,205 l.f.	41 trees (3" cal.)	*123 ornamental trees (eq to 41 trees) instead of large trees due to overhead utilities.
1 per 30 l.f.	Waketon Road = 1,980 l.f.	66 trees (3" cal.)	16 new trees from the Flower Mound <i>Large Tree List</i> .
		107 trees required	139 trees required (using * overhead utility easement formula)
		-50 existing trees from the Flower Mound <i>Large Tree List</i> exist in the identified landscape buffer	
		57 trees required	139 trees provided
			*(PROVIDED 100 ornamental trees + 8-3" cal shade trees = 41 req. trees along Rippy Road)

NOTE:

The credit received for existing trees within the landscape buffer is subject to change depending on the most recent revised tree survey.

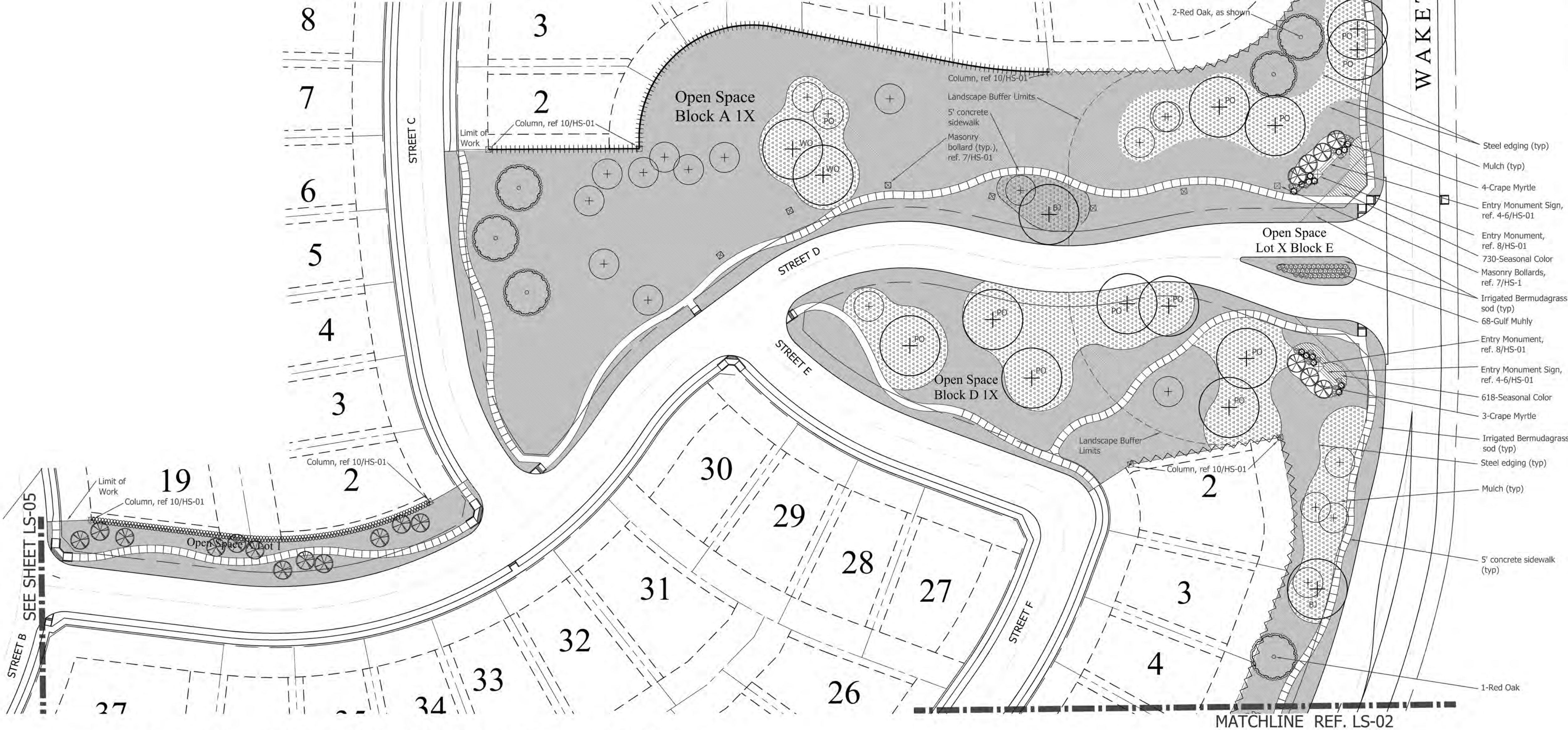


6' Decorative Metal Fence (TYP.)

6' Masonry Wall (TYP.)

6' Wood Fence (TYP.)

Decorative Metal Fence with optional 2' Masonry Base. 6' Maximum Height. (TYP.)



Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
- Burford Holly
Ilex cornuta 'Burfordia'
- Maidengrass
Miscanthus sinensis 'Gracillimus'
- Gulf Muhly
Muhlenbergia capillaris
- Mexican Feather Grass
Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon

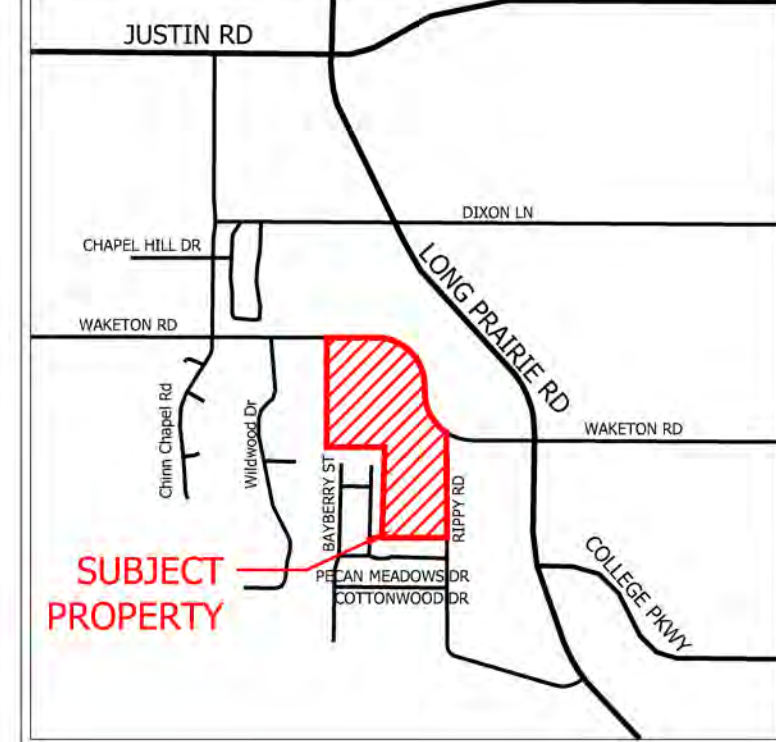
- Steel edging (typ)
- Mulch (typ)
- 4-Crape Myrtle
- Entry Monument Sign, ref. 4-6/HS-01
- Entry Monument, ref. 8/HS-01
- 730-Seasonal Color
- Masonry Bollards, ref. 7/HS-1
- Irrigated Bermudagrass sod (typ)
- 68-Gulf Muhly
- Entry Monument, ref. 8/HS-01
- Entry Monument Sign, ref. 4-6/HS-01
- 618-Seasonal Color
- 3-Crape Myrtle
- Irrigated Bermudagrass sod (typ)
- Steel edging (typ)
- Mulch (typ)
- 5' concrete sidewalk (typ)
- 1-Red Oak

Legend

- 6' Decorative Metal Fence
- 6' Masonry Wall
- 6' Masonry Wall or 6' Decorative Metal or Combination
- Decorative Metal Fence with optional 2' Masonry Base. 6' Maximum Height.
- Retain Existing Fence, or Replace or install 6' Wood Fence

Legend

- Specimen Tree to Remain
- Non Specimen Tree to Remain
- Irrigated Areas
- Mulch Areas
- Planting Areas



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APPLICANT

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Frisco, TX 75034
Phone: 972.590.2400
Contact:

BRADFORD PARK
FLOWER MOUND, TEXAS

Issued
OCT.10,2016

Revisions
Town comments 11/2/16
Town comments 11/29/16

LANDSCAPE
PLAN

SHEET
LS-01

1 LANDSCAPE AND SCREENING PLAN - ENTRY 1
PLAN

0 40' 80' 160'
1" = 40'-0"

Zoning No.



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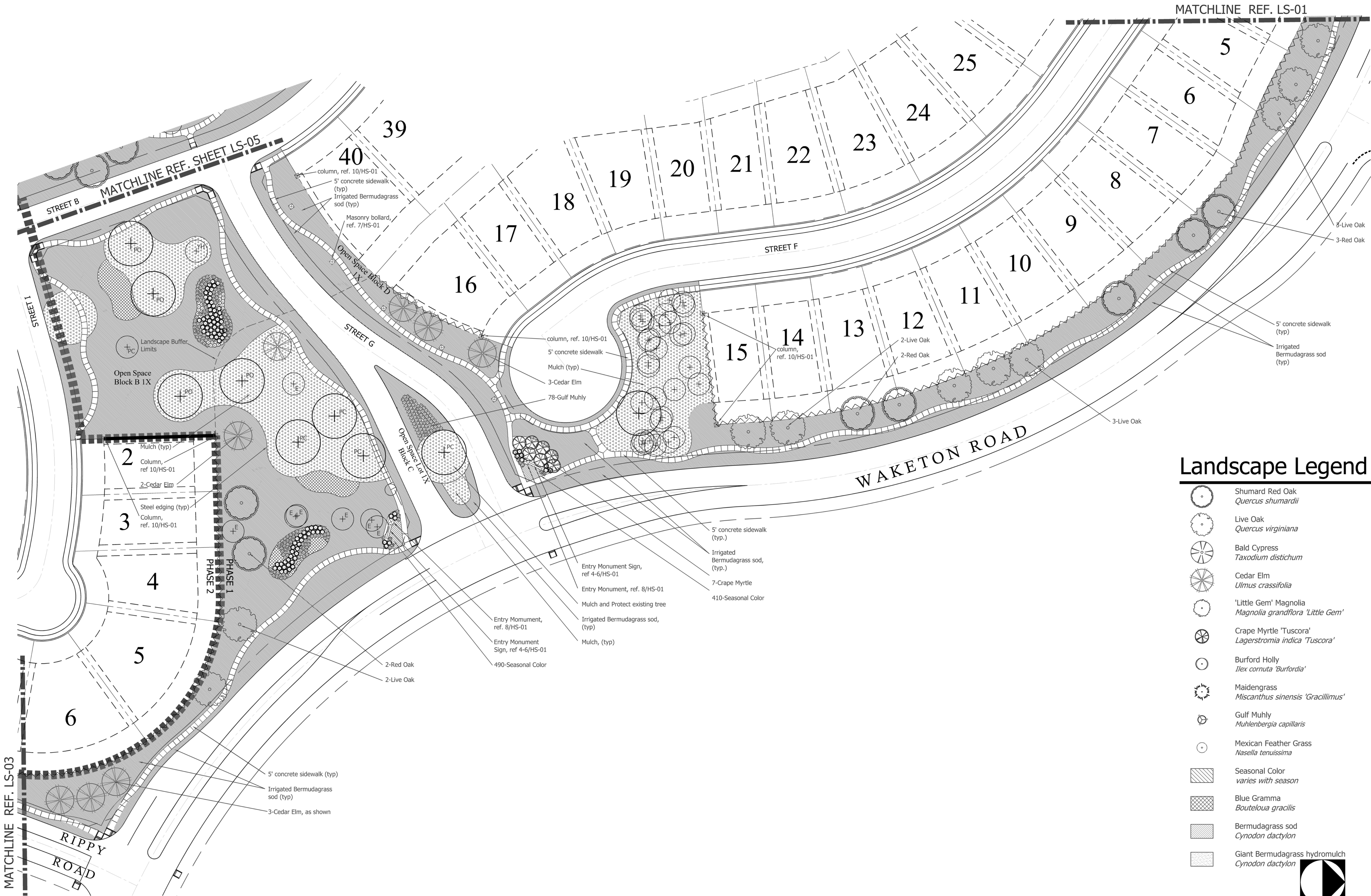
**BRADFORD PARK
FLOWER MOUND, TEXAS**

Issued
OCT.10,2016

Revisions
Town comments 11/2/16
Town comments 11/29/16

**LANDSCAPE
PLAN**

**SHEET
LS-02**



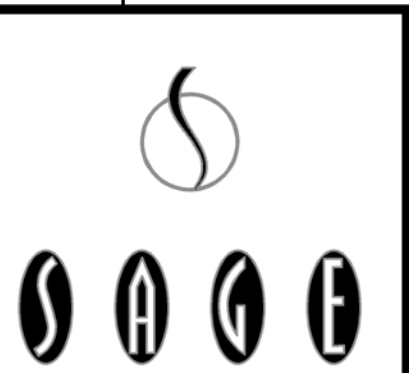
Landscape Legend

-  Shumard Red Oak
Quercus shumardii
-  Live Oak
Quercus virginiana
-  Bald Cypress
Taxodium distichum
-  Cedar Elm
Ulmus crassifolia
-  'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
-  Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
-  Burford Holly
Ilex cornuta 'Burfordia'
-  Maidengrass
Miscanthus sinensis 'Gracillimus'
-  Gulf Muhly
Muhlenbergia capillaris
-  Mexican Feather Grass
Nasella tenuissima
-  Seasonal Color
varies with season
-  Blue Gramma
Bouteloua gracilis
-  Bermudagrass sod
Cynodon dactylon
-  Giant Bermudagrass hydromulch
Cynodon dactylon



0 40' 80' 160'
1" = 40'-0"
Zoning No.

**2 LANDSCAPE AND SCREENING PLAN - ENTRY 2
PLAN**



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APPLICANT
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Frisco, TX 75034
Phone: 972.590.2400
Contact:

BRADFORD PARK
FLOWER MOUND, TEXAS

Issued
OCT.10,2016

Revisions
Town comments 11/2/16
Town comments 11/29/16

LANDSCAPE
PLAN

SHEET
LS-03

Landscape Legend

- 

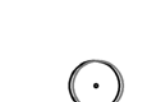
Shumard Red Oak
Quercus shumardii
- 

Live Oak
Quercus virginiana
- 

Bald Cypress
Taxodium distichum
- 

Cedar Elm
Ulmus crassifolia
- 

'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- 

Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
- 

Burford Holly
Ilex cornuta 'Burfordia'
- 

Maidengrass
Miscanthus sinensis 'Gracillimus'
- 

Gulf Muhly
Muhlenbergia capillaris
- 

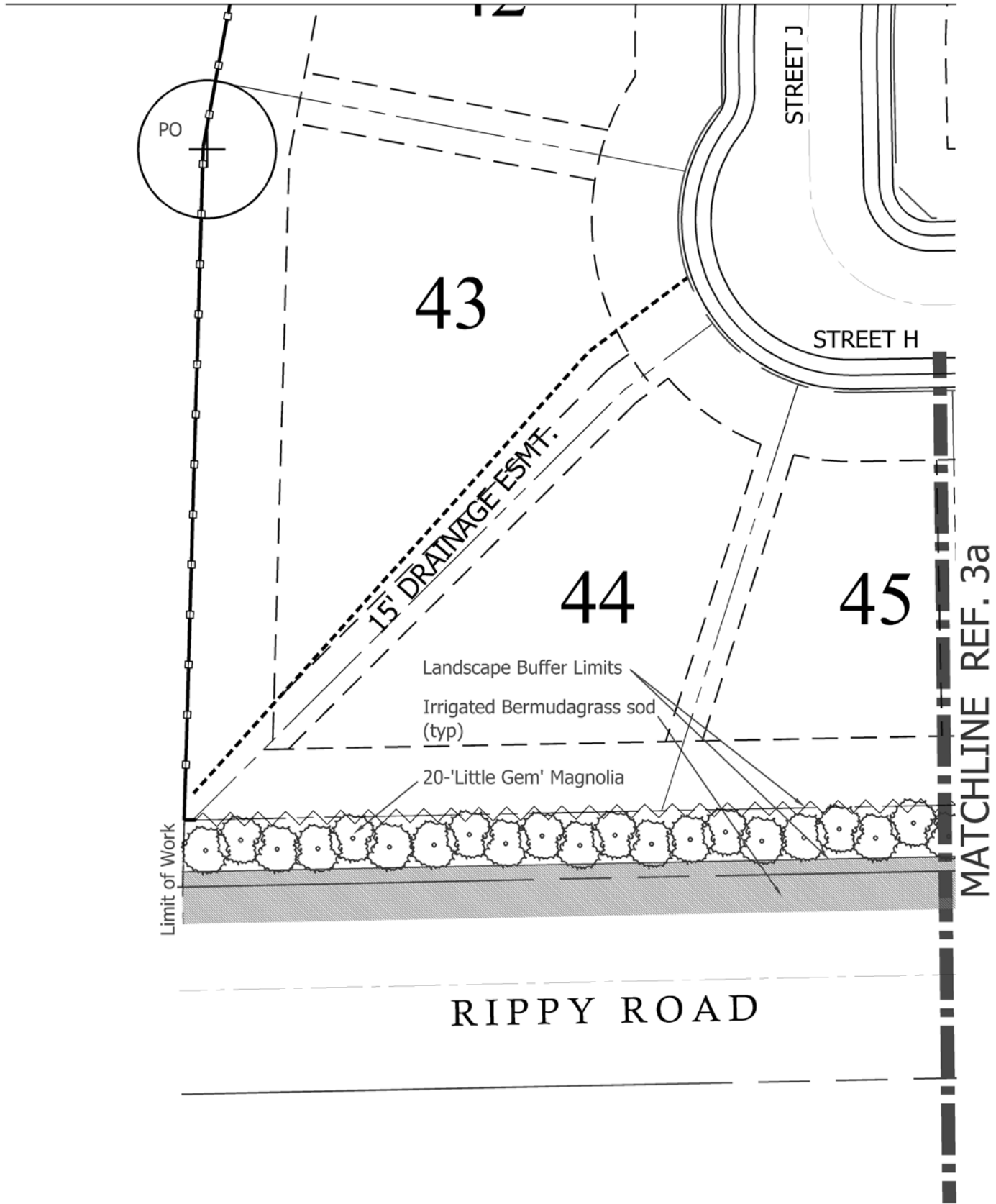
Mexican Feather Grass
Nasella tenuissima
- 

Seasonal Color
varies with season
- 

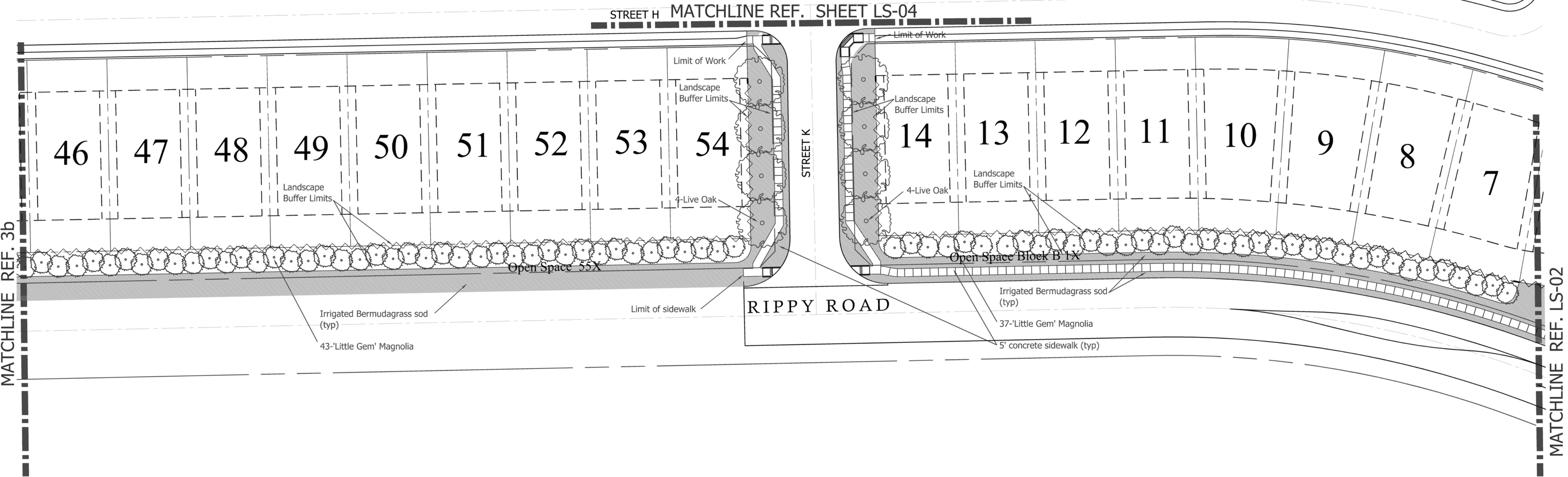
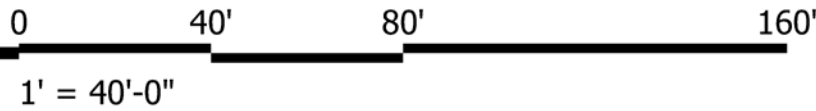
Blue Gramma
Bouteloua gracilis
- 

Bermudagrass sod
Cynodon dactylon
- 

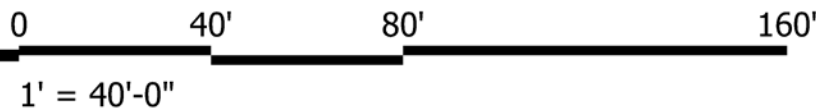
Giant Bermudagrass hydromulch
Cynodon dactylon



3b LANDSCAPE AND SCREENING PLAN - RIPPY ROAD
PLAN



3a LANDSCAPE AND SCREENING PLAN - RIPPY ROAD
PLAN



Zoning No.





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Southlake, Texas 76092
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Master Planning
Urban Design
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Landscape Architecture



APPLICANT

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Phone: 972.590.2400
Contact:

BRADFORD PARK
FLOWER MOUND, TEXAS

Issued
OCT.10,2016

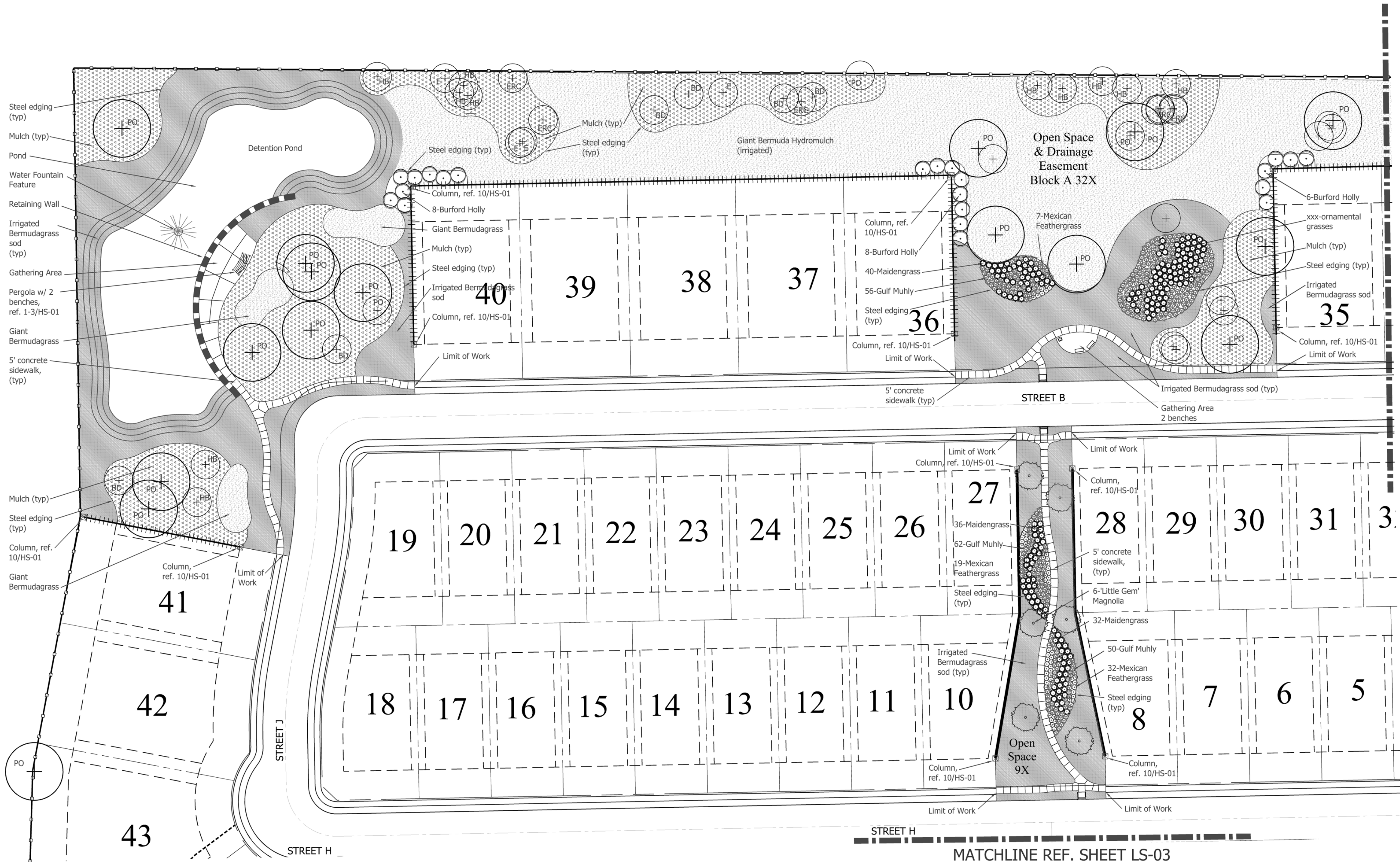
Revisions

Town comments 11/2/16
Town comments 11/29/16

LANDSCAPE
PLAN

SHEET

LS-04



SITE FURNITURE

- 6' BENCH, TO BE OWNER SELECTED
- LITTER RECEPTACLE, TO BE OWNER SELECTED

Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
- Burford Holly
Ilex cornuta 'Burfordia'
- Maidengrass
Miscanthus sinensis 'Gracillimus'
- Gulf Muhly
Muhlenbergia capillaris
- Mexican Feather Grass
Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon



0 40' 80' 160'
1" = 40'-0"

Zoning No.

4 LANDSCAPE AND SCREENING PLAN - SW DETENTION & OPEN SPACE
PLAN



SAGE GROUP, INC.
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Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
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2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

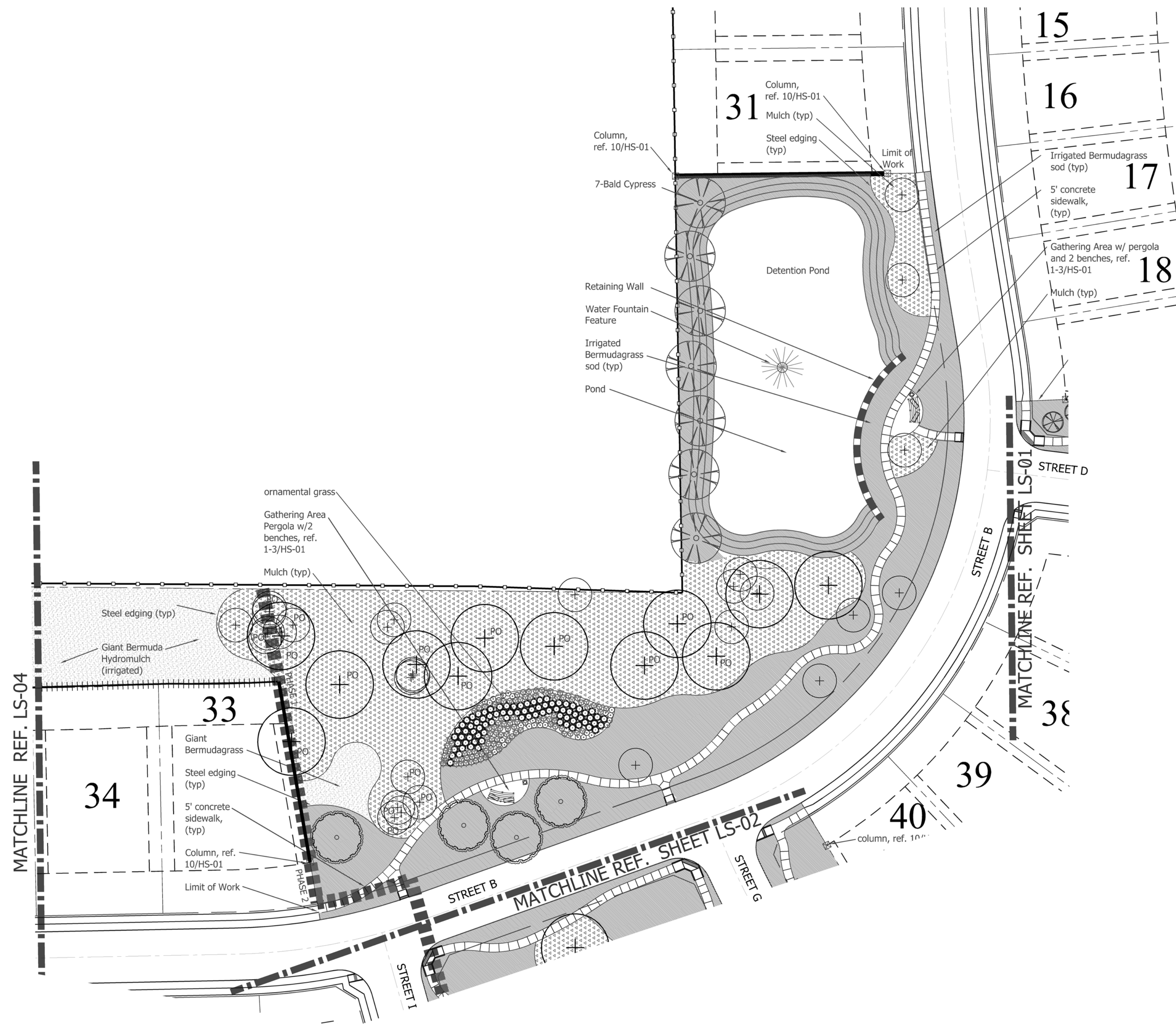
**BRADFORD PARK
FLOWER MOUND, TEXAS**

Issued
OCT.10,2016

Revisions
Town comments 11/2/16
Town comments 11/29/16

**LANDSCAPE
PLAN**

SHEET
LS-05



SITE FURNITURE

- 6' BENCH, TO BE OWNER
SELECTED
- LITTER RECEPTACLE, TO BE
OWNER SELECTED

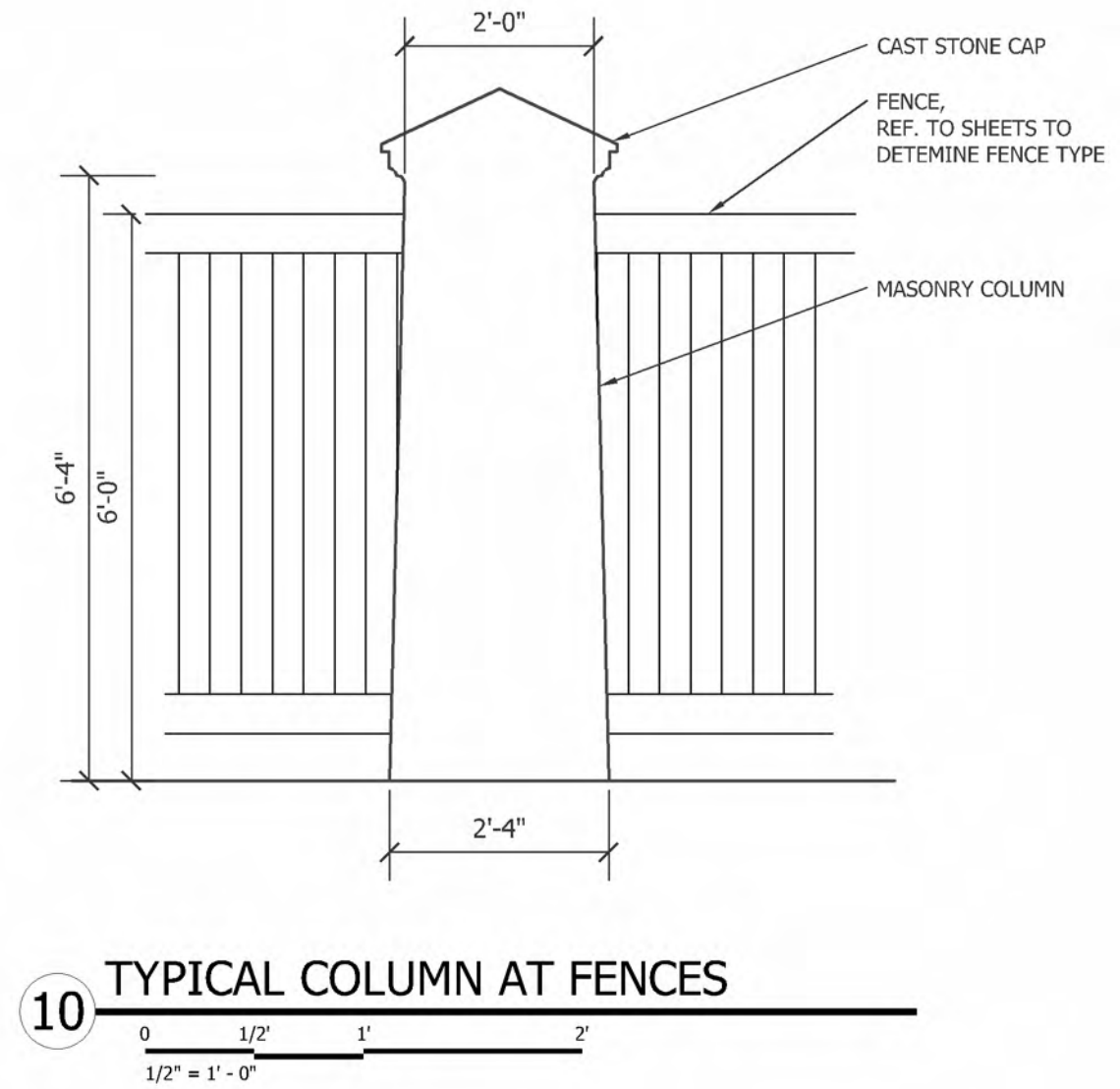
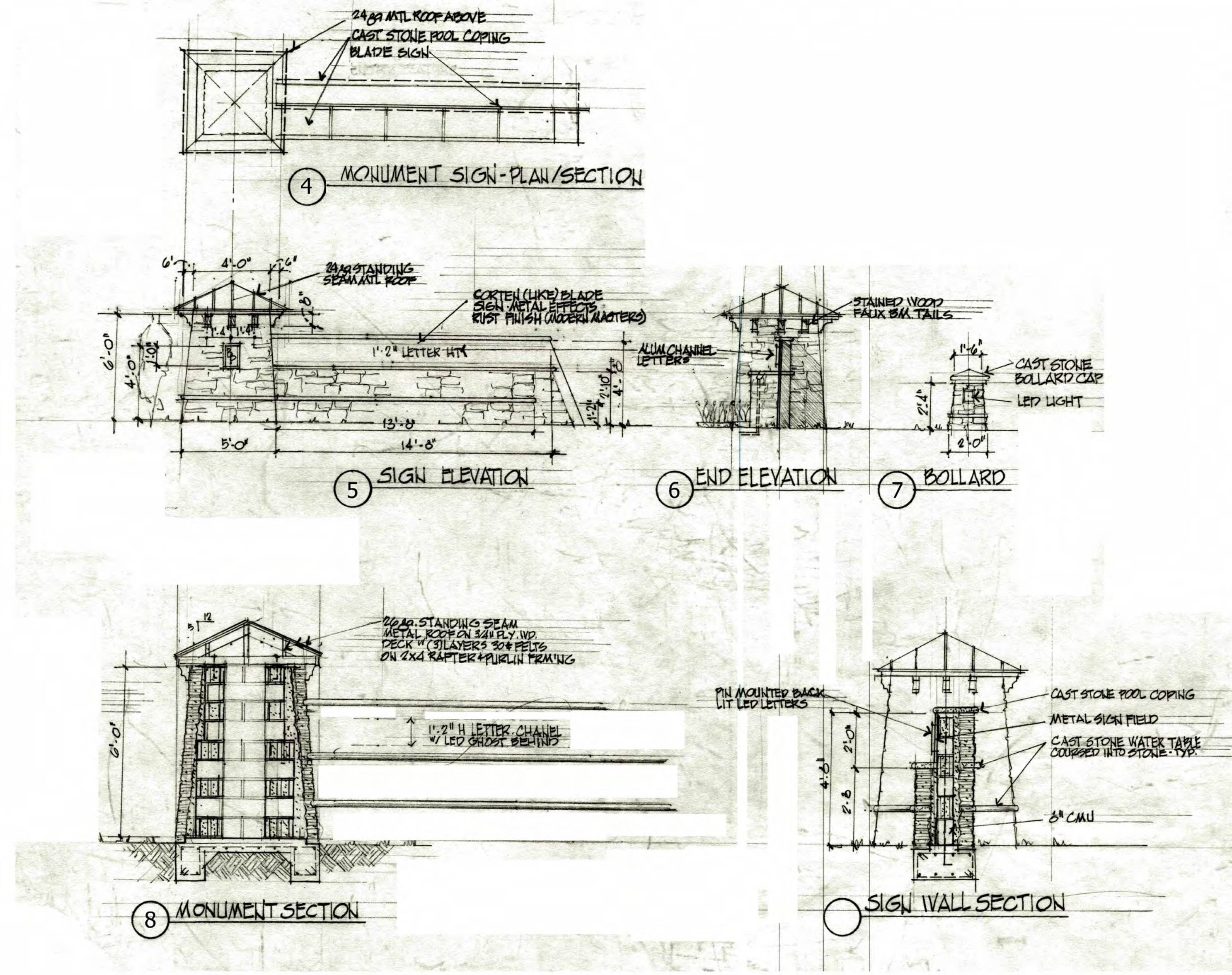
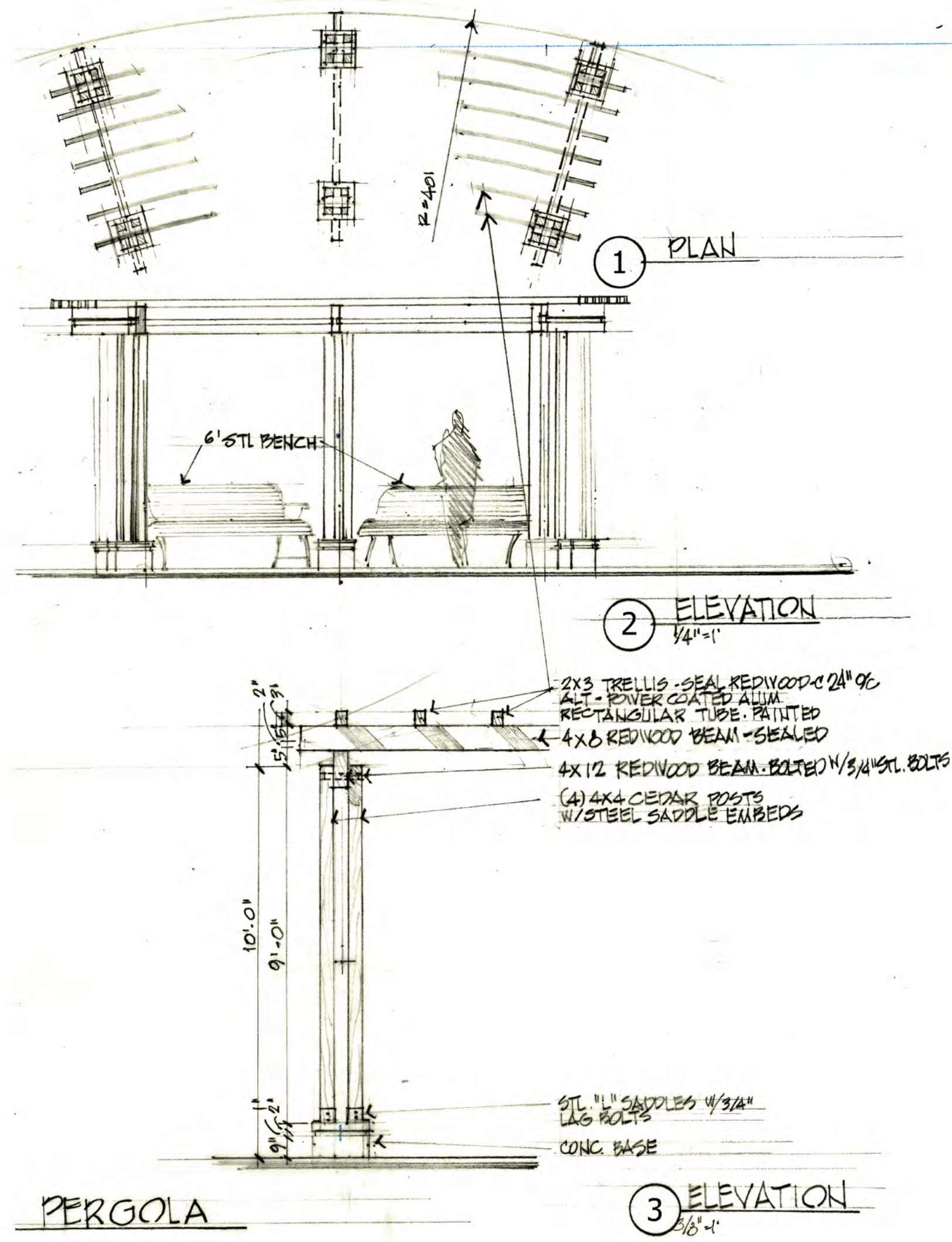
Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
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varies with season
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Cynodon dactylon



0 40' 80' 160'
1" = 40'-0"

Zoning No.



BRADFORD PARK
FLOWER MOUND, TEXAS

Issued
OCT.10,2016

Revisions
Town comments 11/2/16
Town comments 11/29/16

HARDSCAPE
DETAILS

SHEET
HS-01



SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture

Applicant / Developer

CalAtlantic Homes of Texas, Inc.
909 Lake Carolyn Parkway, Suite 1700
Irving, TX 75039
972-590-2400

Bradford Park - Flower Mound, Texas
Development Plan
Tree Survey - Reference Plan

Issued
OCT. 10, 2016

Revisions

No.	Description	By	Date

DEVELOPMENT PLAN

SHEET
DP2.0

Master Planning
Urban Design
Architecture
Landscape Architecture



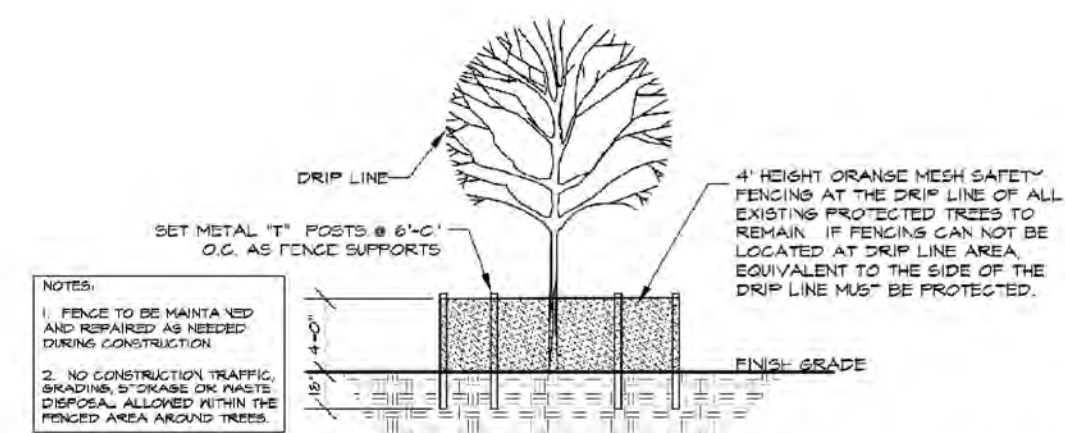
Bradford Park - Flower Mound, Texas
Development Plan
Tree Survey - Reference Plan

Revisions

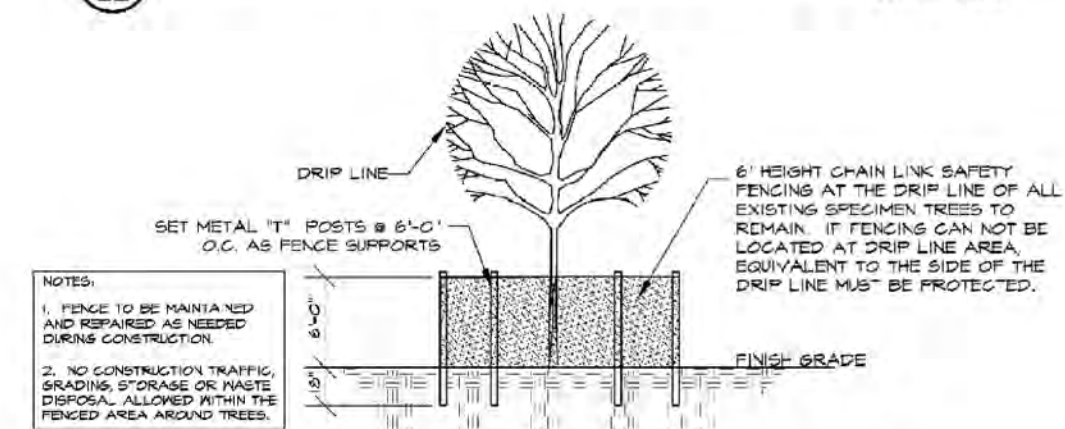
SHEET

DP2.1

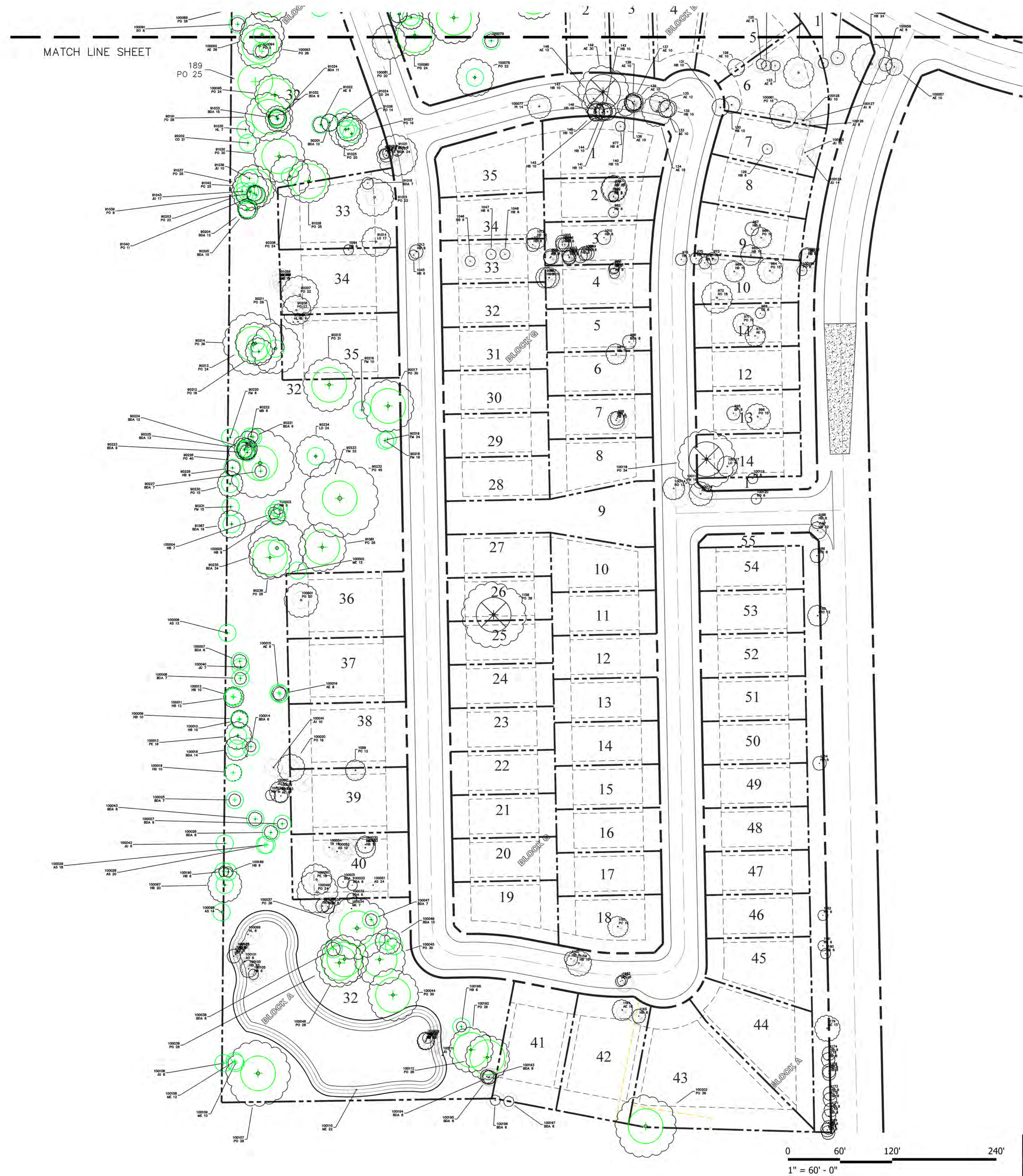
Non Specimen Tree to be Removed
with widening of Waketon & Rippy Road



5 PROTECTED TREES - TREE PROTECTION DETAIL
L2 NOT TO SCALE



6 SPECIMEN TREE - TREE PROTECTION DETAIL
L2 NOT TO SCALE



[illegible]

Original Tree No. / New Tree No.	Species	(Diameter/DBH)	(Height/Total H.)	Time of Flower Mount (Sec. 3394-5, 10-4-2009)	Removal/Status	Location of Specimen Trees	Caliper Inches Removed	Replacement Caliper Inches	Inches Preserved in Bulbule Area	Tree Credit	Health Status
100550	Red Oak	18	8	Non-Specimen							
100551	Red Oak	18	8	Non-Specimen							
100552	Ash	10	10	Non-Specimen							
100553	Red Oak	18	8	Non-Specimen							
100554	Tree	10	10	Non-Specimen							
100555	Pean	14	14	Non-Specimen							
100556	Pean	16	16	Non-Specimen							
100557	American Bn	10	10	Non-Specimen							
100558	American Bn	8	8	Non-Specimen							
100559	Hickory	24	24	Non-Specimen							
100560	Red Oak	8	8	Non-Specimen							
100561	Pean	14	14	Non-Specimen							
100562	Pean	24	24	Non-Specimen							
100563	Pean	4	4	Non-Specimen							
100564	Pean	12	12	Non-Specimen							
100565	American Bn	8	8	Non-Specimen							
100566	American Bn	8	8	Non-Specimen							
100567	American Bn	6	6	Non-Specimen							
100568	American Bn	6	6	Non-Specimen							
100569	American Bn	8	8	Non-Specimen							
100570	American Bn	8	8	Non-Specimen							
100571	American Bn	8	8	Non-Specimen							
100572	Pean	16	16	Non-Specimen							
100573	Pean	10	10	Non-Specimen							
100574	Roe	14	14	Non-Specimen							
100575	Red Oak	12	12	Non-Specimen							
100576	Red Oak	20	20	Non-Specimen							
100577	Pean	8	8	Non-Specimen							
100578	Fraxinus Rubra	6	6	Non-Specimen							
100579	Fraxinus Rubra	12	12	Non-Specimen							
100580	Fraxinus Rubra	22	22	Non-Specimen							
100581	Red Oak	6	6	Non-Specimen							
100582	Red Oak	12	12	Non-Specimen							
100583	Red Oak	12	12	Non-Specimen							
100584	Red Oak	12	12	Non-Specimen							
100585	Red Oak	12	12	Non-Specimen							
100586	Red Oak	12	12	Non-Specimen							
100587	Red Oak	12	12	Non-Specimen							
100588	Red Oak	12	12	Non-Specimen							
100589	Red Oak	12	12	Non-Specimen							
100590	Red Oak	12	12	Non-Specimen							
100591	Red Oak	12	12	Non-Specimen							
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100616	Red Oak	12	12	Non-Specimen							
100617	Red Oak	12	12	Non-Specimen							
100618	Red Oak	12	12	Non-Specimen							
100619	Red Oak	12	12	Non-Specimen							
100620	Red Oak	12	12	Non-Specimen							
100621	Red Oak	12	12	Non-Specimen							
100622	Red Oak	12	12	Non-Specimen							
100623	Red Oak	12	12	Non-Specimen							
100624	Red Oak	12	12	Non-Specimen							
100625	Red Oak	12	12	Non-Specimen							
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100645	Red Oak	12	12	Non-Specimen							
100646	Red Oak	12	12	Non-Specimen							
100647	Red Oak	12	12	Non-Specimen							
100648	Hickory	24	24	Non-Specimen							
100649	Hickory	6	6	Non-Specimen							
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100652	American Bn	12	12	Non-Specimen							
100653	American Bn	12	12	Non-Specimen							
100654	Red Oak	8	8	Non-Specimen							
100655	Red Oak	8	8	Non-Specimen							
100656	Hickory	12	12	Non-Specimen							
100657	Red Oak	14	14	Non-Specimen							
100658	Fraxinus Rubra	6	6	Non-Specimen							
100659	Red Oak	12	12	Non-Specimen							
100660	Red Oak	6	6	Non-Specimen							
100661	Red Oak	8	8	Non-Specimen							
100662	Red Oak	8	8	Non-Specimen							
100663	Red Oak	8	8	Non-Specimen							
100664	Red Oak	10	10	Non-Specimen							
100665	Hickory	6	6	Non-Specimen							
100666	Red Oak	8	8	Non-Specimen							
100667	Red Oak	12	12	Non-Specimen							
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100687	Fraxinus Rubra	6	6	Non-Specimen							
100688	Fraxinus Rubra	6	6	Non-Specimen							
100689	Red Oak	12	12	Non-Specimen							
100690	American Bn	10	10	Non-Specimen							
100691	Juniper	14	14	Non-Specimen							
100692	Juniper	12	12	Non-Specimen							
100693	Pean	8	8	Non-Specimen							
100694	Juniper	8	8	Non-Specimen							
100695	Juniper	24	24	Non-Specimen							
100696	Red Oak	10	10	Non-Specimen							
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100699	American Bn	7	7	Non-Specimen							
100700	American Bn	10	10	Non-Specimen							
100701	Pean	20	20	Non-Specimen							
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100703	Pean	16	16	Non-Specimen							
100704	Pean	20	20	Non-Specimen							
100705	Pean	20	20	Non-Specimen							
100706	Pean	20	20	Non-Specimen							
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100708	Pean	20	20	Non-Specimen							
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100710	Pean	20	20	Non-Specimen							
100711	Pean	20	20	Non-Specimen							
100712	Pean	20	20	Non-Specimen							
100713	Pean	20	20	Non-Specimen							
100714	Pean	20	20	Non-Specimen							
100715	Pean	20	20	Non-Specimen							
100716	Pean	20	20	Non-Specimen							
100717	Pean	20	20	Non-Specimen							
100718	Pean	20	20	Non-Specimen							



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: December 12, 2016

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 448 (SUP16-0013 - Enterprise Storage) to permit a mini-warehouse facility with an exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exception, has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 448) to permit a 94,500-square-foot, mini-warehouse use, encompassing 620 rental units. The platted lot provides for approximately 1.707 acres of site area, with frontage and access from Enterprise Road.

The property is zoned Planned Development District-61 (PD-61) for Commercial District-2 (C-2) uses and master-planned for Campus Industrial uses within the Lakeside Business District Area Plan.

The conceptual site plan meets the PD standards in terms of adherence to required development standards. The conceptual landscape plan provides the required buffers and trees. Additionally, the applicant has worked with staff to ensure the dumpster is screened from view from Enterprise Drive, utilizing a combination of a variable height retaining wall and a hedgerow, providing for a minimum seven-foot-tall design/screening element. Do note this SUP application only provides for the mini-warehouse use. Detailed plans (site plan, landscape plan, elevations) will be considered during the site plan application process.

A. Exception to Access Management Policy and Criteria

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances require driveway spacing along Enterprise Drive (Local Commercial) a minimum 200 feet between drive approaches. The applicant is requesting the driveway spacing be reduced from 200 feet to 97 feet in order to address the topography's impact on accessing the site to serve the main entrance and parking area, as well as the unloading/loading area along the southern façade. Refer to the applicant's letter of intent [Attachment A(2)] for a detailed explanation for the requested exception.

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton County Chronicle) and notification to property owners within 200 feet of the subject property for all Specific Use Permit requests. At the time this report was written, staff had received three letters of support [see Attachment C(1)].

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Specific Use Permit Package

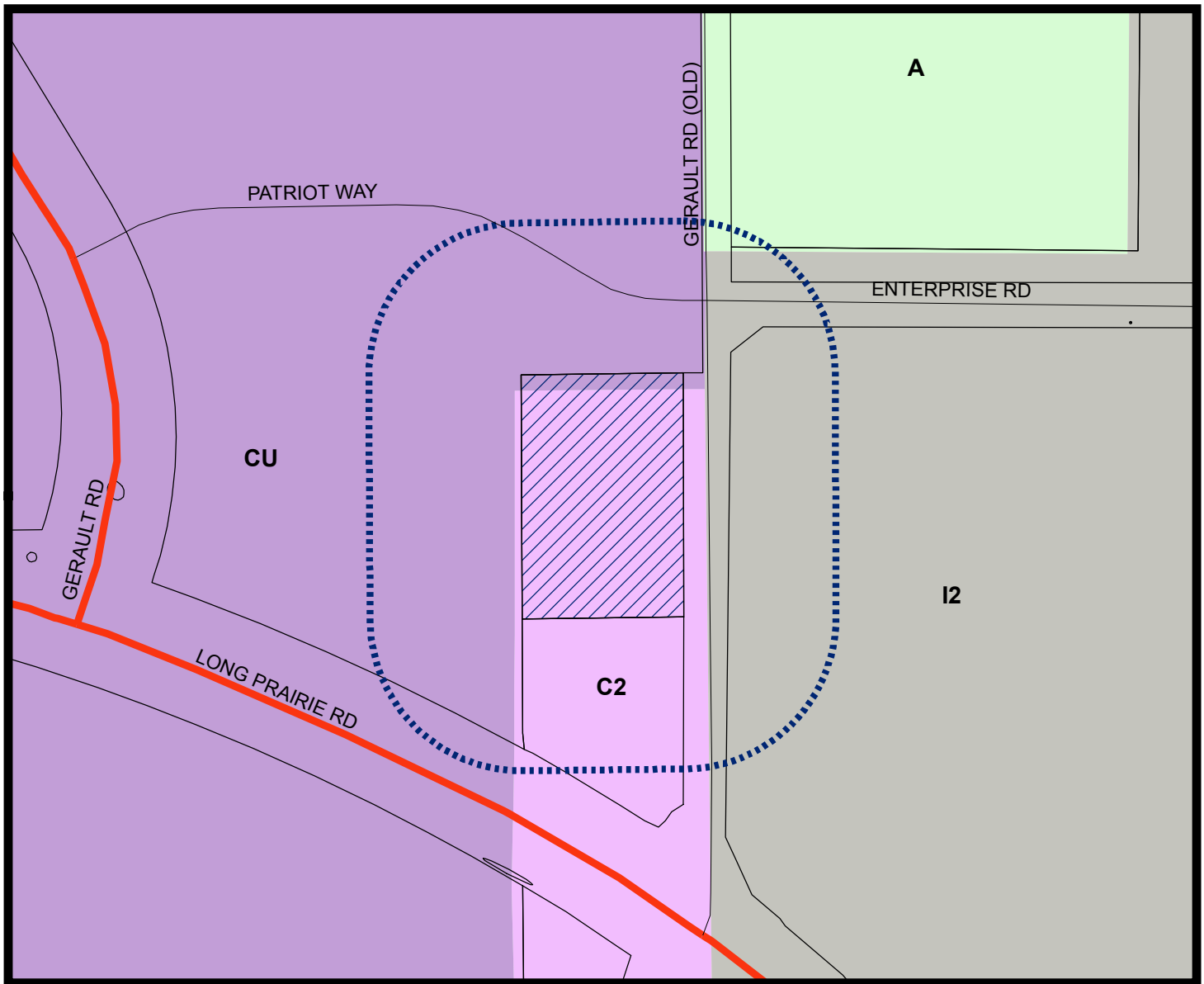
C. Correspondence

1. Correspondence in support

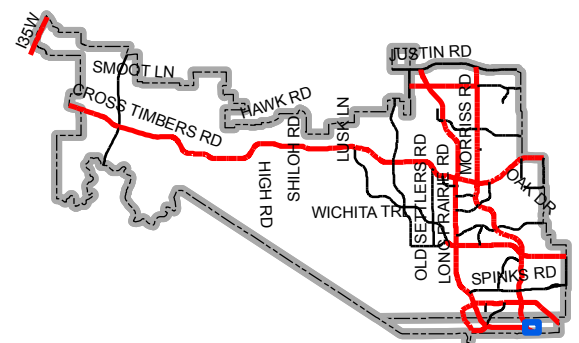
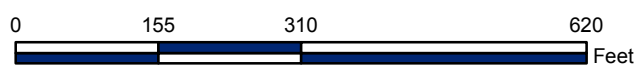
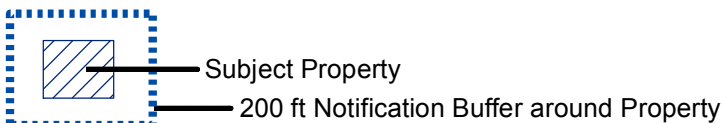


Vicinity Map

Reference Project: SUP16-0013



LEGEND



Map Location



TEXAS LAND PLANNING & MANAGEMENT SERVICES

316 Indian Creek Drive, Ste. A
Trophy Club, TX 76262
Ph. (817) 903-5495
Fax (682) 237-7459
dee@landplanman.com

November 1, 2016

Richard Brown
Senior Planner
Town of Flower Mound
Planning Services Division
1001 Cross Timbers Road, Ste. 2330
Flower Mound, TX 75028

RE: Letter of Intent for Enterprise Storage - (SUP16-0013)

Dear Richard,

Please let this serve as our Letter of Intent for the Enterprise Storage Project.

Self-Storage Industry Background

In the past 10 years, the self-storage industry has gone through a significant transition from what was once considered a heavy commercial use to more of a retail type industry. The days of chain link fences and cinder block buildings with exposed roll-up doors is long gone and newer facilities are designed to blend in with the upscale communities in which they are located. Market research shows that 9.5% of U.S. households rent self-storage and clients want to store their valuables and business items close to where they live and work.

From our experience in the market place, we feel the proposed Enterprise Storage will be the most attractively designed and highest quality self-storage facility in the DFW area.

Some of the features of our “state of the art” facility are the following:

Docu-Stor	Section of units for the safe storing of important documents for business professionals such as Attorneys, Physicians and Accountants.
Wine-Stor	Section of units with controlled temperature and humidity for wine collections
Retail Sales Center	Management office will feature a full assortment of Packing and Moving Supplies
Video Surveillance	24 hour monitored interior and exterior
Climate Controlled	All of our large assortment of units will be heated and cooled interior units with no exterior doors

Project Background and Site Specifications

We have been interested in this site for approximately 2 years when we first met with the Town Staff. At that time, we determined it was necessary to delay moving forward due to all of the construction that was planned and in progress with the expansion of FM 2499 through this area, as well as, the new sewer main line that was recently completed along Enterprise Drive which is adjacent to our proposed site.

Site Specification	Description
Physical Address	801 Enterprise Drive (across from Stacy Furniture)
Zoning District	Lakeside Business District (Campus Industrial)
Current Zoning	Southpoint Addition – PD61/Commercial 2
Proposed Zoning	No Change. Specific Use Permit for Mini-Warehouse
Specific Operation	All climate-controlled storage building with internal units
Lot Size	1.71 Acres
Proposed Building SF	94,500
Net Rentable SF	75,375
Proposed Units	620
Development Phases	No Phases – 100% Construction in single phase

Highest and Best Use of Site Evaluation

1. Flower Mound - Market Demand for Self-Storage

The average square feet of self-storage per capita for markets in Dallas-Ft. Worth is 8.6 SF according to Self-Storage Almanac and Experian Market Data Services.

Flower Mound Population	2013 U.S. Census Bureau	68,609
DFW - Average Self-Storage SF/Capita	Self-Storage Almanac	8.6
Estimated - Flower Mound Rentable SF Demand		590,037 SF
Current - Flower Mound Existing/Approved Total Rentable SF		163,600 SF
Current - Flower Mound Average SF/Capita		2.4
Proposed Additional - Enterprise Storage Total Rentable SF		75,375 SF
Proposed Additional - Enterprise Storage SF/Capita		1.1
Final Conditions - Flower Mound Total Rentable SF		238,975 SF
Final Conditions – Flower Mound Average SF/Capita		3.5
Flower Mound - Final Rentable SF Below Average DFW Market		(5.1)

Market Demand Summary – with the addition of Enterprise Storage, the Town of Flower Mound will only be at approx. 41% of the average market demand for DFW with an estimated deficiency of (-5.1 SF) below the average.

2. Ad Valorem Taxes - Enterprise Self-Storage vs. Office/Office Warehouse Use

Due to the size limitations of this site and the irregular topography, it would be difficult to develop this site with more than 20,000 SF of office based on the number of parking spaces that would be required. One parking space is required for each 250 SF of office space, which would require 80 parking spaces.

Type of Use	Est. Value/SF	Est. Appraised Value	Est. Ad Valorem Taxes
Proposed Enterprise Storage	100.00	\$9,350,000	\$197,285
20,000 SF Office Building	100.00	\$2,000,000	\$42,200
Proposed Enterprise Storage			+\$155,085

Ad Valorem Tax Summary – Enterprise Self-Storage will contribute an incremental \$155,085 to the Town of Flower Mound vs. an office type use at this location.

3. Suitability of the Site for an Office Type Use

This site has been previously evaluated for the development of an office type use and this project was abandoned. As stated above, this site has a very irregular topography and other restrictions that make the development of office uses for this site not economically feasible. Also, as stated above an office use requires a considerable amount of parking spaces and due to the irregular topography of this site that becomes a significant design issue. It is highly unlikely that this site would be used in the future for office.

4. Impact on Traffic and other Town Services – Harmonious Use

- Self-Storage has a very low impact on Town Sewer and Water Services
- Self-Storage creates no significant traffic during peak traffic times
- Self Storage is a harmonious use within a Campus Industrial District
- Our project is an approved use within PD 61 with a SUP

Misc. Information

Hours of Operation

Management Office – Monday thru Saturday 9am – 6pm Sunday 10am – 3pm

Facility Access – Controlled Access 6am – 9pm

Site Drainage - we have been in discussions with the owner of the Southgate Addition Regional Detention Pond and have conceptually agreed on a plan for our site to participate in this detention plan if our project is approved.

Adjacent CrossFire Development – we have worked closely with David and Sarah Vaught to insure the Enterprise Storage Project is compatible with their development.

Requested Variances/Waivers

It is our intent that the proposed self-storage building conform to all current PD and Town of Flower Mound requirements, with the exception of the following requested waiver.

Driveway Spacing Requirement – The applicant requests a waiver of the 200' driveway spacing requirement on Enterprise Drive. Prior to the recent construction that added the sewer main line and sidewalk adjacent to our proposed site, this platted lot had two curb cuts and drives into the site that were spaced less than 200' apart. Based on the topography of this lot, the slope from the front entrance (east) to the side entrance (south) is too significant for vehicles to transverse. For this reason, it is necessary for us to have two driveway entrances. One driveway for the east entrance and another for the south entrance and the size of the lot and topography does not make it possible for them to be at least 200' apart. Traffic into and out of self-storage facilities is very minimal, with an average of 2-3 vehicles per hour, so this reduced driveway spacing will not create any type of traffic issue or hazard.

Letter of Intent Summary

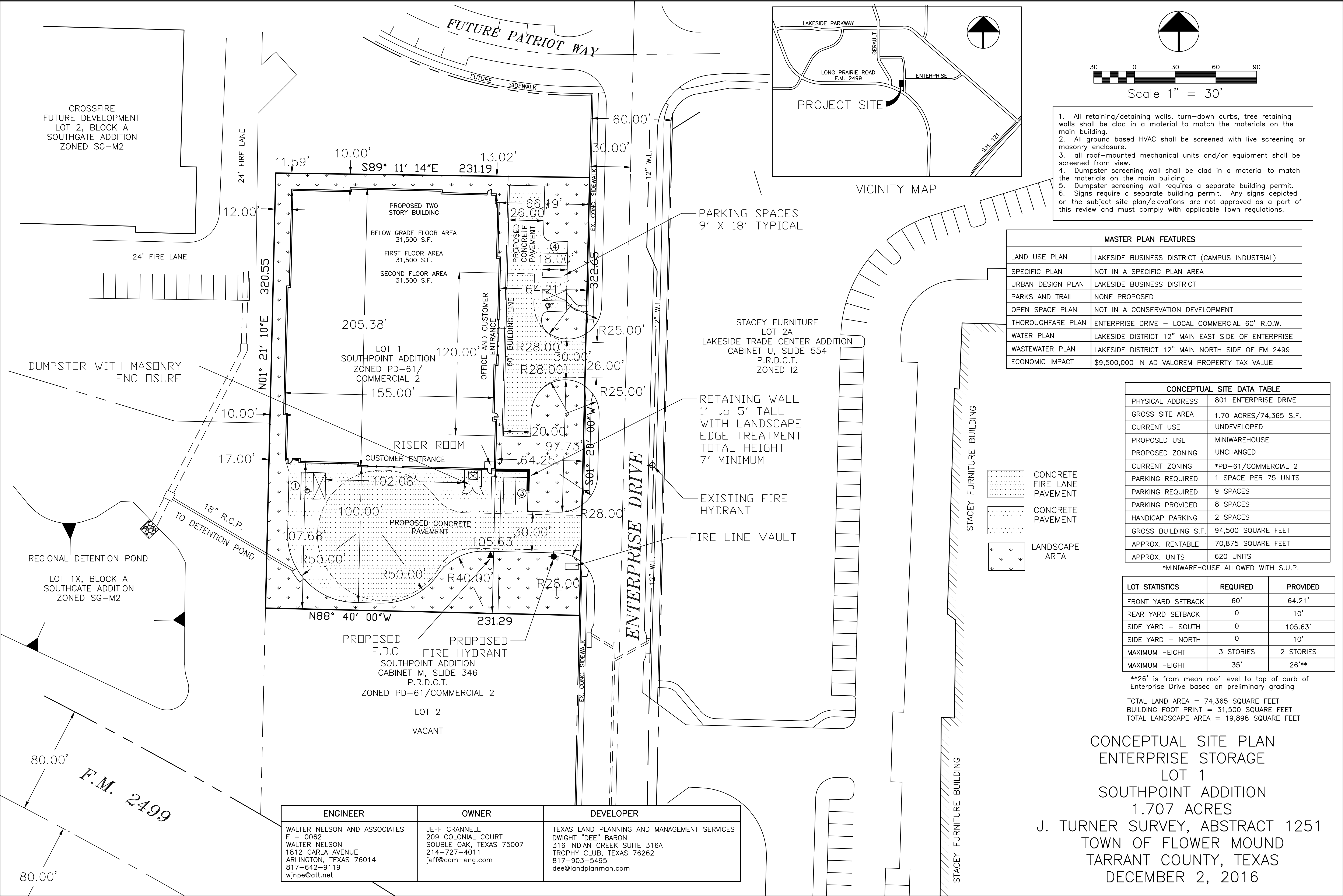
Enterprise Storage has been very attractively designed to exceed the Town of Flower Mounds requirements for the Campus Industrial District. It will be a “state of the art” high quality addition to the Town of Flower Mound for meeting the self-storage needs of the community. We respectfully request your approval of our SUP.

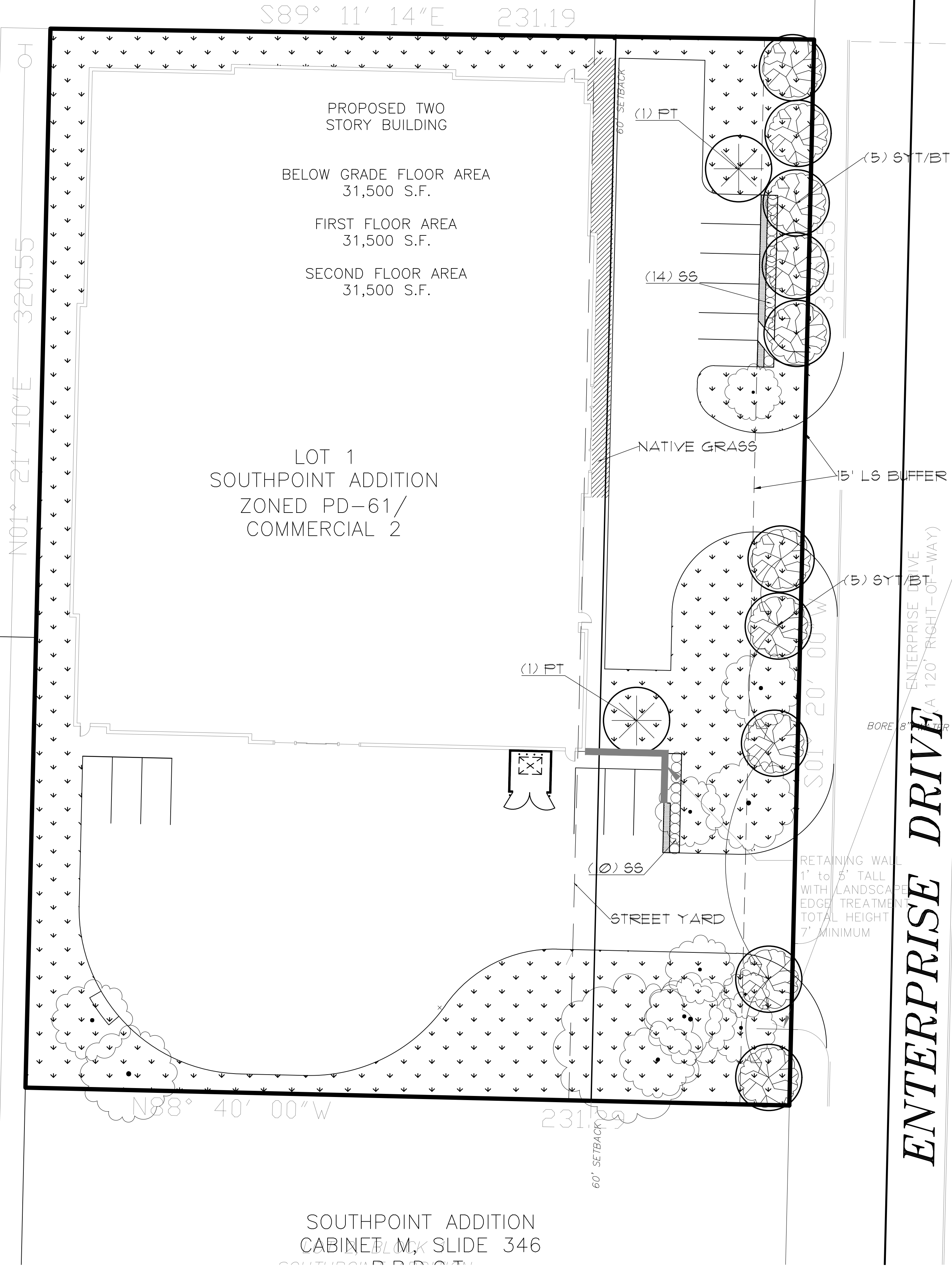
Sincerely,

TEXAS LAND PLANNING & MANAGEMENT SERVICES

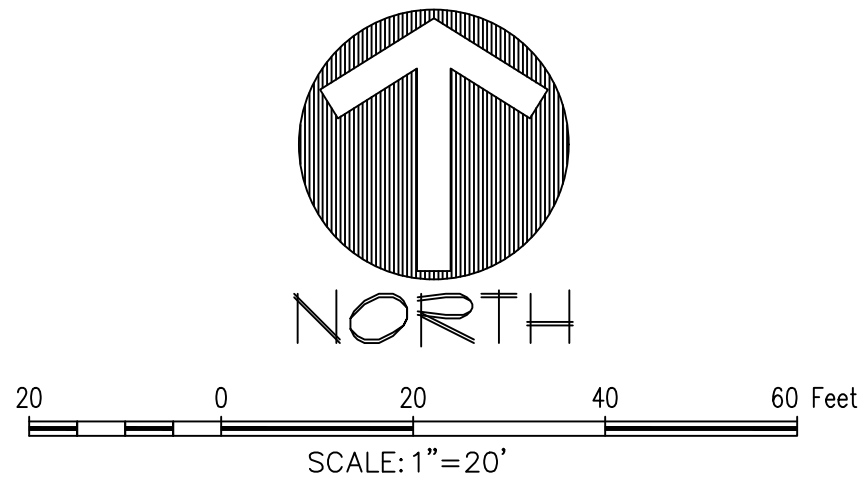
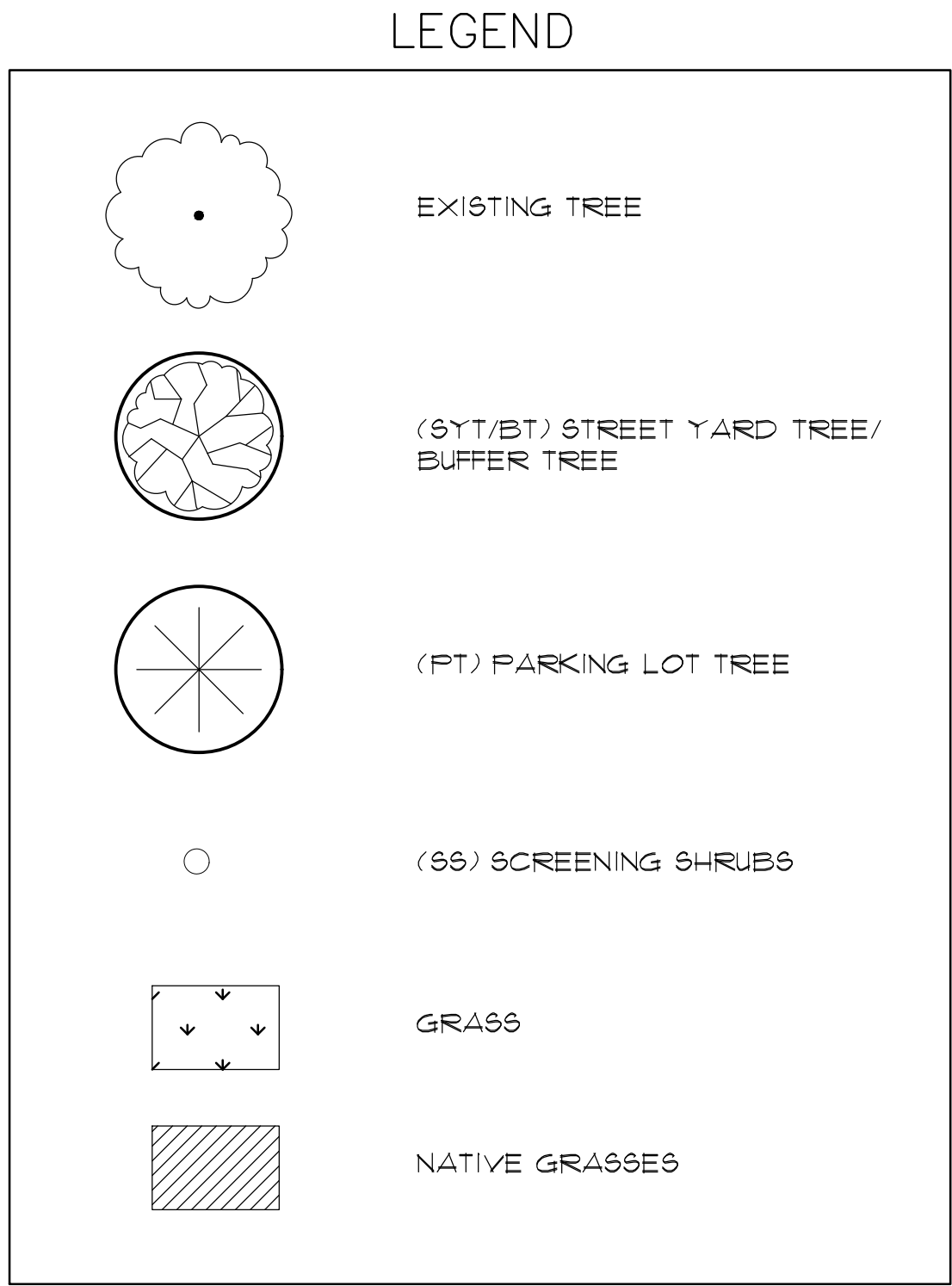
Dee

Dwight “Dee” Baron
Managing Partner





LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	21,323 s.f. of Street Yard	4,264 s.f. of Street Yard	9,402 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 to 110,000 s.f. = 10 for first 10,000 +1 per add. 2,500 s.f.	21,323 s.f. of Street Yard	15 Trees (3" cal.)	10 (New Trees) + 5 Exist. Tree Credits (#33,39,40,48,51)
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
Enterprise Dr.=	15 ft.	15 ft.	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Enterprise Dr. = 323 l.f.	11 Trees (3" cal.)	10 Trees (3" cal.) + 5 Tree credits = 15 Trees
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	10 Spaces	90 s.f.	5,586 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	10 Spaces	1 trees (3" cal.)	2 Trees (3" cal.)
**All parking spaces to be located within 50 ft. of shade tree. Except for underground parking.			
PARKING AREA SCREENING			
STANDARD	Landscape berm or screening shrubs	PROVIDED	
All head parking to be screened from street view	3' ht. Screen	3' ht. Shrubs	



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P. 972.317.0276 • F. 972.436.9715

ENTERPRISE STORAGE BUILDING

CONCEPTUAL LANDSCAPE
PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 11/18/2016

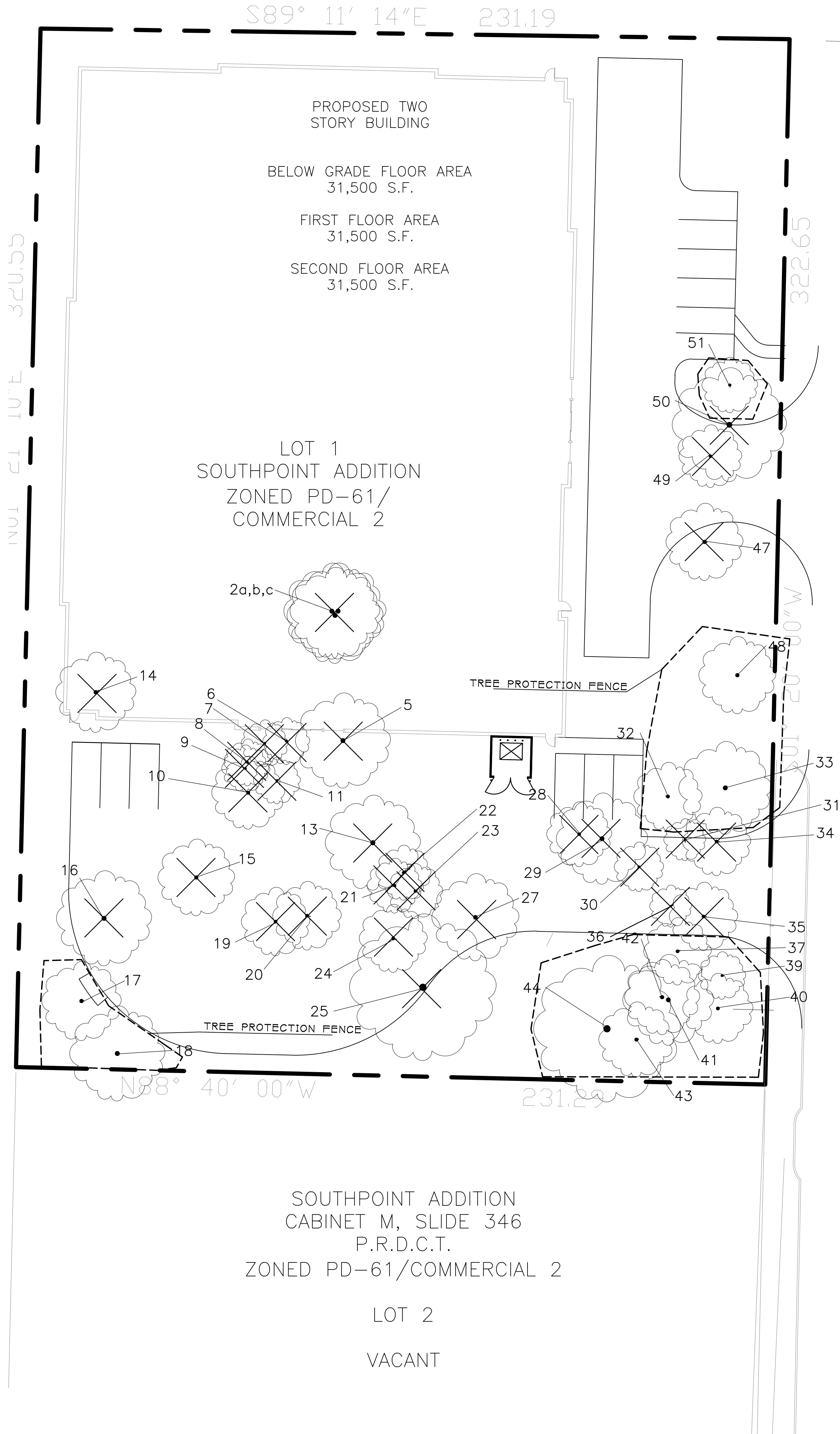


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Revisions:

07081E

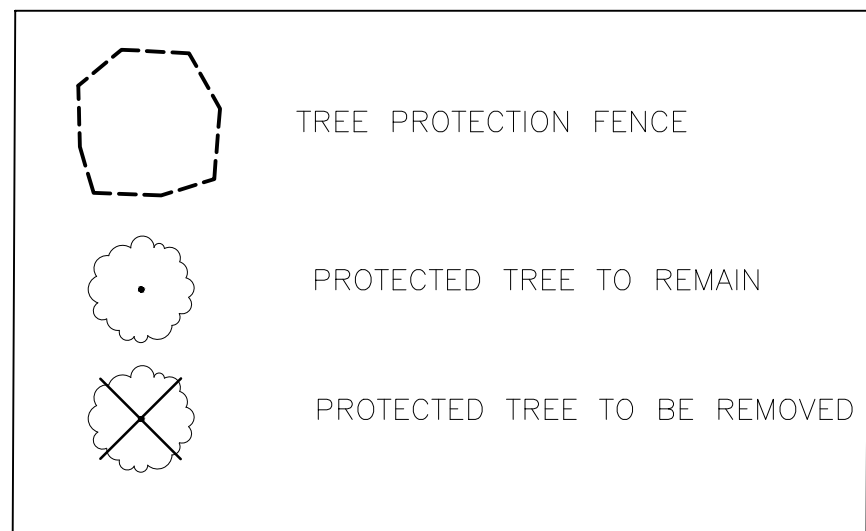
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Plotted: 12/6/2016 4:31 PM, by: William Steadman, Sheet: 12/6/2016 4:31 PM, by: William



THIS SITE WAS PLATTED NOVEMBER 8, 1996.
TREE SURVEY BASED ON TOWN OF FLOWER
MOUND LANDSCAPE AND TREE PRESERVATION
ORDINANCE PRIOR TO 2008

LEGEND



20 0 20 40 60 Feet
SCALE: 1"=20'

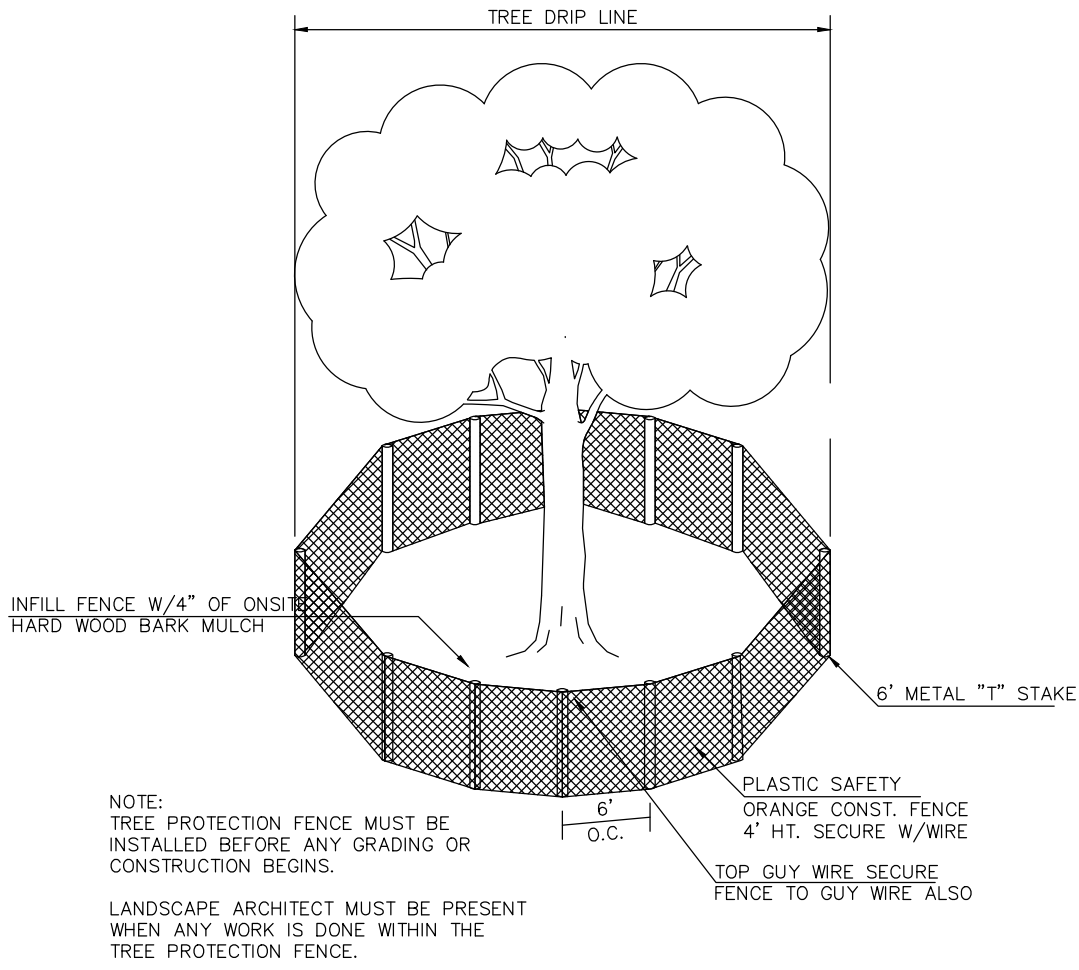
Point Number	Caliper	Tree Type	Botanical	Protected Tree	Tree to Remain	Mitigation	Remarks
2A	16"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
2B	21"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
2C	20"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
5	18.5"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
6	8.5"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
7	8"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
8	8"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
9	9"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
10	15"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
11	10.5"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
13	MT 31"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	MT 15, 16, 15
14	MT 12"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	MT 7, 5, 5
15	16.5"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
16	20.5"	POST OAK	Quercus stellata	YES	NO	No - B.A.	
17	15"	POST OAK	Quercus stellata	YES	YES	No	
18	20"	POST OAK	Quercus stellata	YES	YES	No	
19	12"	POST OAK	Quercus stellata	YES	NO	No - B.A.	
20	15"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
21	11"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
22	12"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
23	12"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
24	13.5"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
25	25.5"	POST OAK	Quercus stellata	YES	NO	No - B.A.	
27	18"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
28	13"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
29	18"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
30	10"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
31	9"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
32	12"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	
33	19"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	40% DEAD
34	13.5"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
35	MT 14"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	MT 9, 9.5
36	9"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
37	14"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	
39	10"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	
40	15"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	
41	MT 20"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	MT 10, 14
42	8.5"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	
43	16"	POST OAK	Quercus stellata	YES	YES	No	
44	30"	POST OAK	Quercus stellata	YES	YES	No	
47	15.5"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
48	17"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	
49	13"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	40% dead
50	23"	CEDAR ELM	Ulmus crassifolia	YES	NO	No - B.A.	
51	12"	CEDAR ELM	Ulmus crassifolia	YES	YES	No	

B.A. - BUILDABLE AREA

2016 TEXAS BIG TREE REGISTRY
SPECIMEN TREE SIZE : POST OAK - 33.1"
CEDAR ELM - 23.7"

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE - CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter.
 - ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI Z300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6" "T" stakes and orange web fence material.
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trench as "airdig" with Air Spade (registered trademark) or similar technology are the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (Irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.



TREE PROTECTION

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 76067
P: 972.317.0276 • F: 972.456.3715

CRANNELL BUILDING
Southpoint addition
Lot 1 Block 1
Cabinet M, Pg 346
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
FOR CONSTRUCTION BIDDING, OR PERMIT
RON STEWART LANDSCAPE ARCHITECT
DATED 12/6/2016

STATE OF TEXAS
781

Drawn By: WS
Date: 12/1/2016
Scale: 1"=20'
Revisions:

16052

T1.0



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Trent W. Clark Architect
TX Registration # 17084

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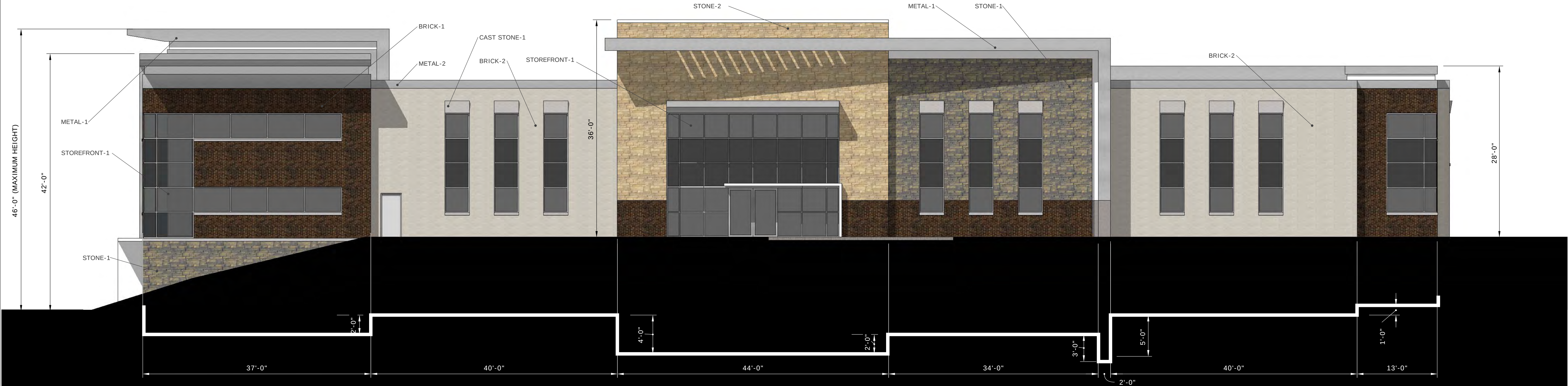
These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

NOTE: PARAPET WALLS TO SERVE AS
MECHANICAL EQUIPMENT SCREENS



PARTIAL ARTICULATION FLOOR PLAN

WEST ELEVATION



PARTIAL ARTICULATION FLOOR PLAN

EAST ELEVATION

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	COLOR	DESCRIPTION
METAL-1	Alucobond	Silver Metallic	Aluminum Composite Metal Panels
METAL-2	Berridge	Silver Metallic	Prefinished Metal Trim
STOREFRONT-1	YKK	Clear Anodized	Aluminum/Glass Storefront
BRICK-1	Acme	Brookshire	Brick
BRICK-2	Acme	Steel Grey	Brick
STONE-1	Cobra	Silvermist	Stone
STONE-2	Cobra	Antique Lueders	Stone
STUCCO-1	Dryvit	Grey	Stucco
CAST STONE	Alliance	Grey Tan	Cast Stone



BRICK-1



BRICK-2



STONE-1



STONE-2



STOREFRONT-1



STUCCO-1



METAL 1 & 2

ENTERPRISE STORAGE

ELEVATIONS



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CONSTRUCTION

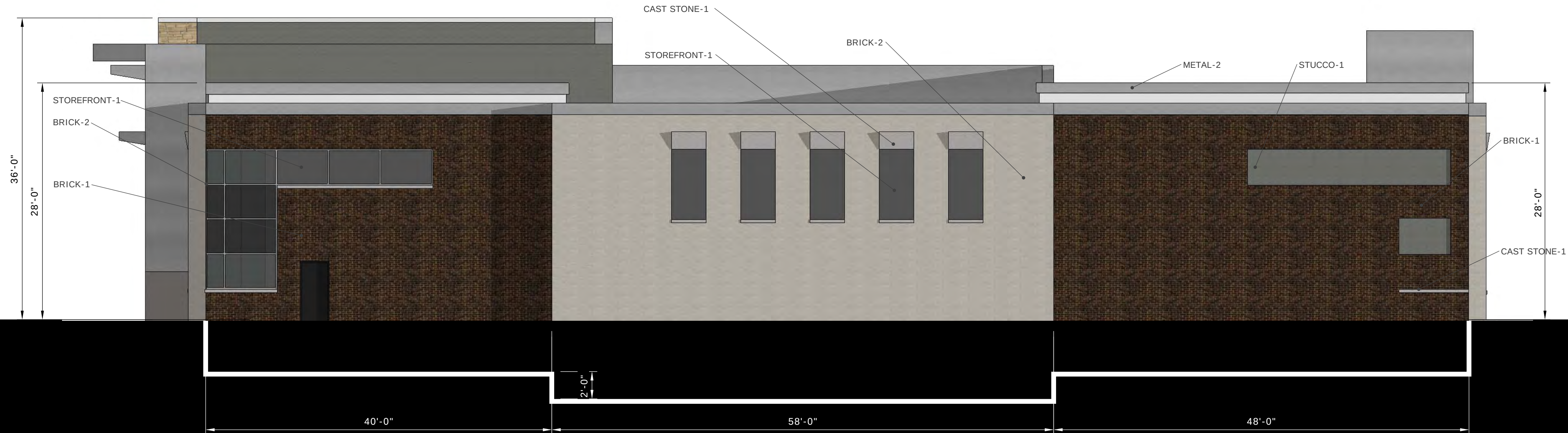
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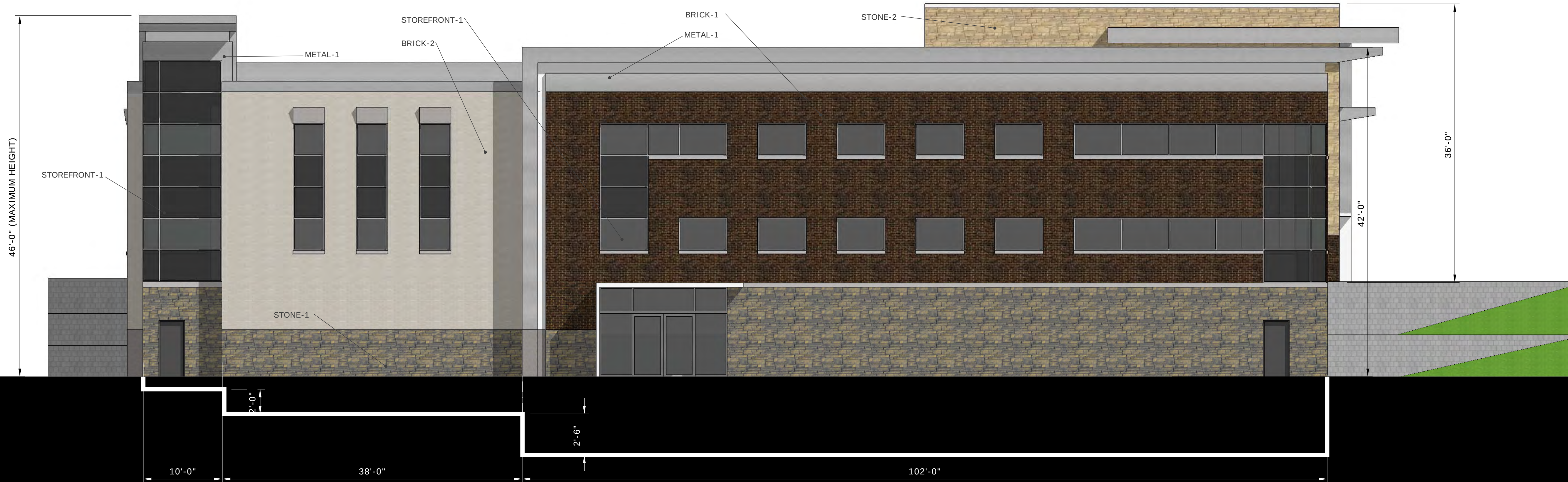
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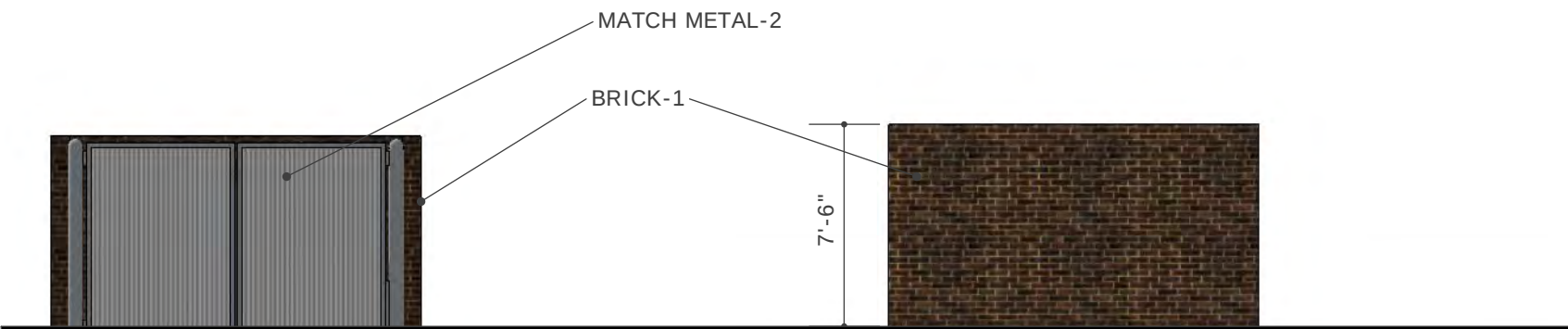
PATRIOT WAY, NORTH ELEVATION



PARTIAL ARTICULATION FLOOR PLAN

FM 2499 VIEW, SOUTH ELEVATION

	North		South		East		West	
1 Total Façade	3,875		6,005		6,275		6,950	
2 Façade s.f. (exclusive of doors and windows)	3,485		4,560		4,625		5,640	
3 Doors and Windows s.f.	390		1445		1,650		1310	
3a Metal Trims	400		825		880		660	
	s.f.	%	s.f.	%	s.f.	%	s.f.	%
4 Primary Masonry Totals (Minimum 80%)	2,960	85%	3,735	82%	3,745	81%	4,630	82%
Brick	2,950	84.6%	2,535	55.6%	2,415	52.2%	4,210	74.6%
Stone	10	0.3%	1200	26.3%	1330	28.8%	420	7.4%
5 Secondary Masonry Totals (Maximum 20%)	125	3.6%	0	0.0%	0	0.0%	350	6.2%
Stucco	125	3.6%	0	0.0%	0	0.0%	350	6.2%



DUMPSTER ELEVATIONS

ENTERPRISE STORAGE

ELEVATIONS

NOTE: PARAPET WALLS TO SERVE AS MECHANICAL EQUIPMENT SCREENS



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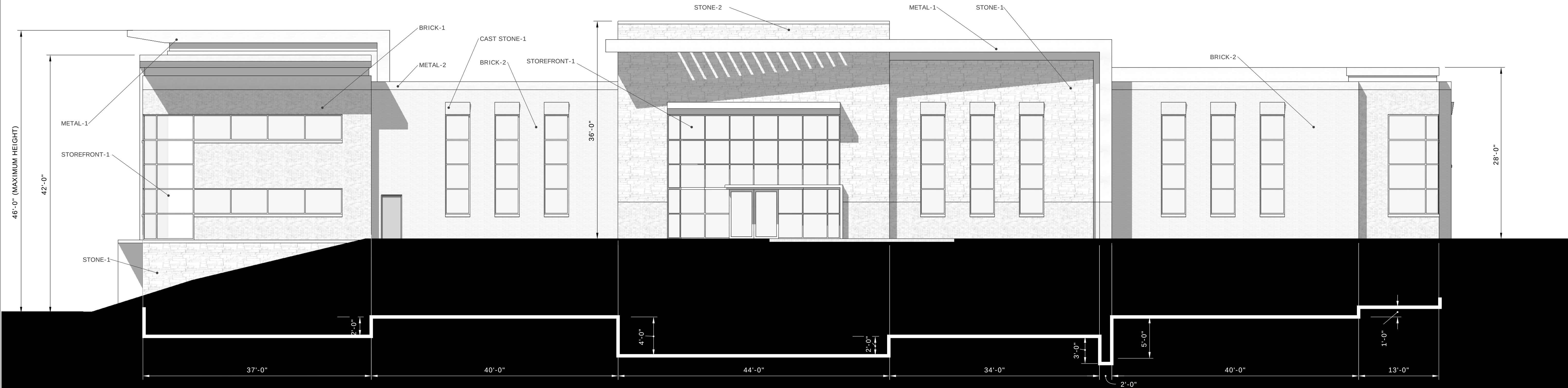
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PARTIAL ARTICULATION FLOOR PLAN

WEST ELEVATION



PARTIAL ARTICULATION FLOOR PLAN

EAST ELEVATION

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ENTERPRISE STORAGE

ELEVATIONS



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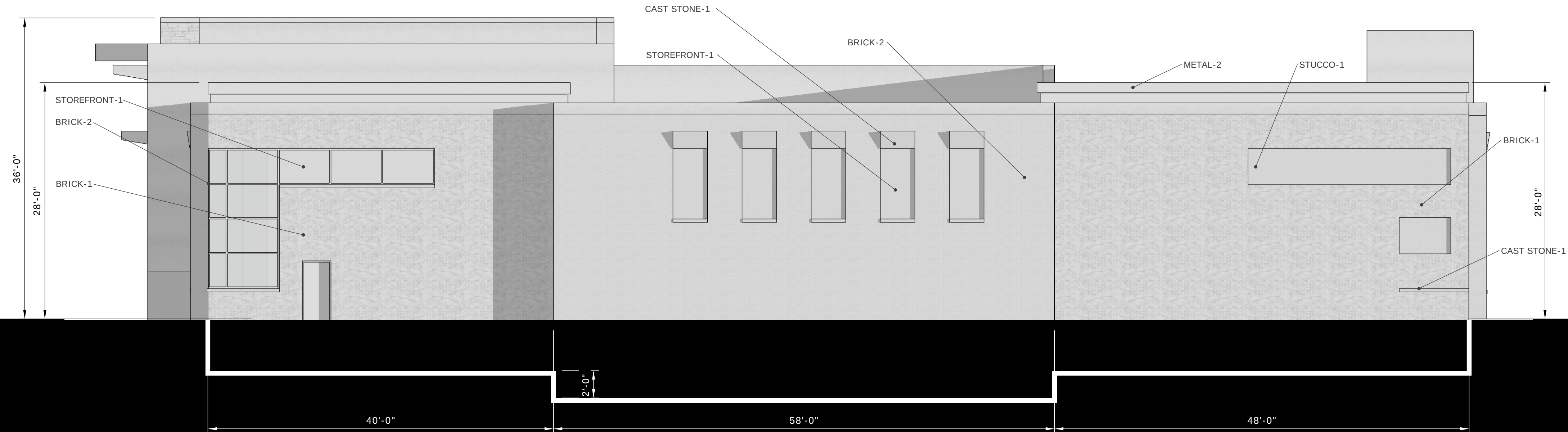
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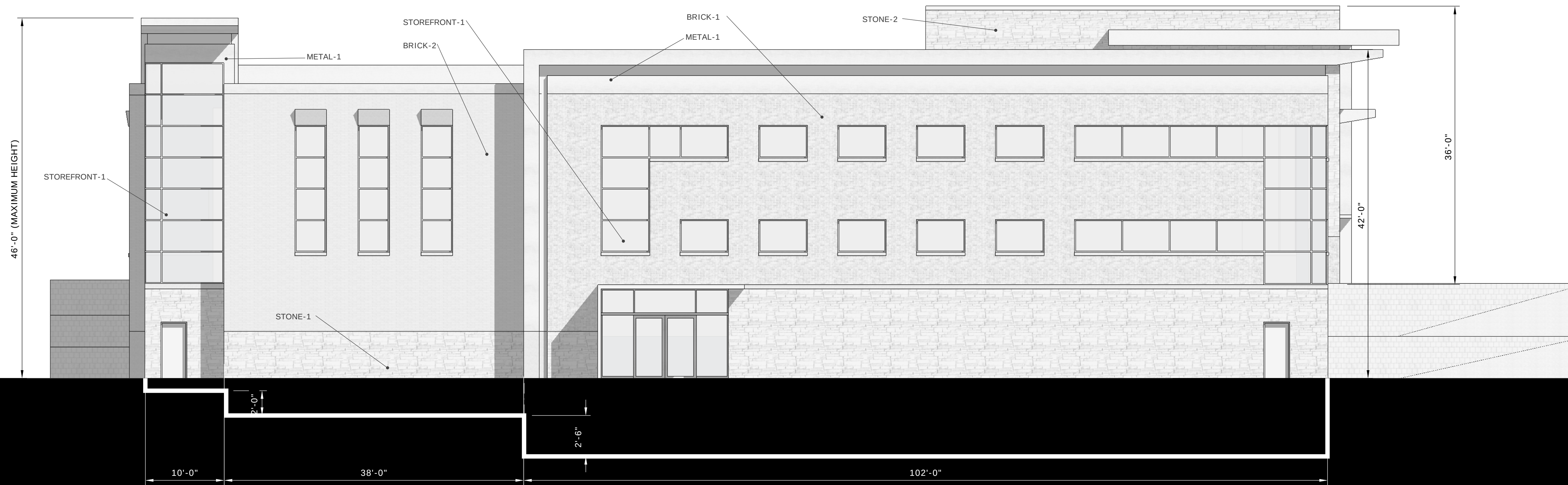
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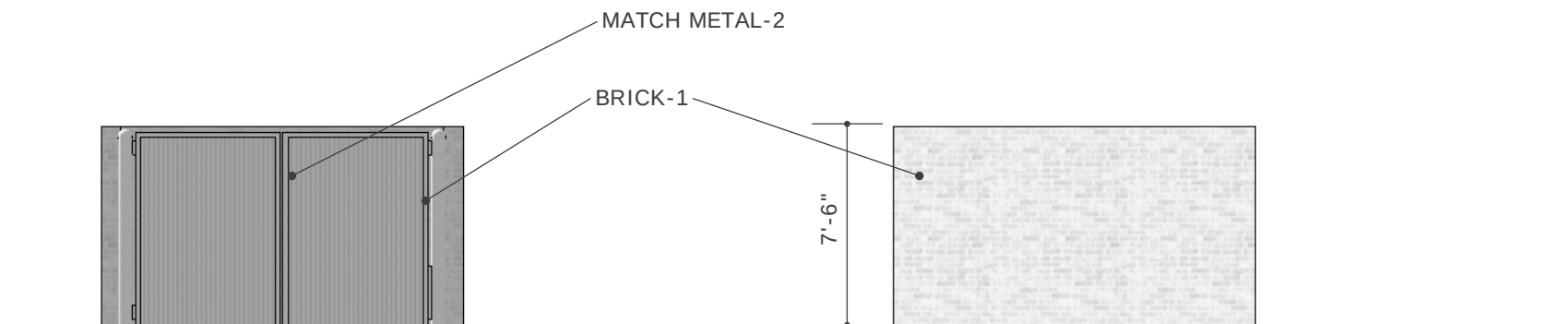
PATRIOT WAY, NORTH ELEVATION



PARTIAL ARTICULATION FLOOR PLAN

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DUMPSTER ELEVATIONS

ENTERPRISE STORAGE

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VIEW FROM NORTHEAST



VIEW OF MAIN ENTRY



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

ENTERPRISE STORAGE

PERSPECTIVES

Stacy Furniture

[REDACTED]
Grapevine, TX 76051

James R. Stacy

To: Chuck Russell
Planning Manager – AICP
Town of Flower Mound
Planning Services Division
2121 Cross Timbers Road
Flower Mound, TX 75028

November 18, 2016

Re: Enterprise Storage Proposed Development (SUP16-0013)

Mr. Russell,

I have thoroughly reviewed the project plans with Mr. Baron in regards to the building next to our Stacy Furniture in Flower Mound. I believe it will be an attractive design and support their project.

Thank you,


Rick Stacy

[REDACTED]

Attachment C(1): Correspondence in Support

December 2, 2016

Chuck Russell
Planning Manager - AICP
Town of Flower Mound
Planning Services Division
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Enterprise Storage (SUP16-0013)

Dear Mr. Russell,

We have reviewed the Letter of Intent, Site Plan and Building Elevations for the Enterprise Storage Project sent to us by Mr. Baron. It is our opinion that this project will be an asset to the Town of Flower Mound, as well as, the existing and future developments in this area.

As Mr. Baron stated in his Letter of Intent, this looks to be the most attractively designed self-storage facility in the DFW area and we are in support of this project and approval of the Specific Use Permit.

Sincerely,



Jed Dolson
Head of Land Acquisition and Development

greenbrickpartners

From: Jeff Crannell
Sent: Wednesday, December 07, 2016 8:49 AM
To: Richard Brown
Subject: Enterprise Storage SUP16-0013

Mr. Brown,

I am the land owner at 800 Enterprise and I am in favor of the SUP for the executive storage facility on Enterprise Drive. The architecture of the building compliments and blends with the surrounding buildings. The use is an excellent compliment to the surrounding properties.

Regards,

Jeff Crannell
Double Oak, Texas



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: December 12, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 445 (SUP16-0003 - River Walk Amphitheater and Splash Pad) to permit an outdoor amusement and recreation use. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

The project has a companion site plan application (SP16-0009- River Walk Amphitheater) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-445) to permit an amphitheater and a splash pad within the Town Center sub-district (TC) of The River Walk at Central Park. The subject property is 3.672 acres and is located just north of the restaurant row.

Per the approved development standards for The River Walk at Central Park, the proposed amphitheater and splash pad uses best fit the definition of an amusement and recreation (outdoors) use which requires Town Council approval of an SUP.

The amphitheater located at the eastern terminus of Central Park Avenue includes seating area that will accommodate approximately 2,800 people. A two-storied, 16,685-square-foot building wraps around a portion of the seating area along Royal Crescent Drive. This building includes office spaces for the River Walk Homeowner's Association, Flower Mound Police, concession serving area, and restrooms. On either side of this building are tall arched retaining walls with parapets and wrought-iron guardrails along the top. The seating steps down toward the center of the amphitheater which culminates into a 2,625-square-foot stage and a two-storied green room and storage area.

The splash pad is located between the amphitheater and the restaurant row. The splash pad area has spray fountains and landscaping surrounding this area.

Currently, staff is reviewing a site plan to facilitate the construction of the splash pad and farmer's market. The SUP application is only for the use; detailed plans of the proposed building will be included with the site plan application.

On August 4, 2008, the Town Council established The River Walk at Central Park Central Business District (CBD), which included unique development standards, zoning sub-districts, design standards, parking requirements, sign regulations, street sections and concept plans. On January 15, 2015, the Town Council approved several amendments to The River Walk at Central Park CBD development standards and concept plans. The location of the amphitheater and splash pad is consistent with the approved land use plan for The River Walk at Central Park.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Specific Use Permit requests. At the time this report was written, no correspondence was received regarding this project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

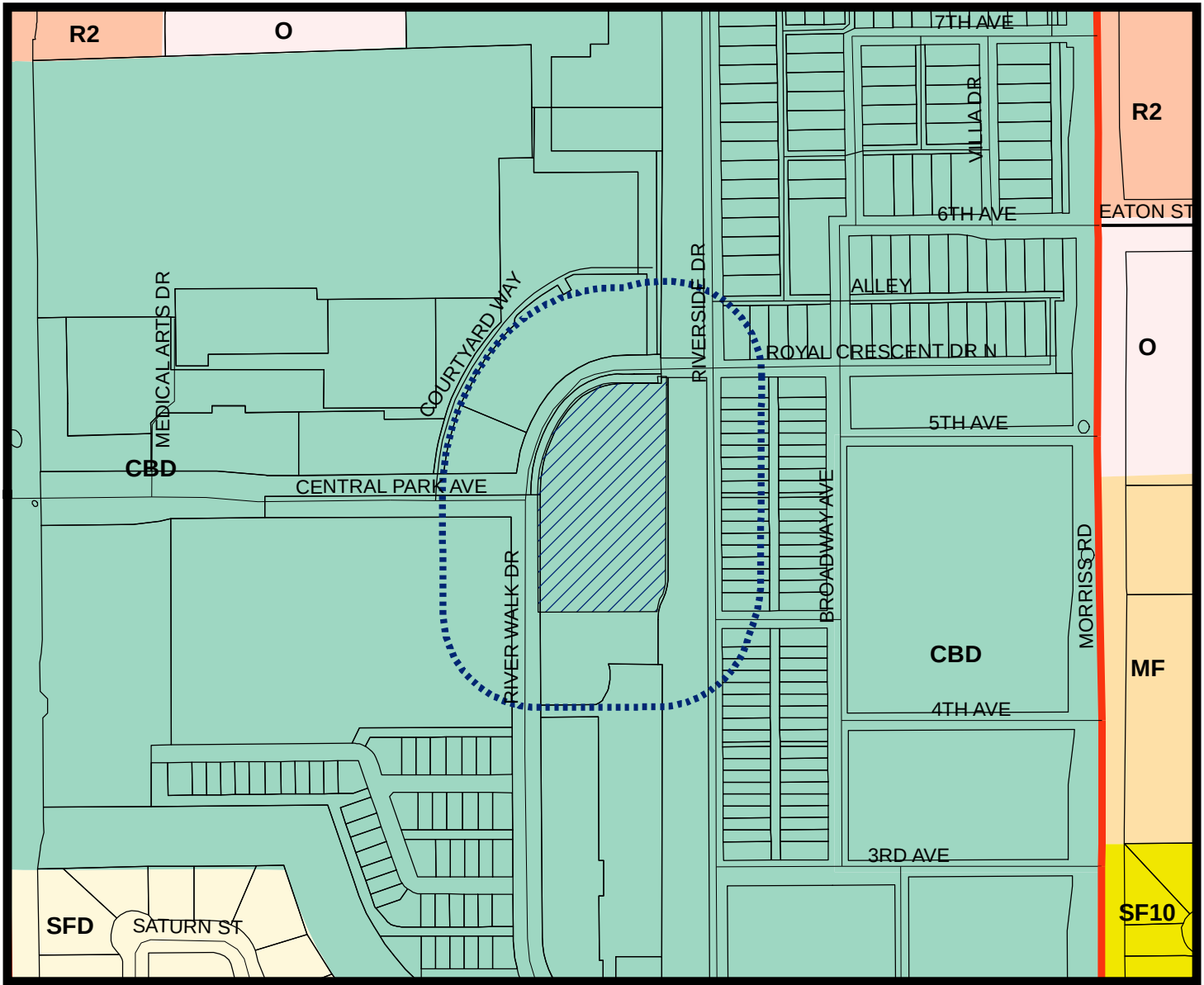
B. Application Details

1. Concept Plan



Vicinity Map

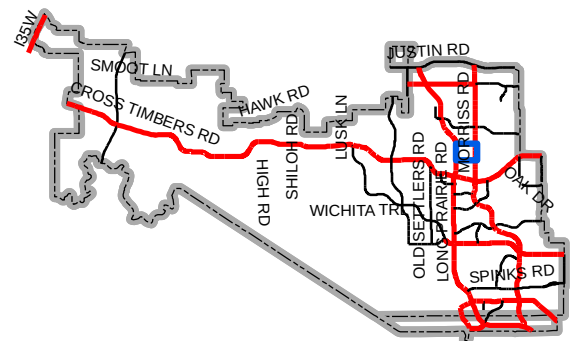
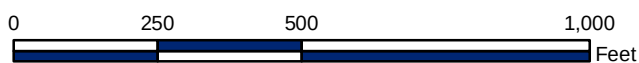
Reference Project: SUP16-0003 & SP16-0009



LEGEND

- Central Business District
- Multi-Family
- Office
- Retail 2
- Single Family 10
- Single Family Density

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

December 5, 2016

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: River Walk Amphitheater and Splash Pad SUP Request
Letter of Intent
G&A Job No. 15221**

Mr. Powell:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, an SUP Application for the River Walk Amphitheater and the River Walk Splash Pad, on 3.672 acres of land. As you may be aware, the Amphitheater and Splash Pad are required amenities as listed in the approved CBD Zoning Ordinance and in the approved Developer's Agreement for Amenity Enhancements. We submitted a Site Plan Application with Construction Plans on January 18, 2016 for the Farmer's Market and Splash Pad and February 15, 2016 for the proposed improvements to develop the Amphitheater.

The CBD Zoning Ordinance has Amusement and Recreation (Outdoors) listed as a Specific Use within the Town Center District. Therefore, we have submitted the SUP application as a request to allow the Amphitheater and Splash Pad as described in the CBD Zoning Ordinance and as detailed in the approved Developer's Agreement.

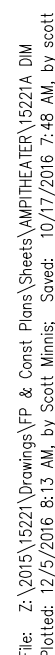
Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

A blue ink signature of Scott Minnis, E.I.T., written over a horizontal line.

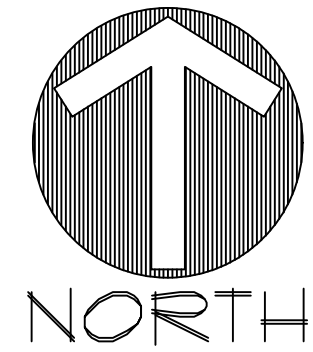
Scott Minnis, E.I.T.

CC: Mr. Robert J. Dollak, Jr. P.E., G&A Consultants, Inc.
Mr. Jack Dawson, Centurion American Development Group

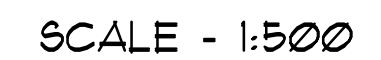


THE RIVERWALK
AT CENTRAL PARK

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-892-7200
Contact: MR. JACK DAWSON



LOCATOR MAP



QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
27	LACEBARK ELM	Ulmus parvifolia	6"	10'-12'	Per Plan	Single Trunk
3	BALD CYPRESS	Taxodium distichum	3"	10'-12'	Per Plan	Single Trunk
4	SKYLINE HONEY LOCUST	Gleditsia triacanthos inermis 'Skycole'	3"	10'-12'	Per Plan	Single Trunk
3	FOXY CYPRESS	Taxodium ascendens	3"	7'-8'	Per Plan	Single Trunk
6	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Multi Trunk
14	LITTLE GEM MAGNOLIA	Magnolia grandiflora	30gal.	7'-8'	Per Plan	Full
6	MAVERICK MESQUITE	Prosopis glandulosa 'Maverick'	30gal.	7'-8'	Per Plan	Full
2	BLUE POINT JUNIPER	Juniperus chinensis 'Blue Point'	30gal.	6'-8'	Per Plan	Single Trunk
22	TAYLOR JUNIPER	Juniperus virginiana 'Taylor'	30gal.	7'-8'	Per Plan	Full
37	EDWARD GOUCHER ABELIA	Abelia x 'Edward Goucher'	5gal.	30"	42"	Full
73	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	5gal.	30"	42"	Full
3	WINTER JASMINE	Jasminum nudiflorum	5gal.	30"	Per Plan	Full
180	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	3gal.	24"	3'-0"	Full
156	POCOMOKE CRAPE MYRTLE	Lagerstroemia indica 'Pocomoke'	5gal.	30"	3'-0"	Full
240	PINK MUHLY	Muhlenbergia capillaris	3gal.	18"	3'-0"	Full
61	PURPLE LOROPETALUM	Loropetalum chinense	5gal.	24"	3'-0"	Full
114	BLUE GRAMA GRASS	Bouteloua gracilis	1gal.	12"	12"	Full
12	INLAND SEA OATS	Chasmanthium latifolium	1gal.	12"	12"	Full
642	WEeping LOVEGRASS	Eragrostis curvula	1gal.	12"	24"	Full
114	PURPLE WINTER CREEPER	Euonymus fortunei 'Coloratus'	1gal.	6"	12"	Full
4	BUFFALO JUNIPER	Juniperus sabinia 'Buffalo'	5gal.	30"	4'-0"	Full
9	PURPLE CONEFLOWER	Echinacea angustifolia	1gal.	9"	12"	Full
71	BLACK-EYED SUSAN	Rudbeckia triloba	1gal.	9"	12"	Full
119	LIRIOPE	Liriope muscari	4"pot.	9"	12"	Full
5	ICE PLANT	Delosperma cooperi	1gal.	6"	12"	Full
80	MEXICAN FEATHER GRASS	Nassella tenuissima	3gal.	18"	3'-0"	Full
501	SEASONAL COLOR		4"pot	4"-6"	12"	Full

lower in
g Services

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/5/2016

2826

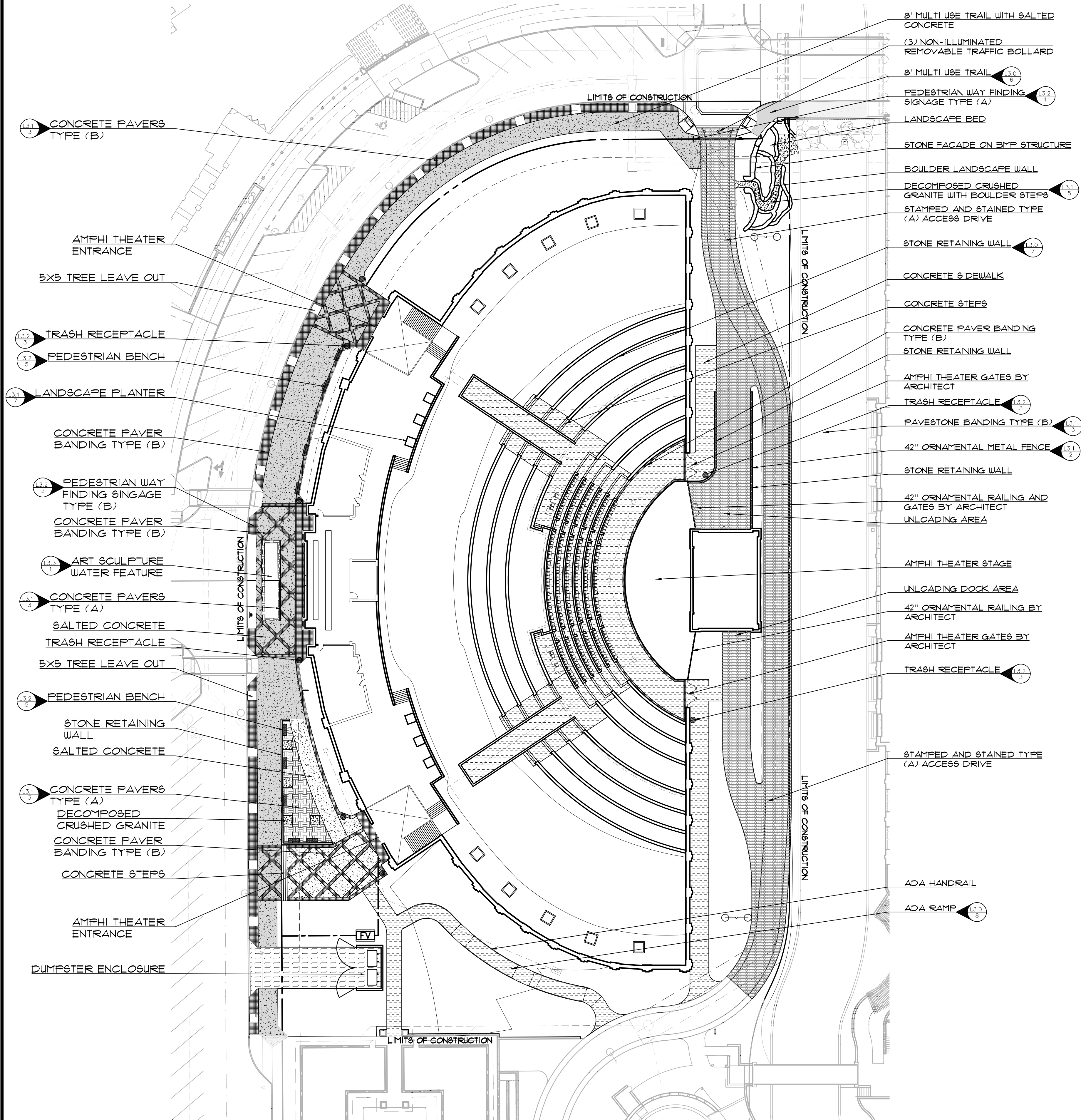
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THE
RIVERWALK
AT CENTRAL PARK

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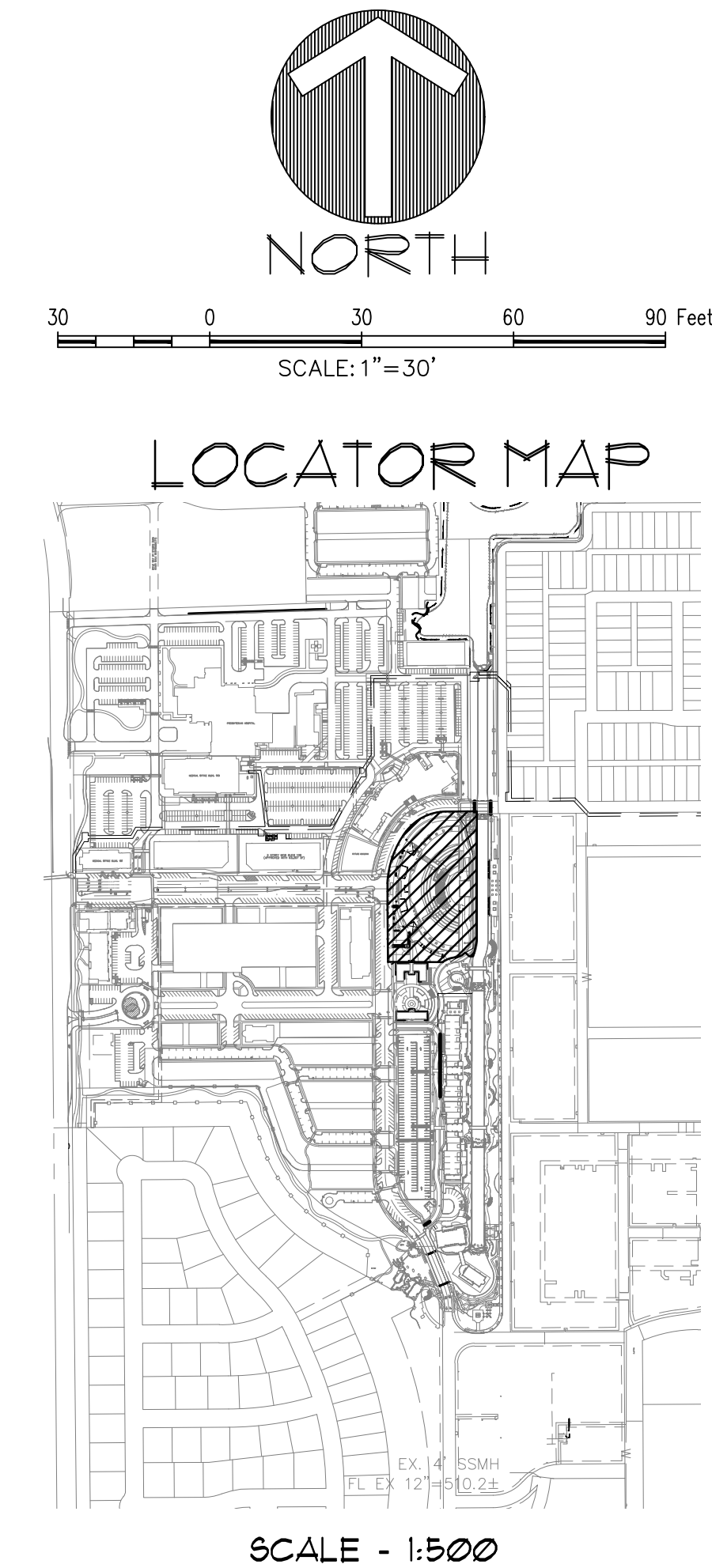
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Plotted: 12/22/2016 8:19 AM by: JPP



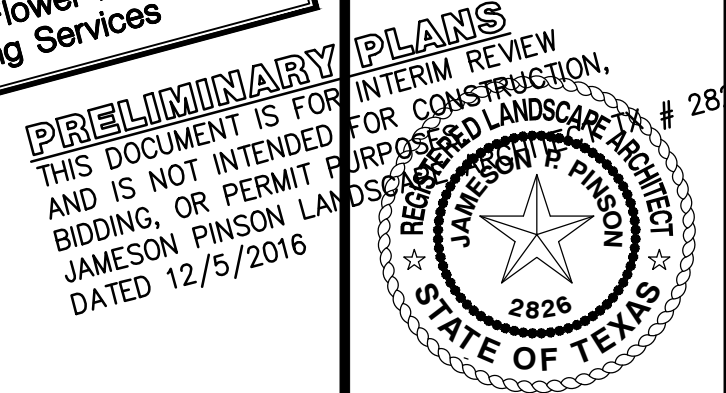
LEGEND

	(A) STAMPED AND STAINED PATTERN CONCRETE 6" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY. PATTERN - OLD WORLD BELGIUM BLOCK, COLOR - SLATE (BASE COLOR); GRAY (RELEASE COLOR) FINISHED WITH SEALER
	MULTI USE TRAIL 5" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.
	SALTED MULTI USE TRAIL 5" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.
	SALTED CONCRETE 4" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
	DECOMPOSED CRUSHED GRANITE MULCH REF. L3.1, DETAIL 15
	(A) HOLLAND STONE - PATTERN - BASKET WEAVE COLOR - MILBAP REF. L3.1, DETAIL 15 FOR INSTALLATION SPECS.
	(B) PAVESTONE, VENETIAN STONE - 6x6, 6x3 PATTERN - STACKED COLOR - MILBAP REF. L3.1, DETAIL 15 FOR INSTALLATION SPECS.
	SIDEWALK AREA 4" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
	LOADING AND DUMPSTER AREAS 8" 3600 PSI CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY
	△ PATTERN AND COLOR PER PAVESTONE OF DALLAS CONTACT: ALAN STARLING 3215 STATE HIGHWAY 360 GRAPEVINE, TX 76051 817-419-5802
	○ *PATTERNED CONCRETE OF DALLAS RICK BIERNACKI PO BOX 121068 / 321 EAST HIGHWAY 121 LEWISVILLE TEXAS 75057 PHONE: 972.434.2501

NOTE: FOR ALTERNATE PAVEMENT MATERIAL ONLY
SALTED CONCRETE
-For best results, use salt crystals 1/8 to 3/8 inch in size and
press them into the surface to a depth about half of their
diameter. Avoid producing indentations larger than 1/4 inch.
-To achieve the most distinct salt imprint, give the concrete a
smooth finish before applying the salt particles.
-Apply at a rate of 8 pounds per 100 s.f. The most important
thing is to distribute the salt evenly across the surface, so make
sure you have access to the entire slab.
-Start working the salt crystals into the concrete when the
concrete is just beginning to set.
-When washing the salt away after 24-36 hours, remove all traces
to prevent surface discoloration.
-Don't apply sealer until the concrete surface and the small
recesses left behind by the salt dry out completely.



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services



OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-682-7200
Contact: MR. JACK DAWSON



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.536.9715

RIVER WALK AMPHITHEATER
Lot 1X, Block A
RIVER WALK AT CENTRAL PARK 1/2016
3.672 Acres
in the
CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

E T R S
E T R S

Drawn By: JPP
Date: 2/15/2016
Scale: 1" = 30'
Revisions:
9/6/2016
10/17/2016

15221

2.0



CONCEPTUAL WEST ELEVATION



CONCEPTUAL EAST ELEVATION



CONCEPTUAL NORTH ELEVATION



CONCEPTUAL SOUTH ELEVATION

SCALE : 1/16" = 1'-0"

MATERIALS

- MASONRY 1 - ACME ROXBURY
- MASONRY 2 - ACME WEATHERWOOD GRAY
- MASONRY 3 - CHOPPED MILSAP
- CAST STONE - SAVANNAH
- STOREFRONT - DARK BRONZE

FLOWER MOUND
RIVER WALK

2015188
11.29.2016



Project Status

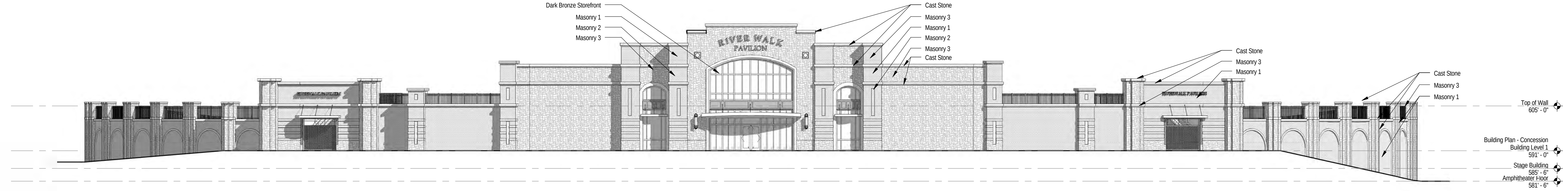
NOT FOR
CONSTRUCTION

Flower Mound
River Walk Amphitheater
Central Park Ave. and River Walk Dr.
Flower Mound, TX 75028

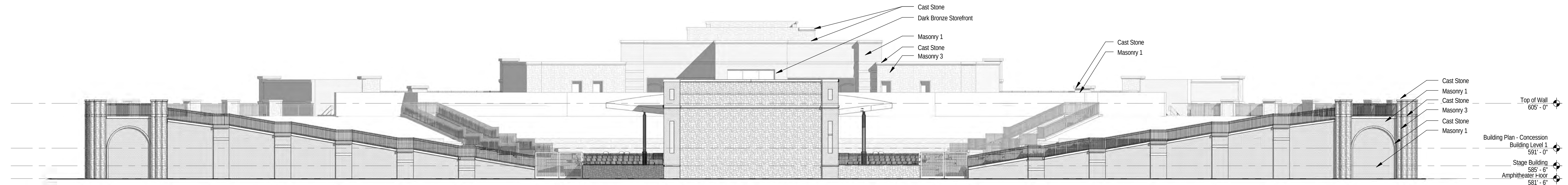
© 2016
MERRIMAN ASSOCIATES/
ARCHITECTS, INC.
REVISIONS:

PROJECT NUMBER:
maa2015188
ISSUE DATE:
11/29 / 2016
SHEET NAME:
CONCEPTUAL BUILDING
ELEVATIONS
SHEET NUMBER:

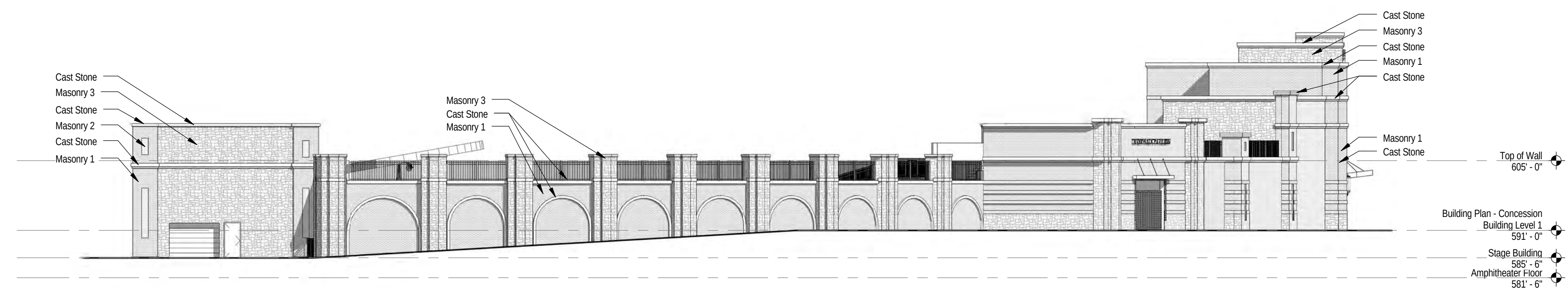
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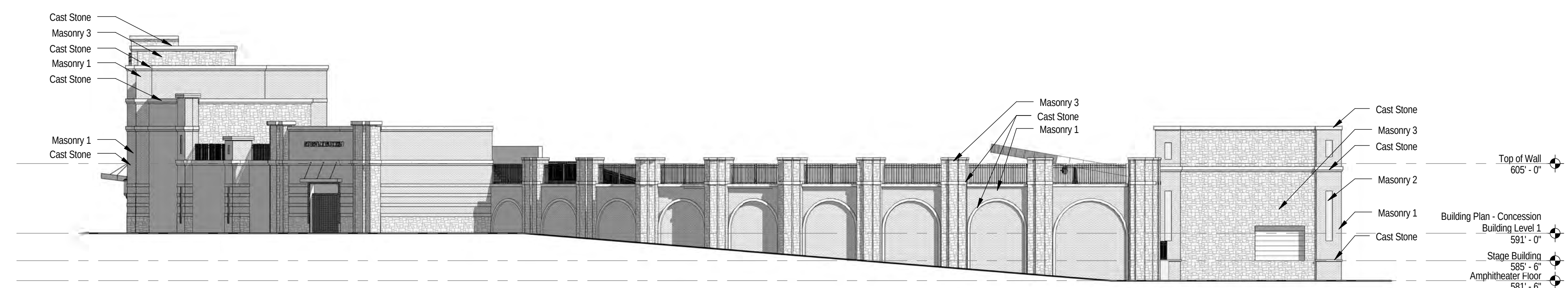
1 CONCEPTUAL WEST ELEVATION
1/16" = 1'-0"



2 CONCEPTUAL EAST ELEVATION
1/16" = 1'-0"



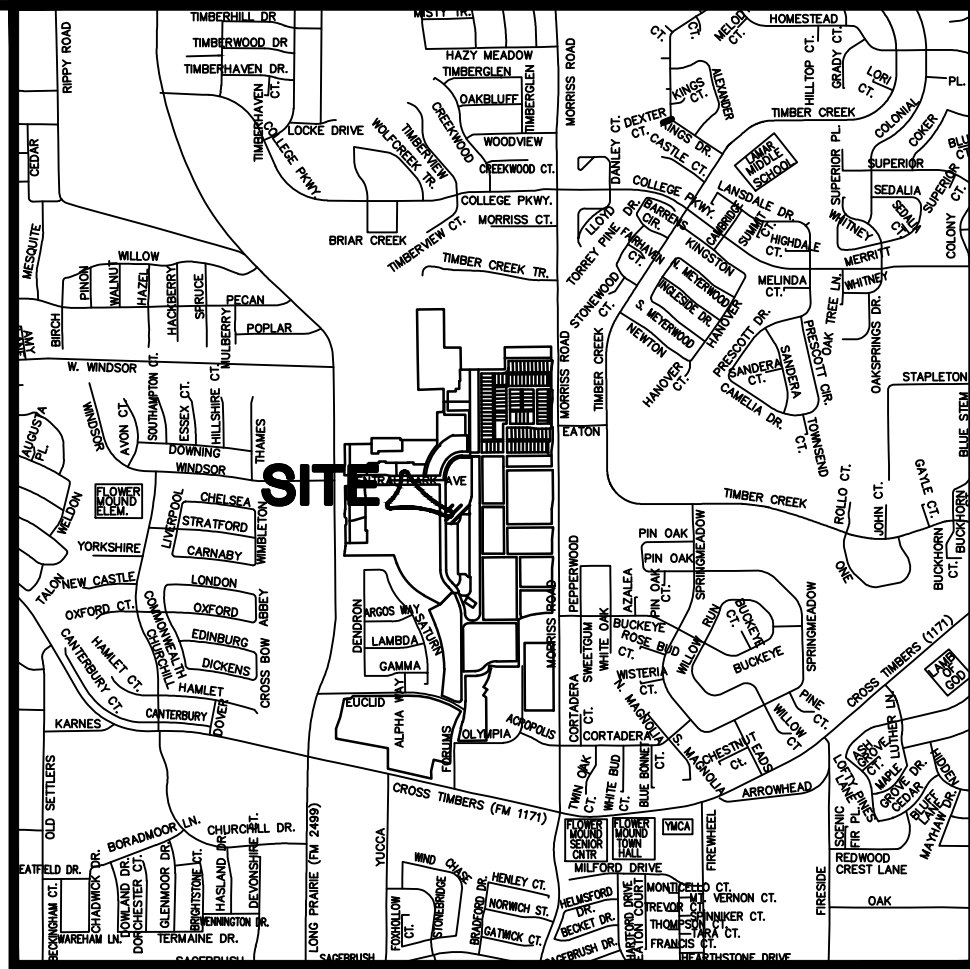
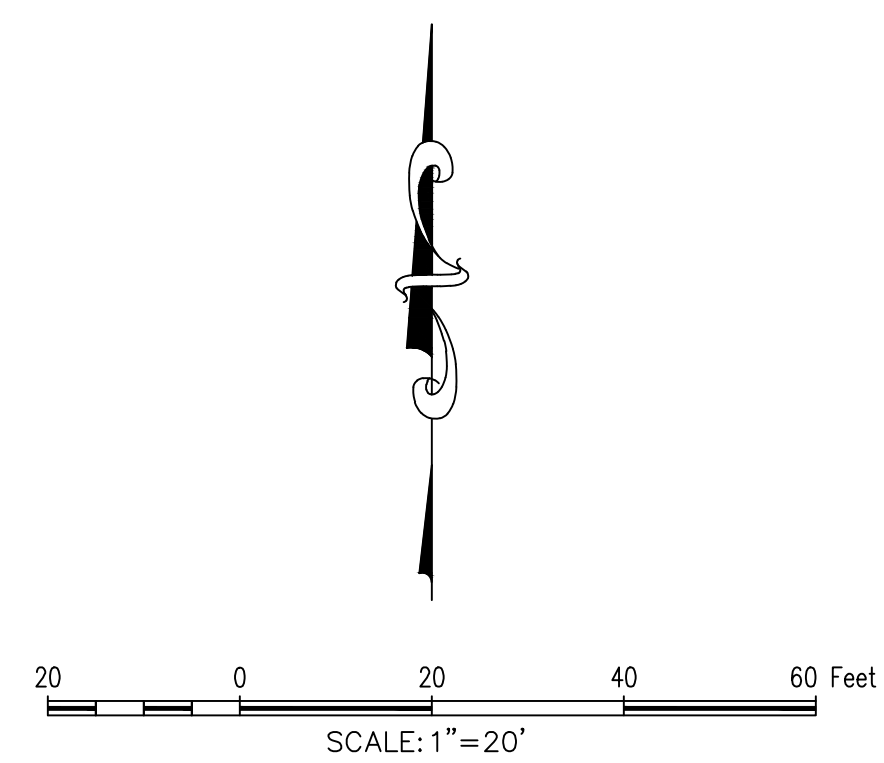
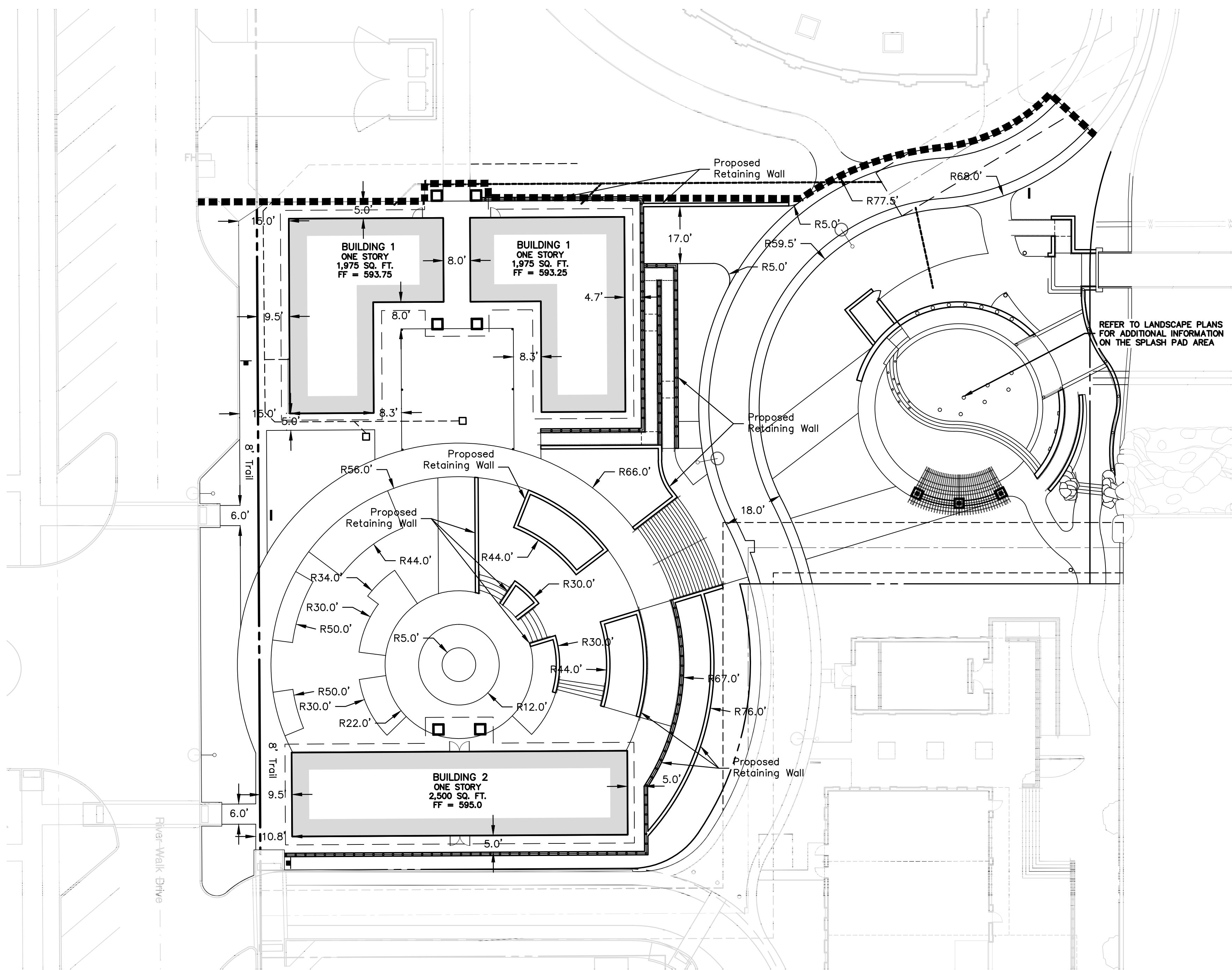
3 CONCEPTUAL NORTH ELEVATION
1/16" = 1'-0"



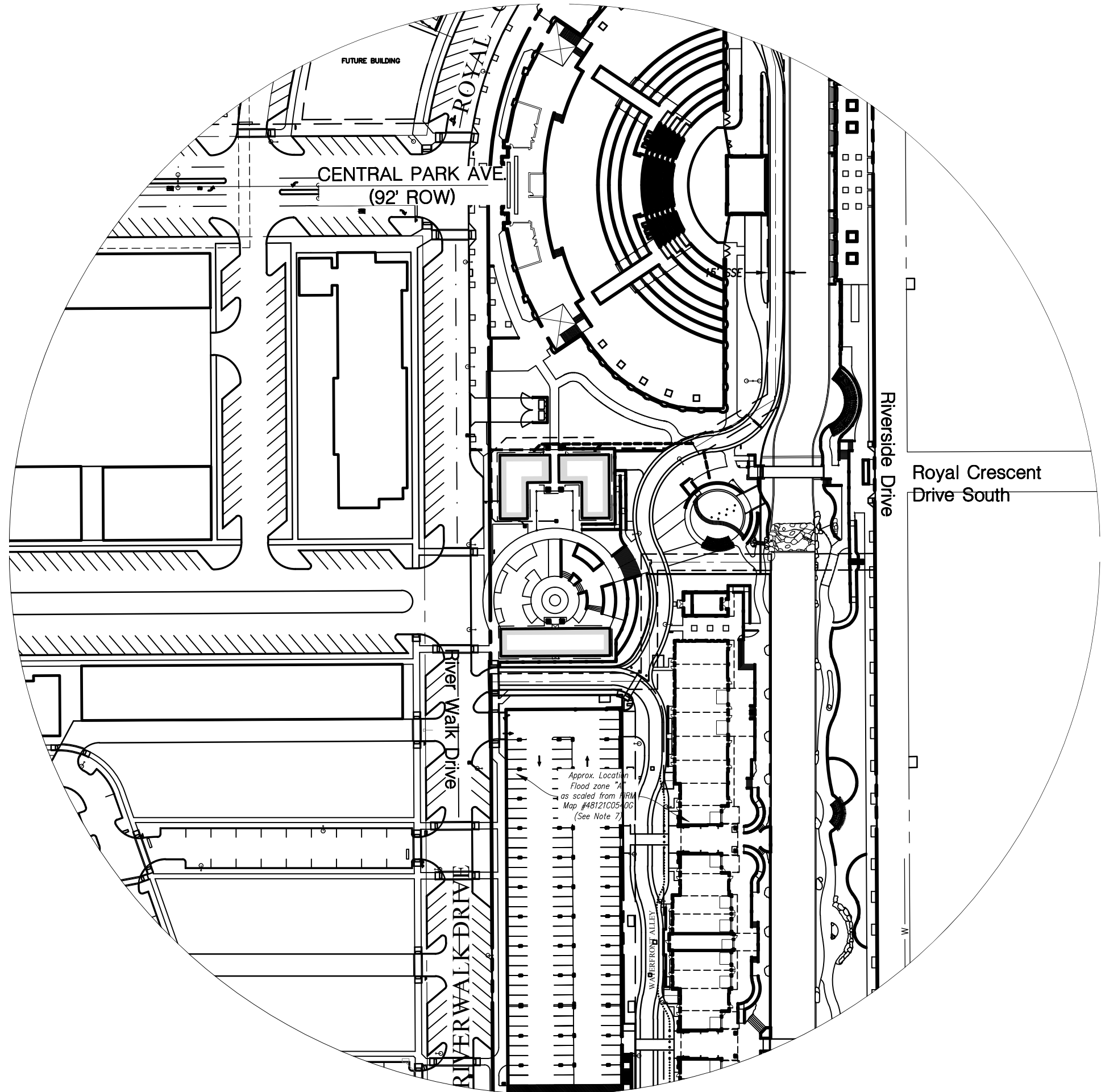
4 CONCEPTUAL SOUTH ELEVATION
1/16" = 1'-0"

Wall Material Takeoff	
Percentage of Area	Material: Description
EAST	
9%	Brick
91%	Stone
NORTH	
35%	Brick
65%	Stone
WEST	
10%	Brick
90%	Stone

100% MASONRY



Vicinity Map 1"=2000'



500' 1" 100'

Parking	
Existing/Approved Parking	291
Future	105
Total	396

NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
- REFER TO SHEET C5 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.

SITE DATA TABLE -- FARMERS MARKET/SPLASH PAD	
Physical Address	TBD
Gross Site Area	3,672 A; 159,943 SF
Net Site Area	3,672 A; 159,943 SF
Sub-District	Sub-District "A"
Current Use	Vacant Property
Lot Coverage	
Building Coverage	
Building 1	3,950 SF; ±2.4%
Building 2	2,500 SF; ±1.6%
Impervious Coverage	±75%
Pervious Area	±25%
Parking Summary -- TRWCP or Town	
Existing Parking within 500 ft = approximately 396 spaces.	
Building 1 Data	
Height Zone	One-Two Story
Height (story/feet)	1 Story; 30' 0"
Peak Height	23' 2"
Mean Height	20' 5"
Total Square Footage	3,950 SF
Building 2 Data	
Height Zone	One-Two Story
Height (story/feet)	1 Story; 30' 0"
Peak Height	23' 2"
Mean Height	21' 5"
Total Square Footage	2,500 SF

BM - TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. C. OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX C. OF CENTRAL PARK AVE. ELEV. 607.08 (CALLED 607.58)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE. ELEV. 639.01 (CALLED 639.51)

TBM - "C" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD ELEV. 576.15

SITE PLANNING CIVIL ENGINEERING PLATING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.488.9712 • F: 972.488.9715
144 Old Town Road • Denton, TX 76201 • P: 940.240.1028
TSPS Firm No. 10047700

RIVER WALK FARMERS MARKET &
SPLASH PAD
THE RIVER WALK AT CENTRAL PARK 1/2016
3.672 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
J.T. STEWART SURVEY ABSTRACT NO. 1161

E T U SITE
M E S
T R

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. G&A CONSULTANTS, F-1798 ROBERT JOHN DOLLAH, JR., P.E. #86898 DATE 12/5/2016

Drawn By: SM
Date: 01/18/2016
Scale: 1"=20'
Revisions:
02/23/2016
11/10/2016

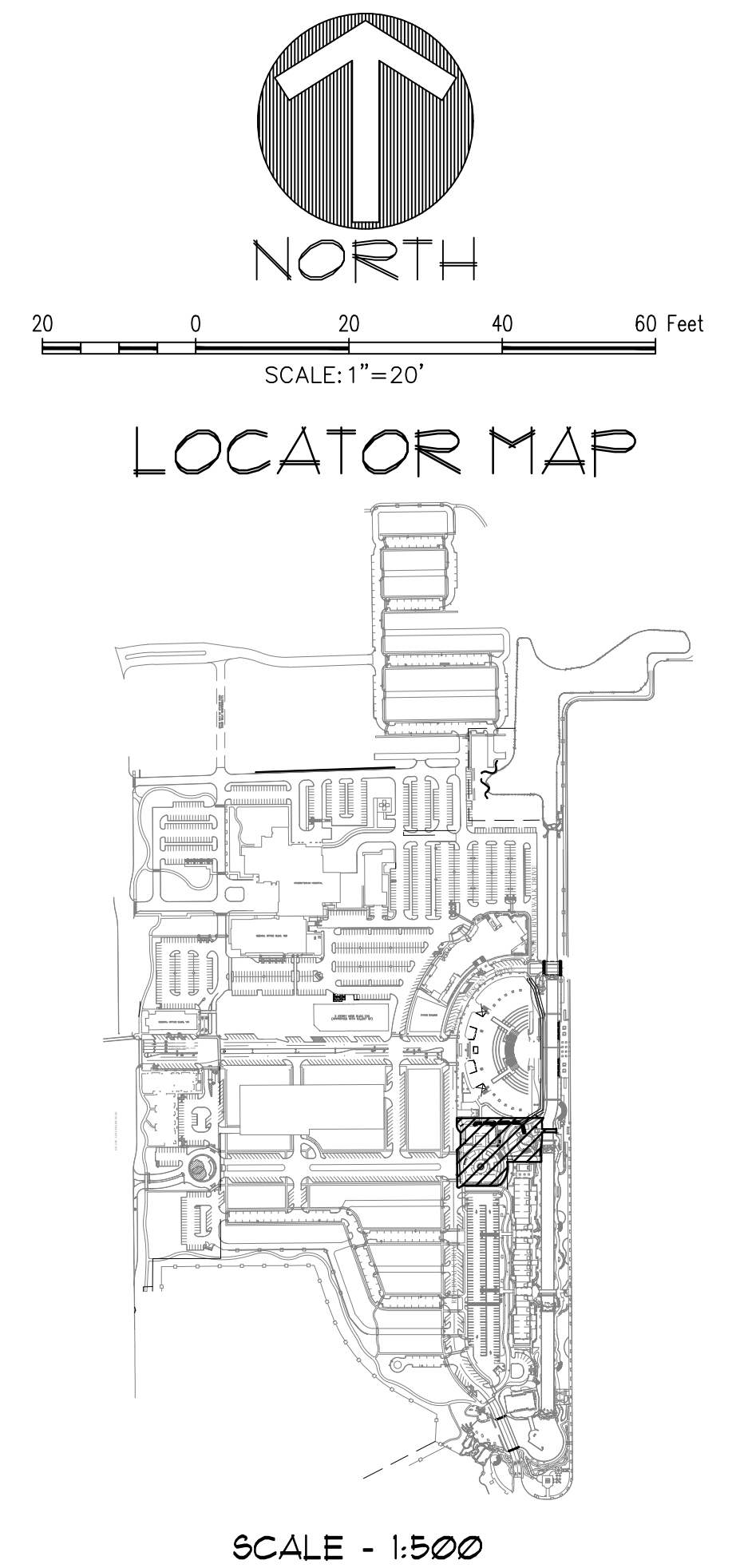
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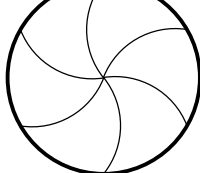
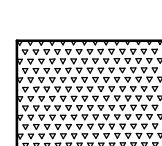
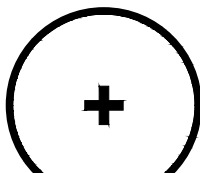
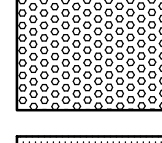
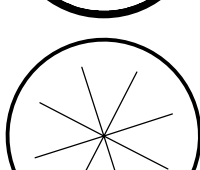
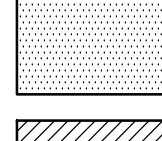
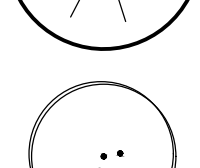
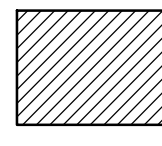
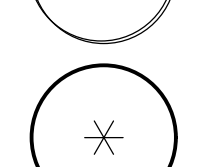
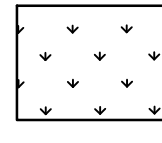
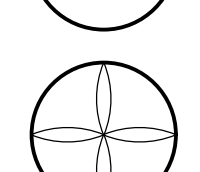
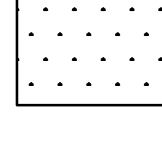
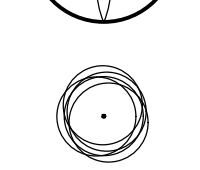
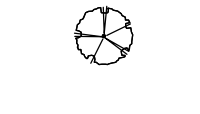
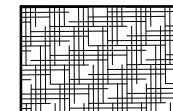
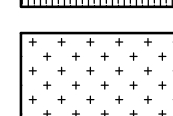
OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date

Town of Flower Mound
Engineering Services



PLANT LEGEND

	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(WJ) WINTER JASMINE <i>Jasminum nudiflorum</i>		(BE9) BLACK-EYED SUSAN <i>Rudbeckia triloba</i>
	(CP) CHINESE PISTACHE <i>Pistacia chinensis</i>		(EGA) EDWARD GOUCHER ABELIA <i>Abelia x 'Edward Goucher'</i>		(PCF) PURPLE CONEFLOWER <i>Echinacea angustifolia</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		(PCM) POCOMOKE CRAPE MYRTLE <i>Lagerstroemia indica 'Pocomoke'</i>		(HR) HORSETAIL REED <i>Equisetum hyemale</i>
	(DRB) DURA HEAT RIVER BIRCH <i>Betula nigra 'BNMT'</i>		(AWS) ANTHONY WATERER SPIREA <i>Spiraea x bumalda 'Anthony Waterer'</i>		SEASONAL COLOR
	(SHL) SKYLINE HONEY LOCUST <i>Gleditsia triacanthos 'Inermis 'Skyline''</i>		(DYH) DWARF YAUPOON HOLLY <i>Ilex vomitoria 'Nana'</i>		BERMUDA SOD
	(RB) RED BUD <i>Cercis canadensis</i>		(BGG) BLUE GRAMA GRASS <i>Bouteloua gracilis 'Blonde Ambition'</i>		BUFFALO SOD
	(GST) SMOKE TREE <i>Cotinus coggygria 'Royal Purple'</i>		(GL) GIANT LILYTURF <i>Liriope gigantea</i>		
	(SS6) SLINDER SILHOUETTE SWEETGUM <i>Liquidambar styraciflua 'Slender Silhouette'</i>		(BJ) BUFFALO JUNIPER <i>Juniperus sabina 'Buffalo'</i>		
			(PW) PURPLELEAF WINTERCREEPER <i>Euonymus fortunei 'Coloratus'</i>		
			(WL) WEEPING LOVE GRASS <i>Eragrostis curvula</i>		

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
PURPOSED FOR LANDSCAPE ARCHITECT
BIDDING, OR PERMIT
RON STEWART LANDSCAPE ARCHITECT
DATED 12/5/2016

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
791
STATE OF TEXAS

Drawn By: MC
Date: 01/18/2016
Scale: 1"=20'
Revisions:
02/23/2016
01/10/2016

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON



THE
RIVERWALK
AT CENTRAL PARK

5221

.0)



RESERVE

Drawn By: JPP
Date: 01/18/2016
Scale: #####
Revisions:
02/23/2016
11/10/2016

15221

2.0

(A) STAMPED AND STAINED PATTERN CONCRETE 4" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. PATTERN: BOARD. COLOR: PECAN TAN (BASE COLOR), WALNUT (RELEASE COLOR) FINISHED WITH SEALER		RANDOM MLSAP FLAGSTONE AS PER ALLIANCE MATERIALS
(B) PAVESTONE - COBBLE - STONE/COMBO ON 6" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% FROCTOR DENSITY COLOR: OAKS BLEND		MULTI USE TRAIL: 5 1/2" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. FROCTOR DENSITY NOTE: WHERE THIS HATCH IS PRESENT THE MULTI USE TRAIL CONCRETE THICKNESS SHALL BE APPLIED AND TAKE PRECEDENT OVER ALL OTHER CONCRETE THICKNESS.
(C) STAMPED AND STAINED PATTERN CONCRETE 4" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% FROCTOR DENSITY PATTERN - ASHLAR SLATE - RUSSET (BASE COLOR) CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER - OR MATCH STANDARD RIVER WALK CROSS WALK		SALTED MULTI USE TRAIL: 5 1/2" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. FROCTOR DENSITY.
(D) STAMPED AND STAINED PATTERN CONCRETE 4" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. PATTERN - ROCK TEXTURE, COLOR - SAND (BASE COLOR), AUTUMN BROWN (RELEASE COLOR) FINISHED WITH SEALER		(G) STAMPED AND STAINED PATTERN CONCRETE 5 1/2" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% FROCTOR DENSITY PATTERN - ASHLAR SLATE - RUSSET (BASE COLOR), CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER - OR MATCH STANDARD RIVER WALK CROSS WALK
(E) STAMPED AND STAINED PATTERN CONCRETE 4" 3600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. PATTERN - 5X5 ACID ETCHED COLOR - BONE/SAND		SALTED FIRE LANE EDGE 6" 3600 PSI SALTED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% FROCTOR DENSITY
SALTED SIDEWALK AREA: 4" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.		*PATTERNED CONCRETE OF DALLAS RICK BIERNACKI PO BOX 792068 / 901 EAST HIGHWAY 121 LEWISVILLE TEXAS 75051 PHONE: 972.434.2501

NOTE: FOR ALTERNATE PAVEMENT MATERIAL ONLY
SALTED CONCRETE
 -For best results use salt crystals 1/8 to 3/8 inch in size and press them into the surface to a depth about half of their diameter. Avoid producing indentations larger than 1/4 inch.
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 -Apply at a rate of 8 pounds per 100 s.f. The most important thing is to distribute the salt evenly across the surface, so make sure you have access to the entire slab.
 -Start working the salt crystals into the concrete when the concrete is just beginning to set.
 -When washing the salt away after 24-36 hours, remove all traces to prevent surface discoloration.
 -Don't apply sealer until the concrete surface and the small recesses left behind by the salt dry out completely.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Planning Services

PRELIMINARY
DOCUMENT IS FOR
TENDERS

lower Mo
g Services

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/5/2016

2826

JAMESON PINSON
STATE OF TEXAS
2826

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: December 12, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP16-0009 – River Walk Amphitheater) to develop an outdoor amusement and recreation building. The property is generally located south of Royal Crescent Drive North and east of River Walk Drive.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

The project has a companion Specific Use Permit application (SUP16-0003- River Walk Amphitheater and Splash Pad) for consideration on the same agenda. Approval of this site plan request is contingent upon approval of the SUP.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an amphitheater within the Town Center sub-district (TC) of The River Walk at Central Park. The subject property is 3.672 acres and is located just north of the restaurant row. Per the approved development standards for The River Walk at Central Park, the proposed amphitheater use best fits under amusement and recreation (outdoors) which requires Town Council approval of an SUP.

The amphitheater located at the eastern terminus of Central Park Avenue includes seating area that will accommodate approximately 2,800 people. A two-storied, 16,685-square-foot building wraps around a portion of the seating area along Royal Crescent Drive. This building includes office spaces for the River Walk Property Owner's Association, Flower Mound Police, ticket booths, concession serving area, and restrooms. On either side of this building are tall arched retaining walls with parapets and wrought-iron guardrails along the top. The seating steps down towards the center of the amphitheater which culminates into a 2,625-square-foot stage and a two-storied green room and storage area.

The landscape plan depicts trees planted within tree wells along the inner periphery of the amphitheater. There are 299 fixed seats, six wheel chair accessible spaces and artificial turf that can accommodate 2,500 people. The landscape plan also depicts trees, enhanced landscaping, and a fountain along the external periphery of the amphitheater. The architecture, building materials and color comply with The River Walk development standards.

Vehicular access to backstage is provided by an emergency access lane that extends from Restaurant Row, through the farmer's market and the splash pad area, and connects Royal Crescent Drive N and River Walk Drive. On November 9, 2015, the Planning and Zoning Commission approved a replat for The River Walk at Central Park to create lots necessary for the construction of the Chapel, Reception Hall, Restaurant Row, and podium parking. This replat also consists of a lot for the proposed amphitheater and the future farmer's market and splash-pad.

The parking for the proposed use is incorporated into the overall parking computation for the River Walk at Central Park development. An updated parking analysis was presented at the Town Council and Planning and Zoning Commission Joint Work Session on October 20, 2016.

On August 4, 2008, the Town Council established The River Walk at Central Park Central Business District (CBD), which included unique development standards, zoning sub-districts, design standards, parking requirements, sign regulations, street sections and concept plans. On January 15, 2015, the Town Council approved several amendments to The River Walk at Central Park CBD development standards and concept plans. The location of the amphitheater is consistent with the approved land use plan for The River Walk at Central Park.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

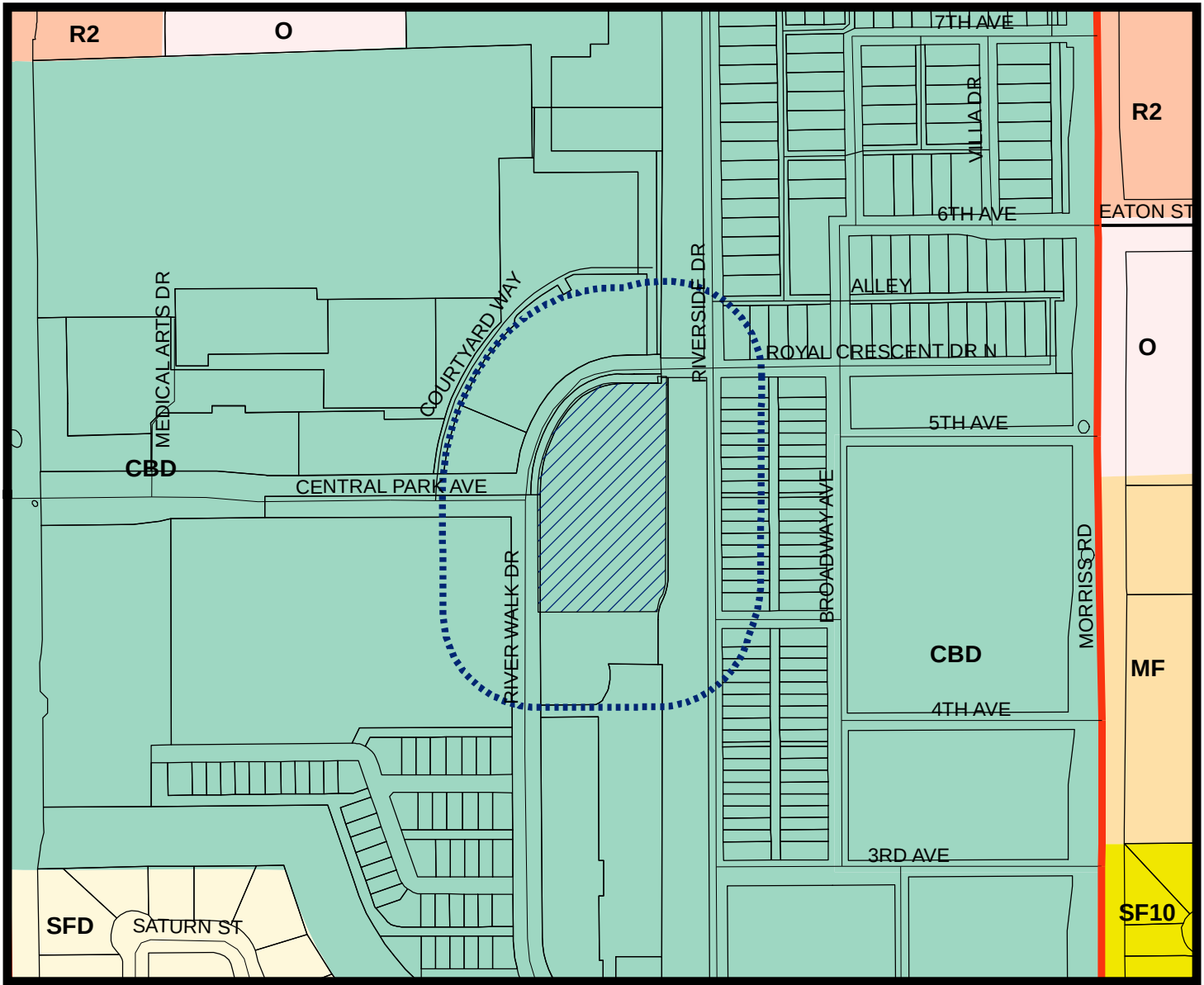
B. Application Details

1. Site Plan Package



Vicinity Map

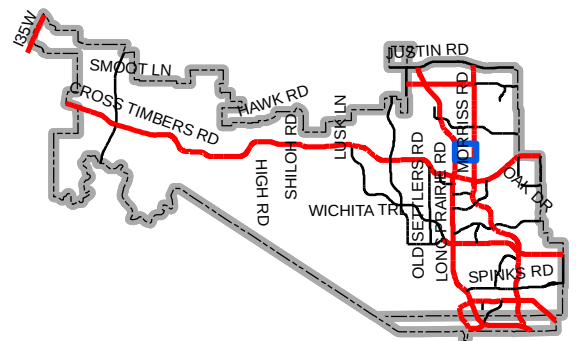
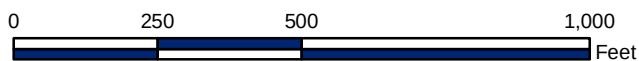
Reference Project: SUP16-0003 & SP16-0009



LEGEND

- Central Business District
- Multi-Family
- Office
- Retail 2
- Single Family 10
- Single Family Density

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



December 6, 2016

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: River Walk Amphitheater – Site Plan Application
G&A Job Number 15221A**

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Site Plan application for the River Walk Amphitheater. The property encompasses a majority portion of an approximately 3.7 acres tract along the River Walk Channel. The remainder of the lot contains the Farmer's Market buildings and Splash Pad area that has previously been submitted for review and approval.

The River Walk Amphitheater will be one of the major focal points of the River Walk property. Located at the eastern terminus of Central Park Avenue just north of the aforementioned Farmer's Market and Splash Pad and within the general area of Waterfront Alley (Restaurant Row). It will serve as a major gathering point for Flower Mound and the River Walk, both during events and when the stage is idle.

The main building along Royal Crescent Drive North is proposed to be two stories and will contain the property owner's association offices, ticket booths and a Police office. In addition there will be restroom facilities and various locations for caterers or Restaurants to bring in food to serve to guests during events. The architecture remains consistent to the descriptions within the developer's agreement and the other elements discussed therein can be found incorporated into the proposed building or around the general site.

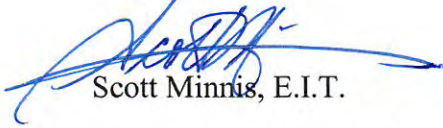
The stage area also remains consistent to the developer's agreement. It remains elevated above the surrounding guest seating areas and contains a back stage area for the performers and their equipment. Areas for lighting and sound equipment are also available on and around the stage as well as within and around the main building.

The Amphitheater will have seating for approximately 2,800 people. There are 299 fixed seats, designated seating areas for ADA, and the lawn seating area contains enough room for approximately 2,500 people, calculated using a generous average of 15 square feet per person.

The emergency access lane will be extended from Restaurant Row, through the Farmer's Market and Splash Pad area, to Royal Crescent Avenue North. This will also act as access to the back of the stage for the performers and their equipment deliveries.

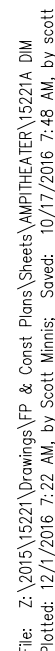
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Minnis", with a long horizontal flourish extending to the right.

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Jack Dawson, MRW Investors, Inc.

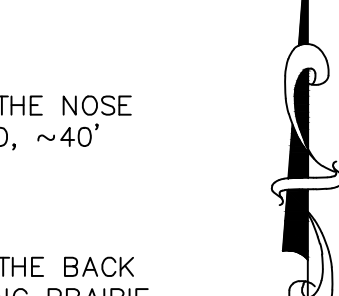


EAST
MEDIAN

6" AT THE NOSE
OF ROAD, ~40'

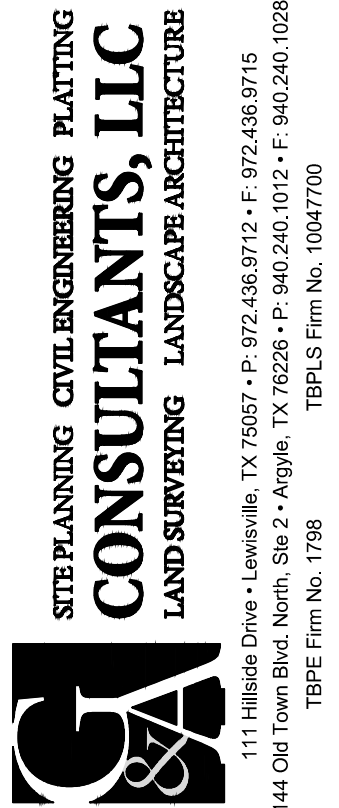
6" ON THE BACK
OF LONG PRAIRIE

LINE OF THE



40 0 40 80 120 Feet

SCALE: 1" = 40'



SITE DATA TABLE – AMPITHEATER			
Physical Address	TBD		
Gross Site Area	3,672 A; 159,952 SF		
Net Site Area	3,672 A; 159,952 SF		
Sub-District	Sub-District "A"		
Current Use	Vacant Property		
Lot Coverage			
Building Coverage			
Building 1	5,300 SF;	±2.3%	
Building 2	1,900 SF;	±1.2%	
Impervious Coverage	±60%		
Pervious Area	±40%		
Parking Summary – TRWCP or Town			
	Required	Provided	
Surface Parking			
Amphitheater – 1 space per 3 seats			
AMPITHEATER			
Building 1	0	0	
Building 2	0	0	
Existing On Street Parking	N.A.	0	
Proposed On Street Parking	N.A.	0	
Parking for Future Building	N.A.	0	
Total Parking	0	0	
Accessible Parking	0	0	
Building 1 Data			
Height Zone	One Story		
Height (story/feet)	1 Story; 30' 0"		
Peak Height	0' 0"		
Mean Height	0' 0"		
Total Square Footage	8,100 SF		
Building 2 Data			
Height Zone	One Story		
Height (story/feet)	1 Story; 30' 0"		
Peak Height	0' 0"		
Mean Height	0' 0"		
Total Square Footage	1,900 SF		

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT OR BACK OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
7. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
8. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
9. ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
10. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED FOR THE PURPOSE OF REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
11. THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
12. THE ABBREVIATION CL= CENTER LINE.
13. THE ABBREVIATION EP=EDGE OF PAVEMENT.

RIVER WALK AMPHITHEATER
Lot 1XR, Block A
RIVER WALK AT CENTRAL PARK 1/2016
3,672 Acres
 in the
 C. CHACON SURVEY, ABSTRACT NO. 299
 J.T. STEWART SURVEY, ABSTRACT NO. 1161
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS

STE
ME S TR

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 12/1/2016

Drawn By: SM
Date: 2/15/2016
Scale: 1"=40'
Revisions:
9/6/2016
10/17/2016

15221 ☐

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-892-7200
Contact: MR. JACK DAWSON



Project Status

NOT FOR
CONSTRUCTION

Flower Mound
River Walk Amphitheater

Central Park Ave. and River Walk Dr.
Flower Mound, TX 75028

© 2016
MERRIMAN ASSOCIATES/
ARCHITECTS, INC.

REVISIONS:

PROJECT NUMBER:

maa2015188

ISSUE DATE:

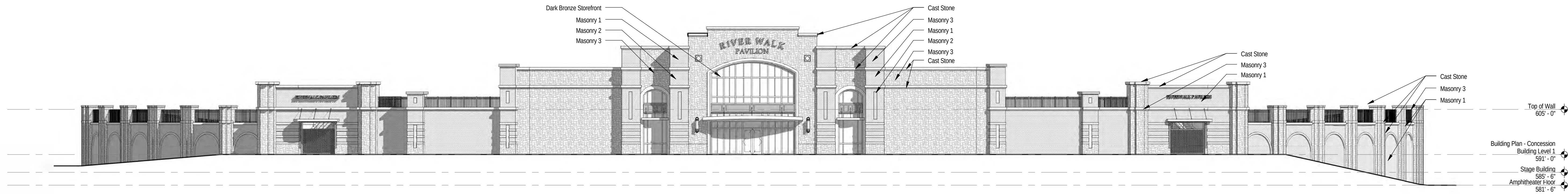
10 / 19 / 2016

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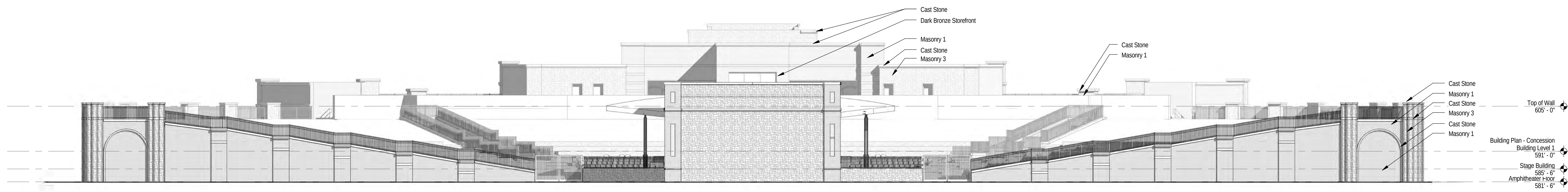
BUILDING ELEVATIONS

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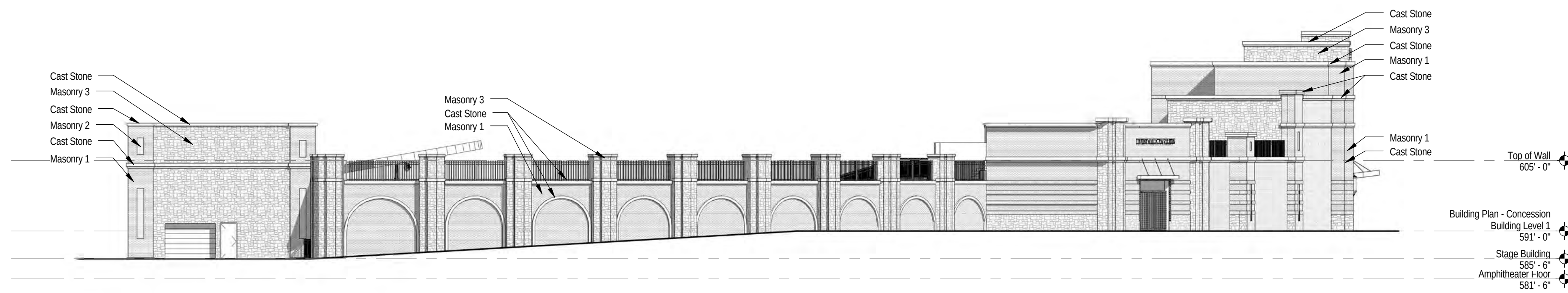
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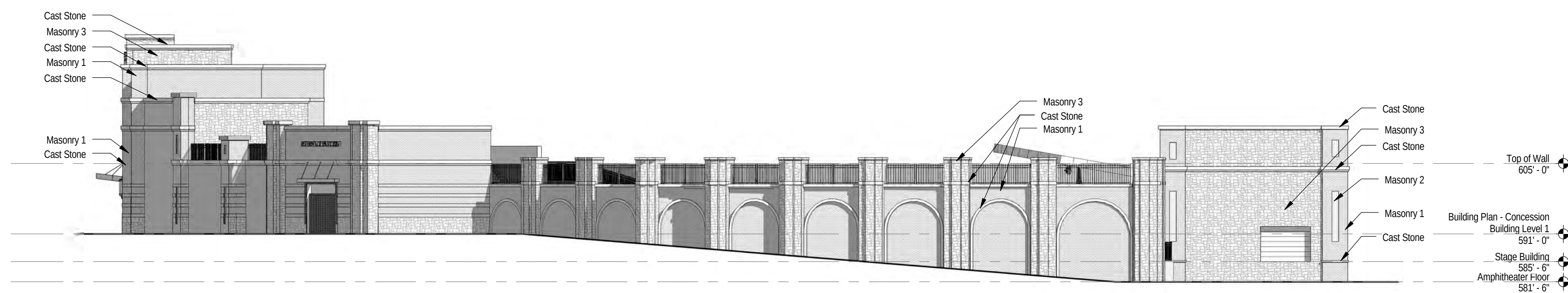
1 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

Wall Material Takeoff	
Percentage of Area	Material: Description
EAST	
9%	Brick
91%	Stone
NORTH	
35%	Brick
65%	Stone
WEST	
10%	Brick
90%	Stone

100% MASONRY



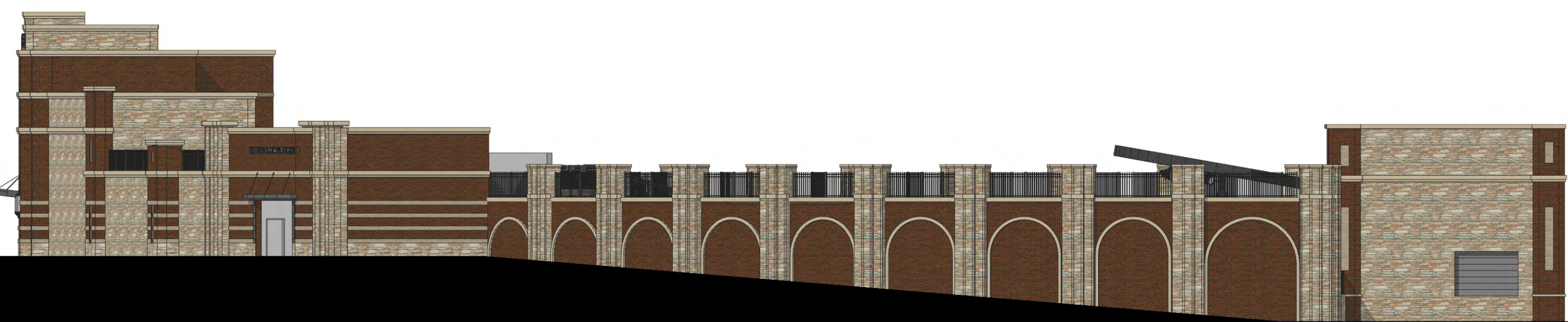
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SCALE : 1/16" = 1'-0"

MATERIALS

- MASONRY 1 - ACME ROXBURY
- MASONRY 2 - ACME WEATHERWOOD GRAY
- MASONRY 3 - CHOPPED MILSAP
- CAST STONE - SAVANNAH
- STOREFRONT - DARK BRONZE



FLOWER MOUND
RIVER WALK

2015188
10.19.2016



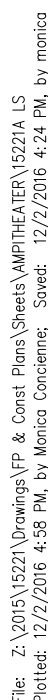




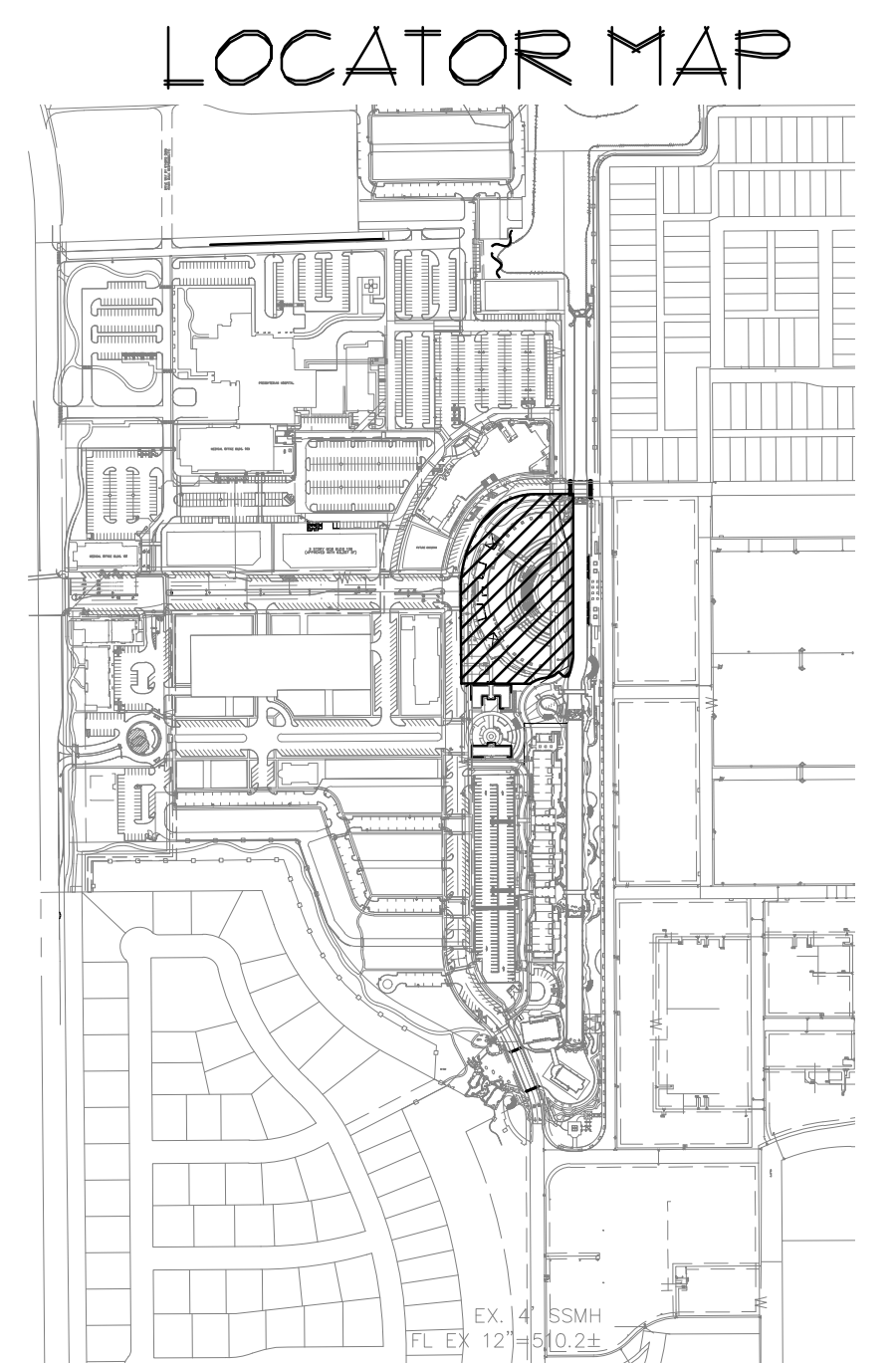








	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		BERMUDA 60D
	(SHL) SKYLINE HONEY LOCUST <i>Gladiolus triacanthos</i> Inmate 'Skycole'		(BJ) BUFFALO JUNIPER <i>Juniperus sabina</i> 'Buffalo'
	(PC) POND CYPRESS <i>Taxodium ascendens</i>		(PW) PURPLELEAF WINTERCREEPER <i>Eucynmus Fortunei</i> 'Coloratus'
	(RB) RED BUD <i>Cercis canadensis</i> var. <i>texensis</i>		(BS) BLACK-EYED SUSAN <i>Rudbeckia triloba</i>
	(MAG) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i> 'Little Gem'		(PCF) PURPLE CONEFLOWER <i>Echinacea angustifolia</i>
	(Mm) MAVERICK MESQUITE <i>Prosopis glandulosa</i> 'Maverick'		(WL) WEEPING LOVEGRASS <i>Eragrostis curvula</i>
	(BPJ) BLUE POINT JUNIPER <i>Juniperus chinensis</i> 'Blue Point'		(LIRIOPE) LIRIOPE <i>Liriope muscari</i>
	(TJ) TAYLOR JUNIPER <i>Juniperus virginiana</i> 'Taylor'		SEASONAL COLOR
	(WJ) WINTER JASMINE <i>Jasminum nudiflorum</i>		ARTIFICIAL TURF TEL: FESCUE PRO by Texas Elite Landscaping Contact: Chad Harris ph: 214-298-1162 email: chad@texaselitelandscaping.com
	(EGA) EDWARD GOUCHER ABELIA <i>Abelia x</i> 'Edward Goucher'		
	(PCM) POCONOKE CRAPE MYRTLE <i>Lagerstroemia indica</i> 'Pocanoke'		
	(AMG) ADAGIO DWARF MAIDEN GRASS <i>Miscanthus sinensis</i> 'Adagio'		
	(GM) GULF MUHLY <i>Muhlenbergia capillaris</i>		
	(AWB) ANTHONY WATERER SPIREA <i>Spiraea x</i> bunsalda 'Anthony Waterer'		
	(DL) DWARF LOROPETALUM <i>Loropetalum chinensis</i> var. <i>Rubrum</i> 'Daruma'		
	(BGG) BLUE GRAMA GRASS <i>Bouteloua gracilis</i> 'Blonde Ambition'		
	(ISO) INLAND SEA OATS <i>Chasmanthium latifolium</i>		
	(MF) MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>		



QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
27	LACEBARK ELM	Ulmus parvifolia	6"	10'-12'	Per Plan	Single Trunk
3	BALD CYPRESS	Taxodium distichum	3"	10'-12'	Per Plan	Single Trunk
4	SKYLINE HONEY LOCUST	Gleditsia triacanthos inermis 'Skycole'	3"	10'-12'	Per Plan	Single Trunk
3	POND CYPRESS	Taxodium ascendens	3"	1'-8'	Per Plan	Single Trunk
6	RED BUD	Cercis canadensis	30gal.	7'-8'	Per Plan	Multi Trunk
14	LITTLE GEM MAGNOLIA	Magnolia grandiflora	30gal.	7'-8'	Per Plan	Full
6	MAVERICK MESQUITE	Prosopis glandulosa 'Maverick'	30gal.	7'-8'	Per Plan	Full
2	BLUE POINT JUNIPER	Juniperus chinensis 'Blue Point'	30gal.	6'-8'	Per Plan	Single Trunk
22	TAYLOR JUNIPER	Juniperus virginiana 'Taylor'	30gal.	7'-8'	Per Plan	Full
37	EDWARD GOUCHER ABELIA	Abelia x 'Edward Goucher'	5gal.	30"	42"	Full
73	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	5gal.	30"	42"	Full
3	WINTER JASMINE	Jasminum nudiflorum	5gal.	30"	Per Plan	Full
180	ANTHONY WATERER SPIREA	Spiraea x bumalda 'Anthony Waterer'	3gal.	24"	3'-0"	Full
156	POCOMOKE CRAPE MYRTLE	Lagerstroemia indica 'Pocomoke'	5gal.	30"	3'-0"	Full
240	PINK MUHLY	Muhlenbergia capillaris	3gal.	18"	3'-0"	Full
61	PURPLE LOROPETALUM	Loropetalum chinense	5gal.	24"	3'-0"	Full
114	BLUE GRAMA GRASS	Bouteloua gracilis	1gal.	12"	12"	Full
12	INLAND SEA OATS	Chasmanthium latifolium	1gal.	12"	12"	Full
642	WEeping LOVEGRASS	Eragrostis curvula	1gal.	12"	24"	Full
114	PURPLE WINTER CREEPER	Euonymus fortunei 'Coloratus'	1gal.	6"	12"	Full
4	BUFFALO JUNIPER	Juniperus sabina 'Buffalo'	5gal.	30"	4'-0"	Full
9	PURPLE CONEFLOWER	Echinacea angustifolia	1gal.	9"	12"	Full
71	BLACK-EYED SUSAN	Rudbeckia triloba	1gal.	9"	12"	Full
119	LIRIOPE	Liriope muscari	4'pot.	9"	12"	Full
5	ICE PLANT	Delosperma cooperi	1gal.	6"	12"	Full
80	MEXICAN FEATHER GRASS	Nassella tenuissima	3gal.	18"	3'-0"	Full
501	SEASONAL COLOR		4'pot.	4'-6"	12"	Full

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Planning Services

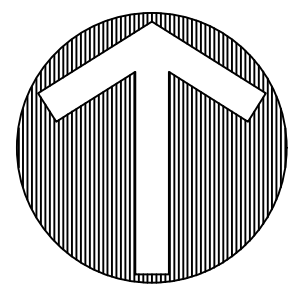
PRELIMINARY
THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE TOWN OF FLOWER MOUND.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/2/2016
REGISTERED LANDSCAPE ARCHITECT
JAMESON PINSON
2826
28

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-892-7200
Contact: MR. JACK DAWSON

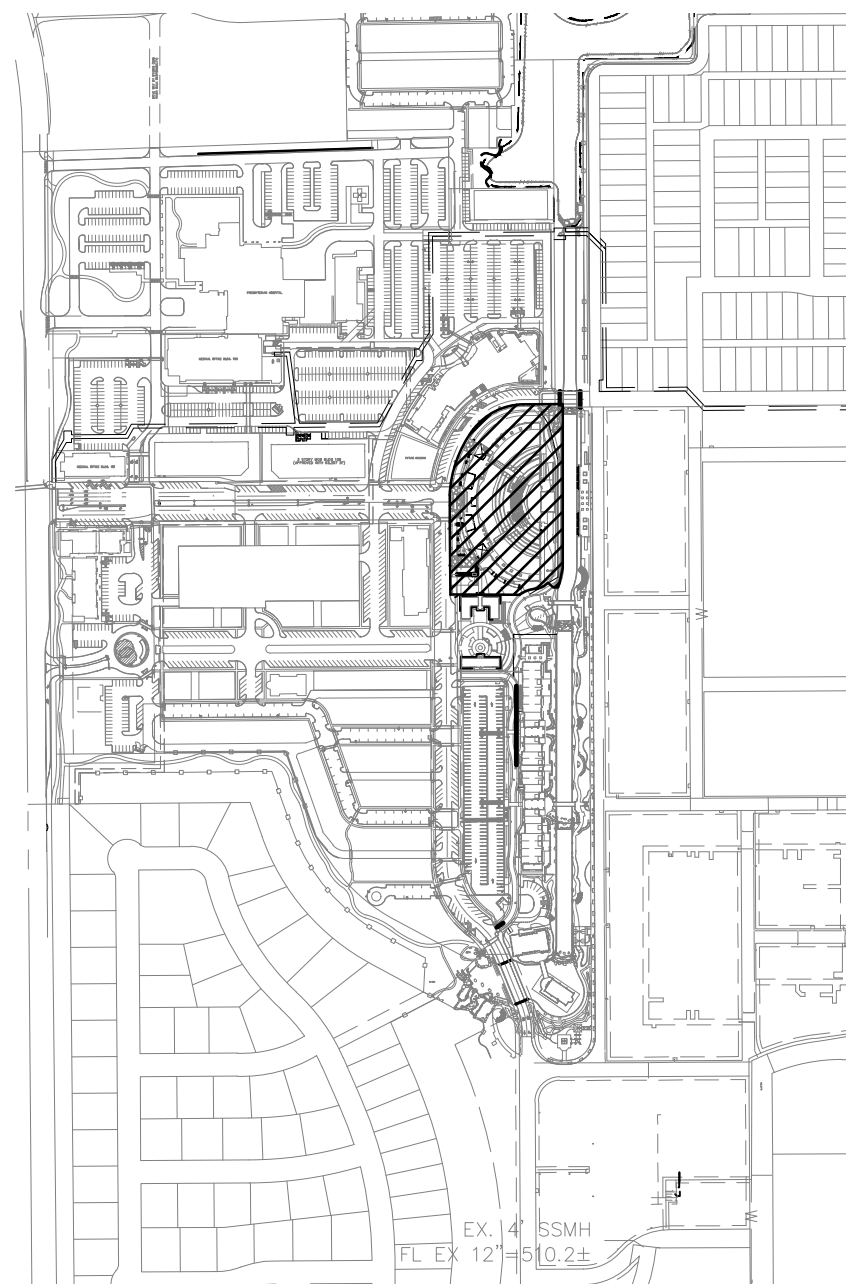


THE
RIVERWALK
AT CENTRAL PARK



30 0 30 60 90 Feet
SCALE: 1"=30'

LOCATOR MAP

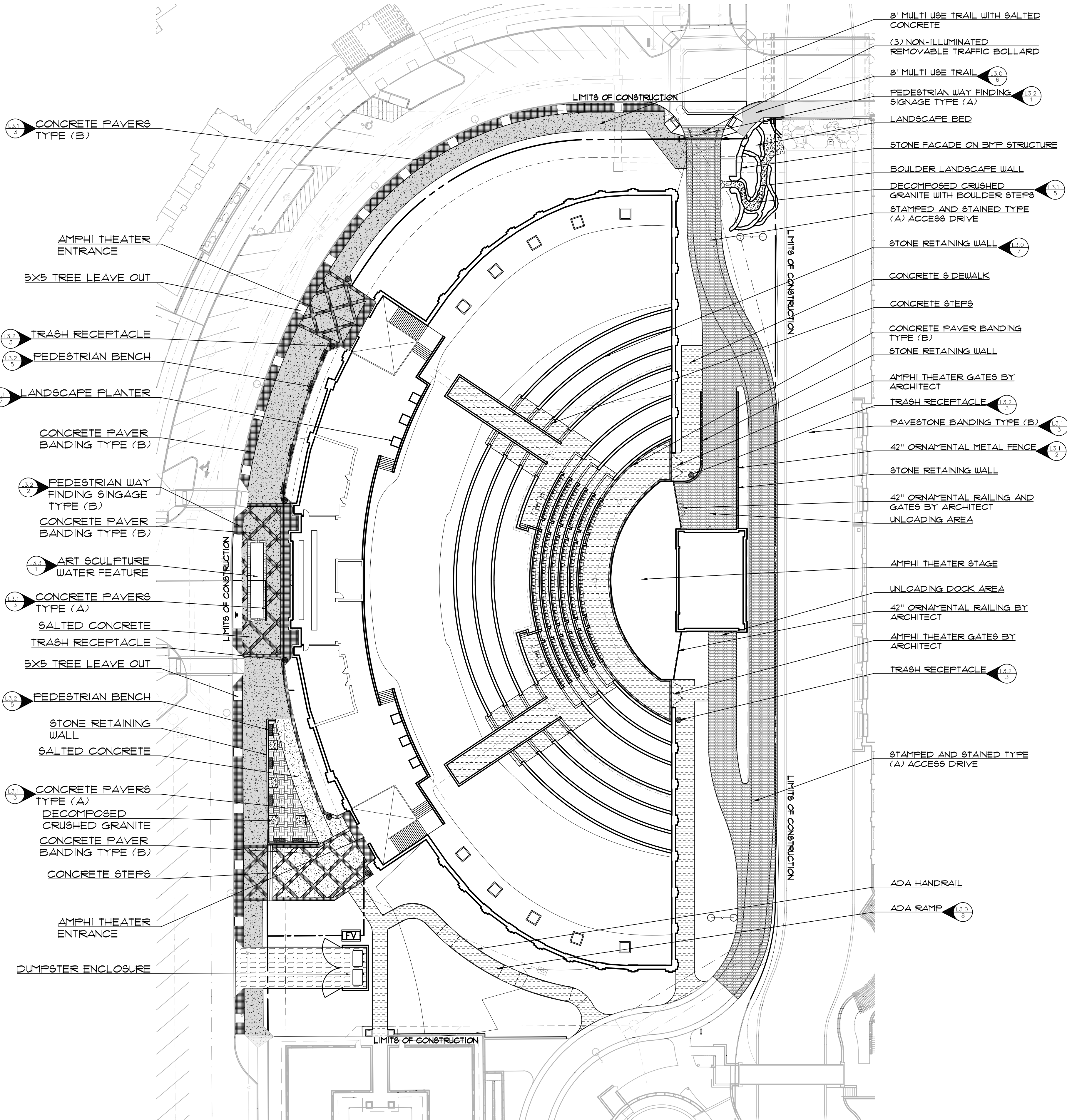


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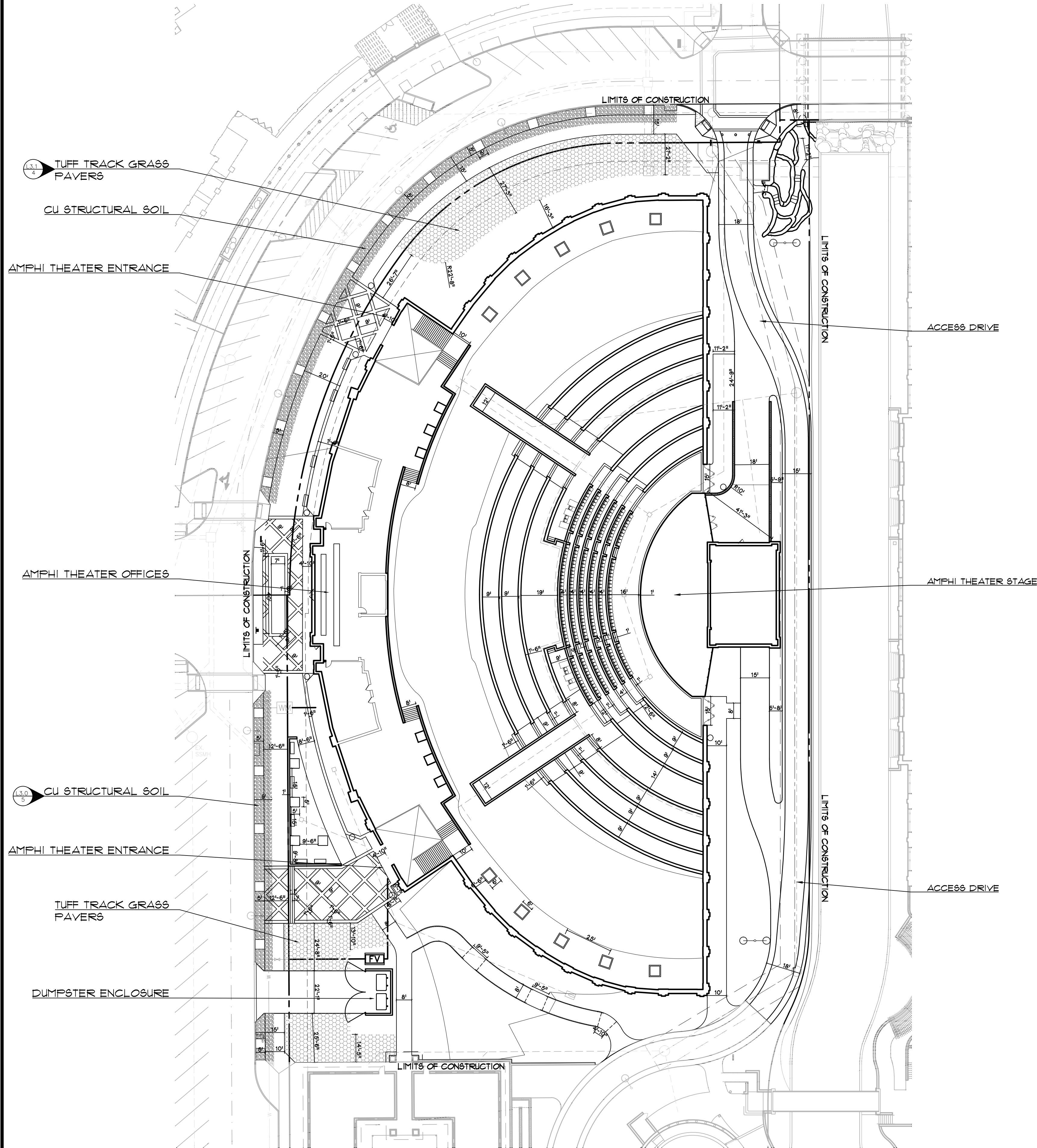
LEGEND

- (A) STAMPED AND STAINED PATTERN CONCRETE
6" 3600 PSI COLORED CONC. PAVEMENT
W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE
COMPACTED TO 95% PROCTOR DENSITY.
PATTERN - OLD WORLD BELGIUM BLOCK, COLOR -
SLATE (BASE COLOR); GRAY (RELEASE COLOR)
FINISHED WITH SEALER
- MULTI USE TRAIL:
5" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18"
O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD.
PROCTOR DENSITY.
- SALTED MULTI USE TRAIL:
5" 3600 PSI CONC. PAVEMENT W/ #3 BARS @ 18"
O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD.
PROCTOR DENSITY.
- SALTED CONCRETE:
4" 3600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W.
- DECOMPOSED CRUSHED GRANITE MULCH
REF. L3.1, DETAIL #5
- (A) HOLLAND STONE -
PATTERN - BASKET WEAVE
COLOR - MILBAP
REF. L3.1, DETAIL #3 FOR INSTALLATION SPECS.
- (B) PAVESTONE, VENETIAN STONE - 6x6, 6x3
PATTERN - STACKED
COLOR - MILBAP
REF. L3.1, DETAIL #3 FOR INSTALLATION SPECS.
- SIDEWALK AREA:
4" 3600 PSI CONC. PAVEMENT W/ #3 BARS
@ 18" O.C.E.W.
- LOADING AND DUMPSTER AREAS:
8" 3600 PSI CONC. PAVEMENT W/ #3 BARS AT 18"
O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD.
PROCTOR DENSITY
- △ PATTERN AND COLOR PER PAVESTONE OF DALLAS
CONTACT: ALAN STARLING
3215 STATE HIGHWAY 360
GRAPEVINE, TX 76051
817-419-5802
- *PATTERNED CONCRETE OF DALLAS
RICK BIERNACKI
PO BOX 123068 / 321 EAST HIGHWAY 121
LEWISVILLE TEXAS 75051
PHONE: 972.434.2501

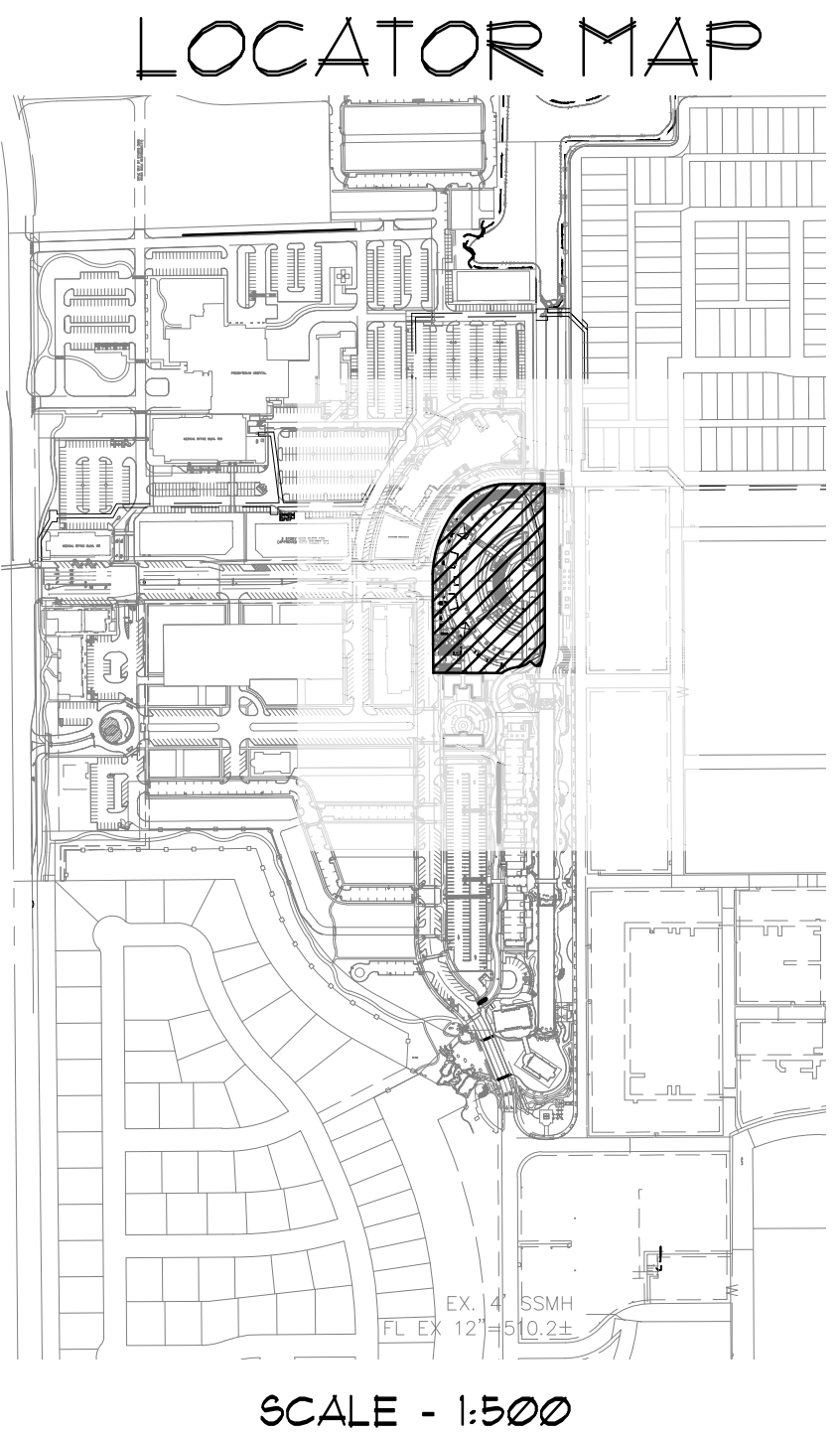
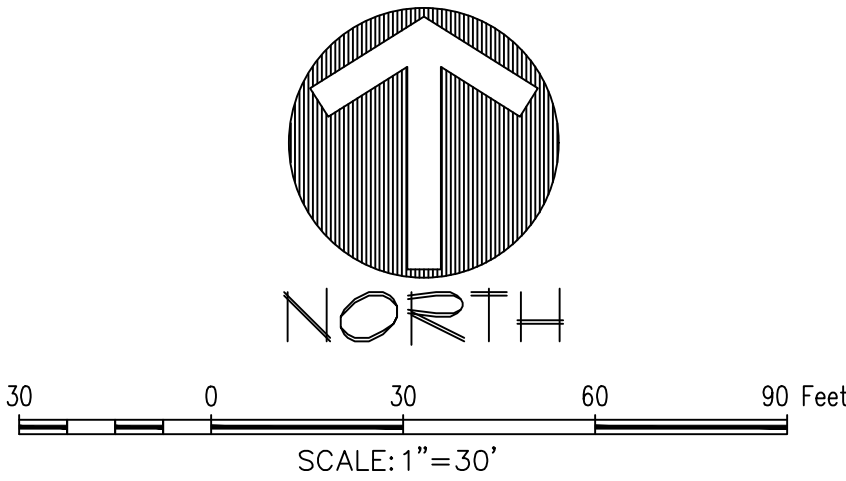
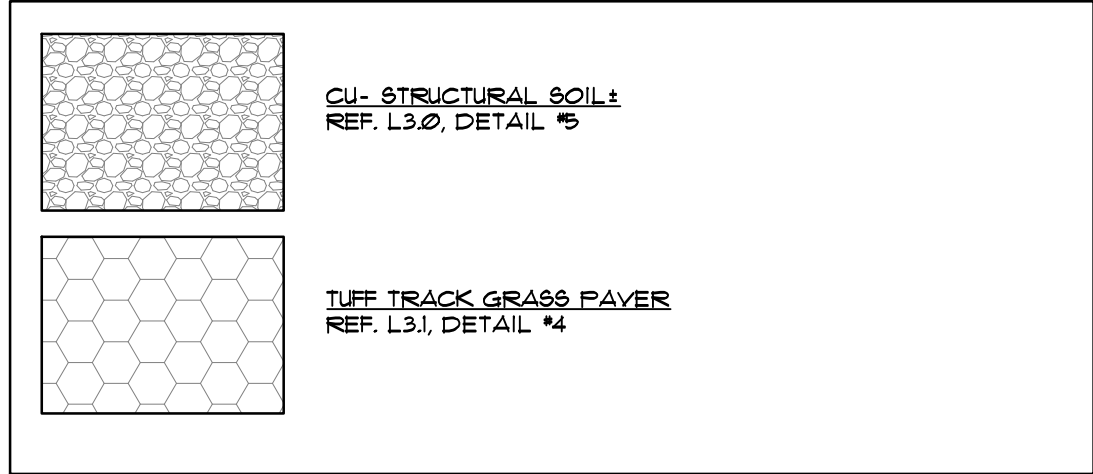
NOTE: FOR ALTERNATE PAVEMENT MATERIAL ONLY
SALTED CONCRETE
-For best results, use salt crystals 1/8 to 3/8 inch in size and
press them into the surface to a depth about half of their
diameter. Avoid producing indents larger than 1/4 inch.
-To achieve the most distinct salt imprint, give the concrete a
smooth finish before applying the salt particles.
-Apply at a rate of 8 pounds per 100 s.f. The most important
thing is to distribute the salt evenly across the surface, so make
sure you have access to the entire slab.
-Start working the salt crystals into the concrete when the
concrete is just beginning to set.
-When washing the salt away after 24-36 hours, remove all traces
to prevent surface discoloration.
-Don't apply sealer until the concrete surface and the small
recesses left behind by the salt dry out completely.



File: 2.12016.15221.dwg
Plotted: 12/2/2016 5:08 PM by: M. J. Dawson
Scale: 1/2"=30'



LEGEND



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

PRELIMINARY PLANS
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BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/2/2016
2816

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-682-7200
Contact: MR. JACK DAWSON



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, L.L.C.
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.538.9715

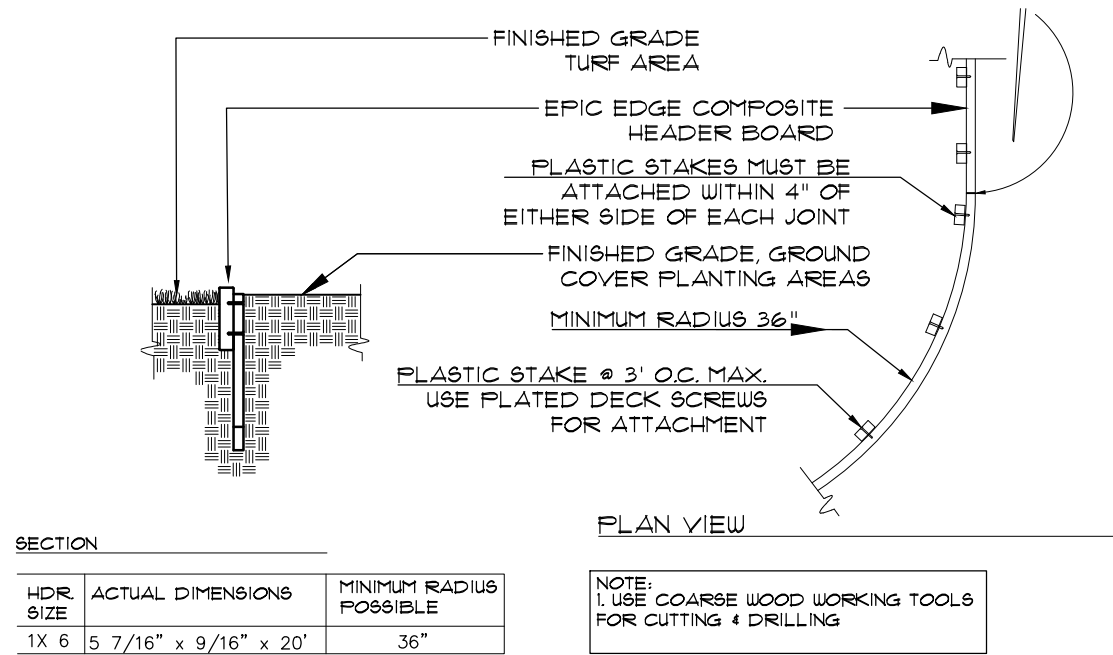
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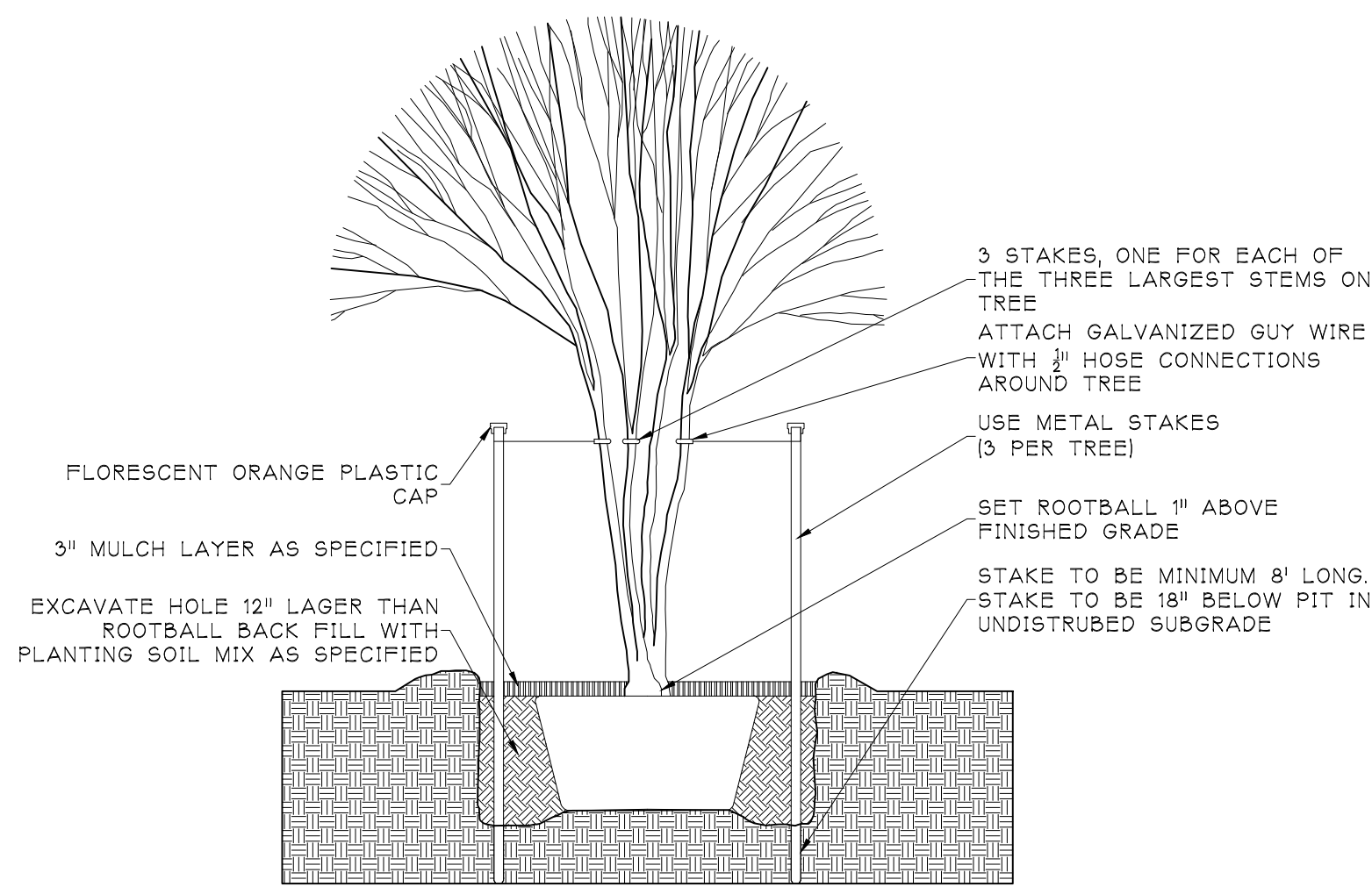
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Date: 2/15/2016
Scale: 1"=30'
Revisions:
9/6/2016
10/17/2016

15221

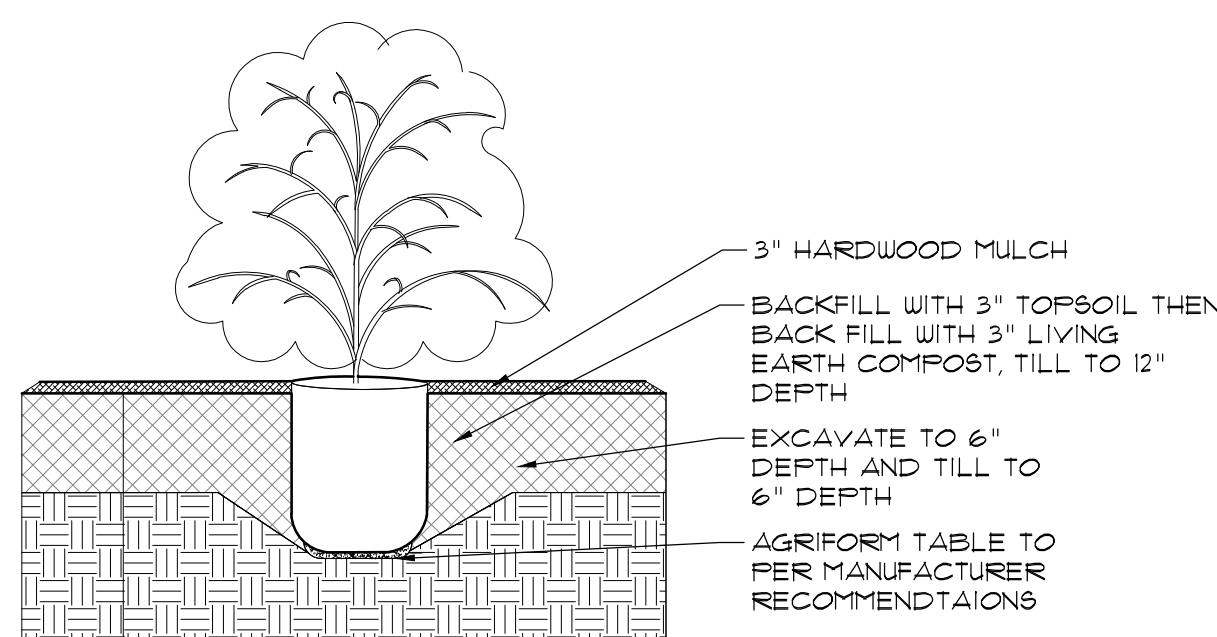
2.1



1 EPIC EDGE DETAIL
SCALE: NOT TO SCALE



2 MULTI-TRUNK STAKING DETAIL
SCALE: NOT TO SCALE

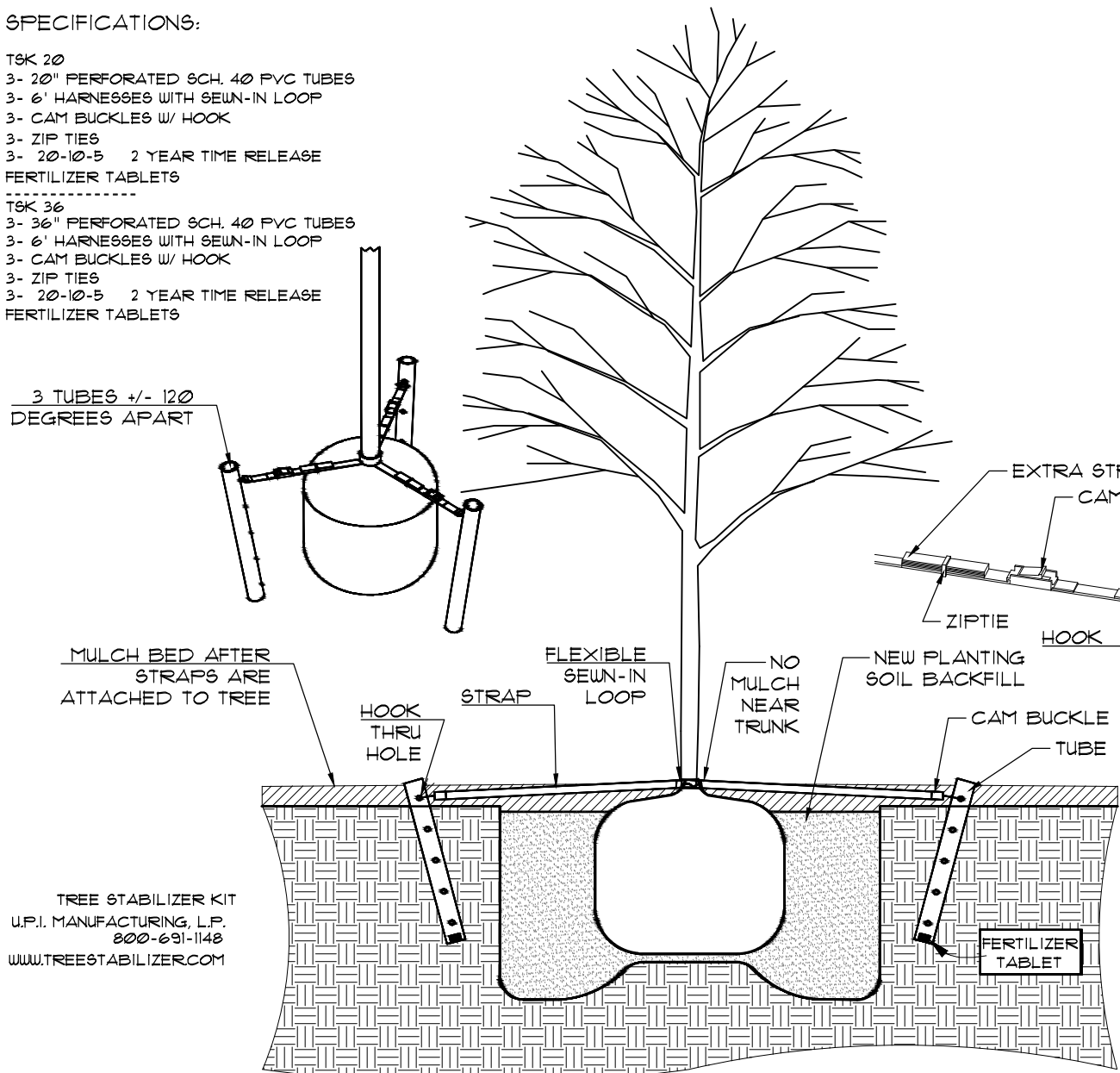


3 SHRUB DETAIL
SCALE: NOT TO SCALE

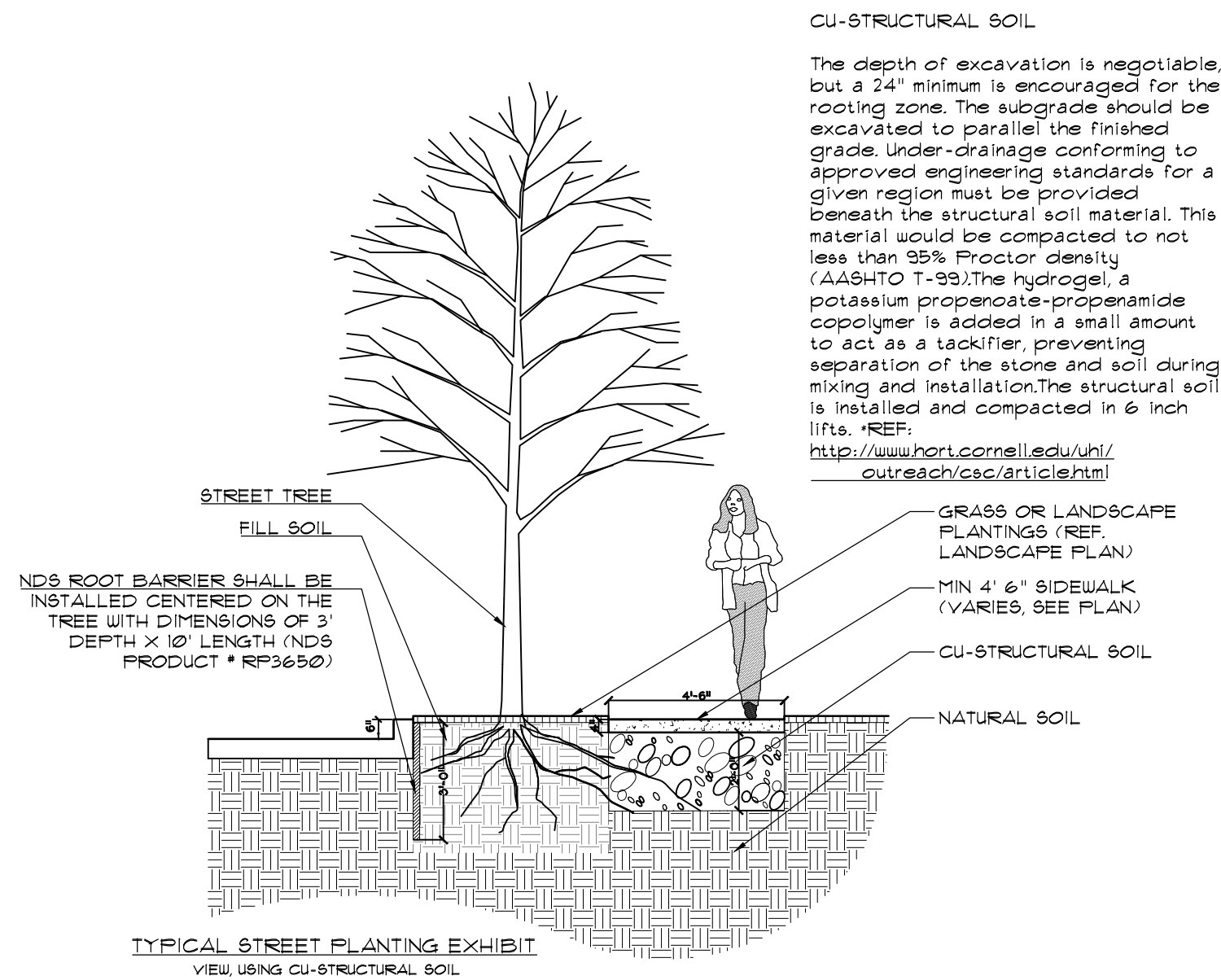
LANDSCAPE NOTES:

Town of Flower Mound

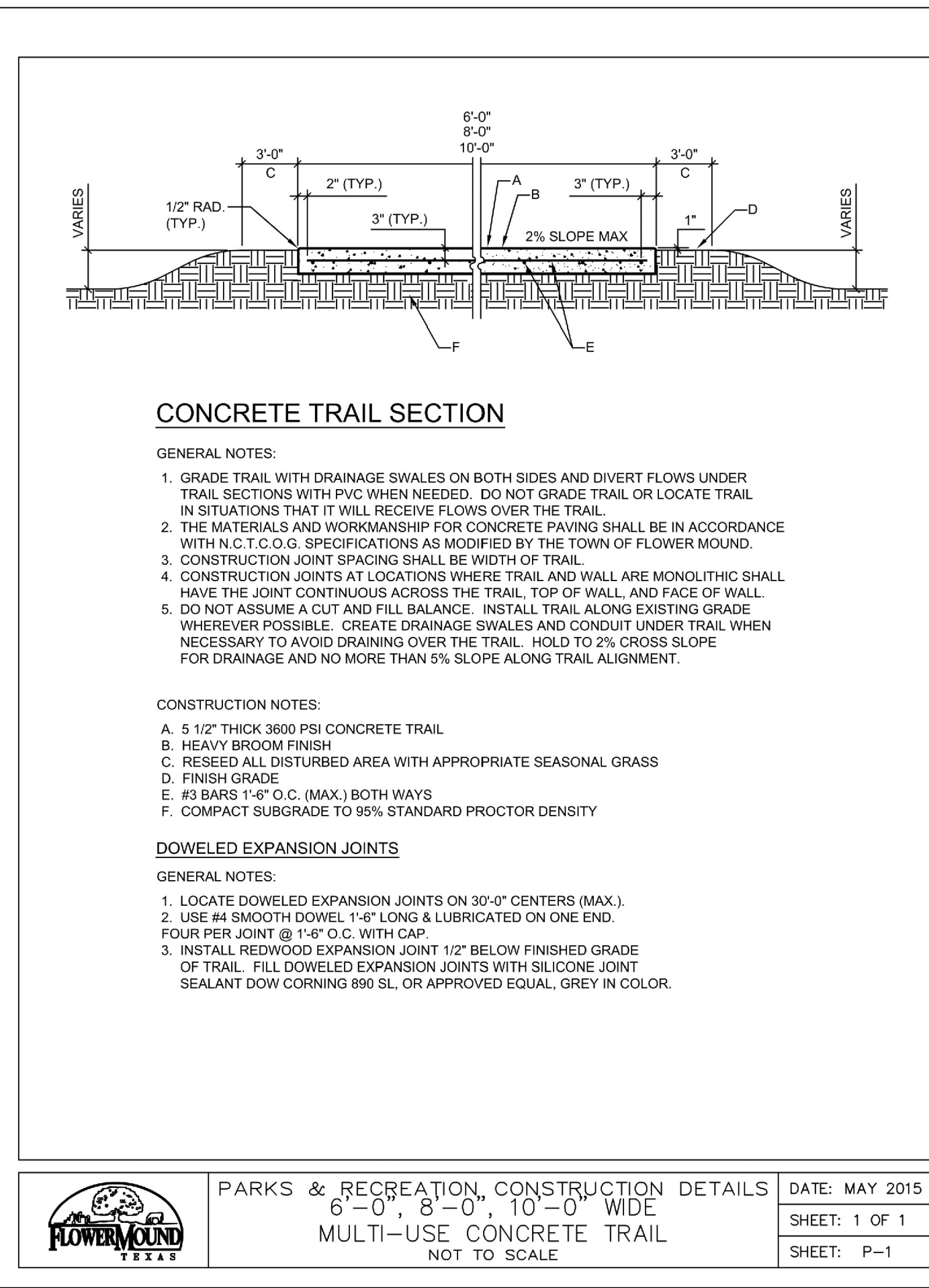
1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished grade.
12. All hydromulch of sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



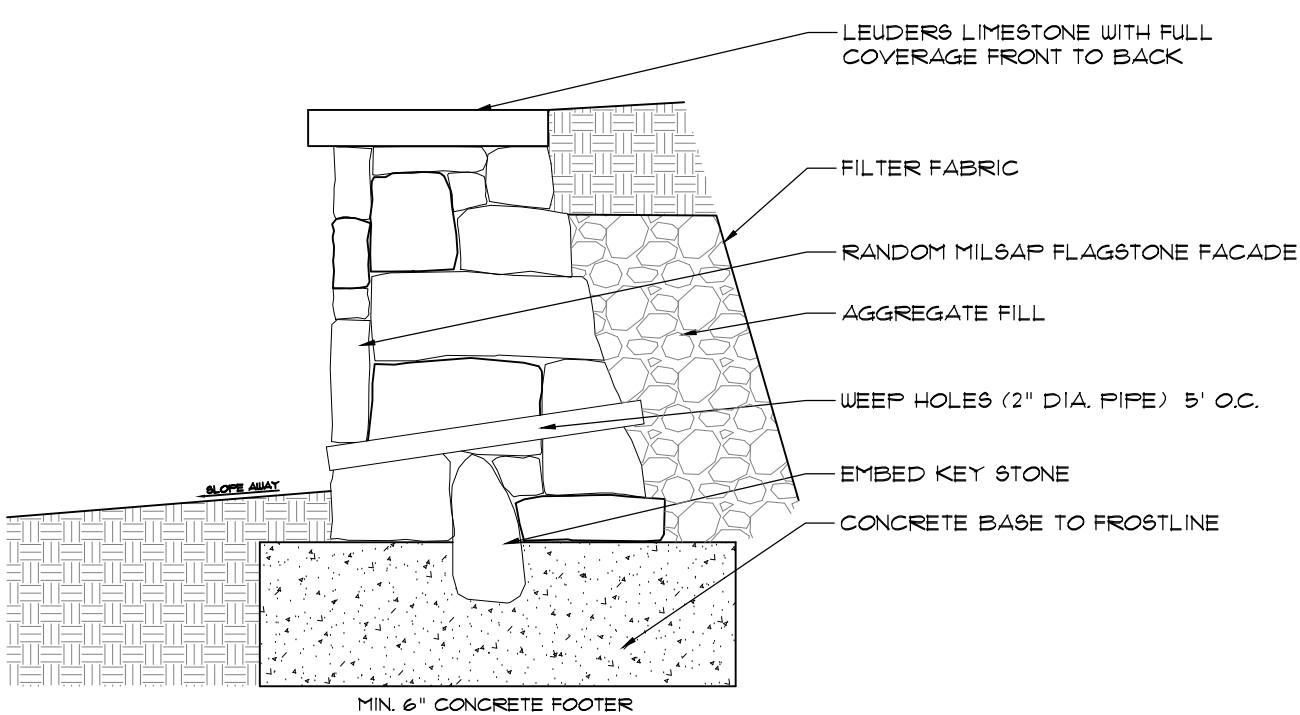
4 TREE STAKING DETAIL
SCALE: NOT TO SCALE



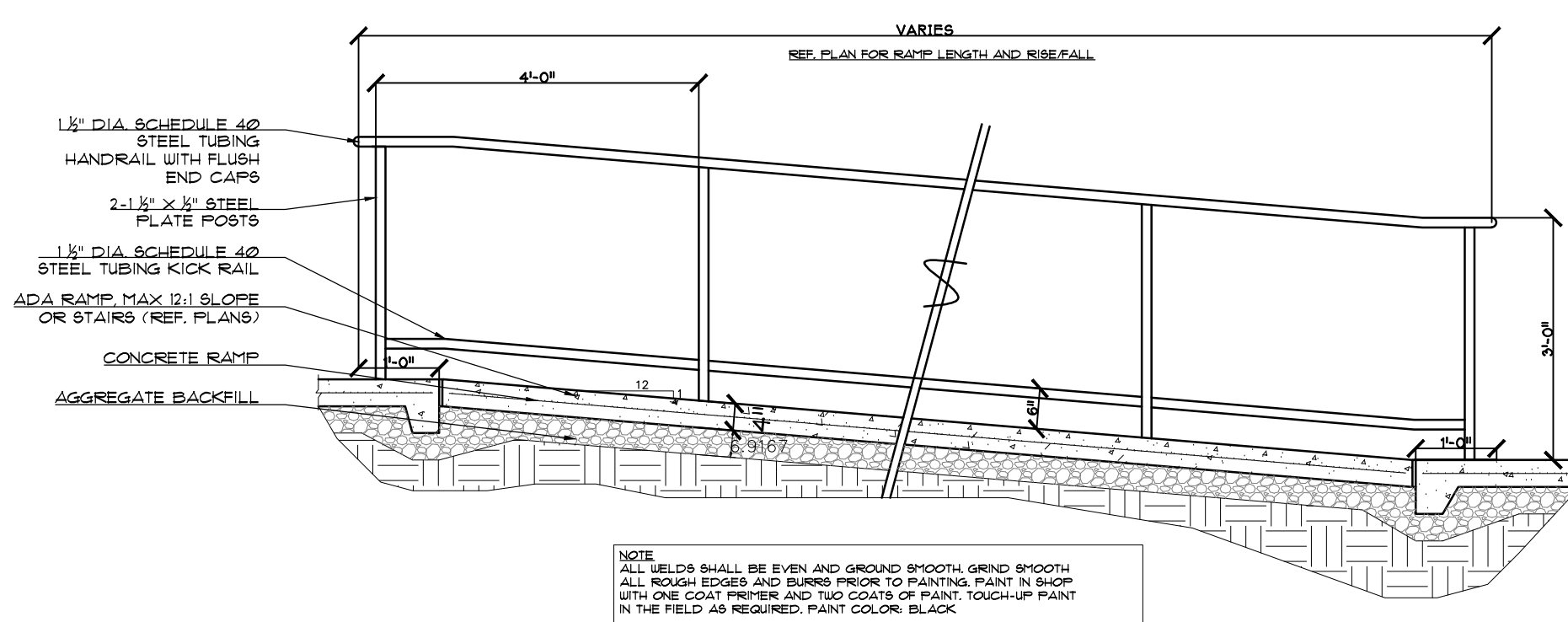
5 STRUCTURAL SOIL DETAIL
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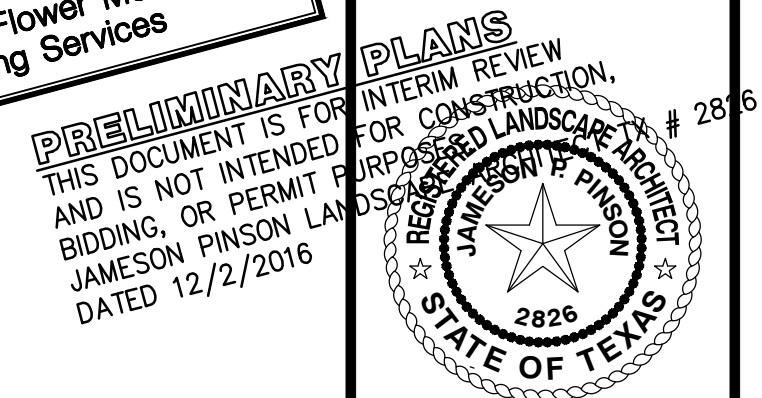
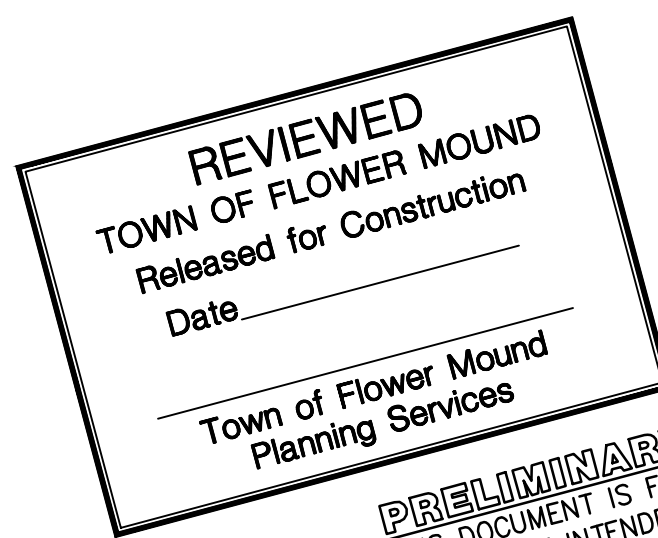
6 MULTI-USE TRAIL
SCALE: NOT TO SCALE



7 STONE RETAINING WALL
SCALE: NOT TO SCALE



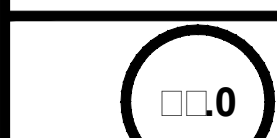
8 ADA RAILING DETAIL
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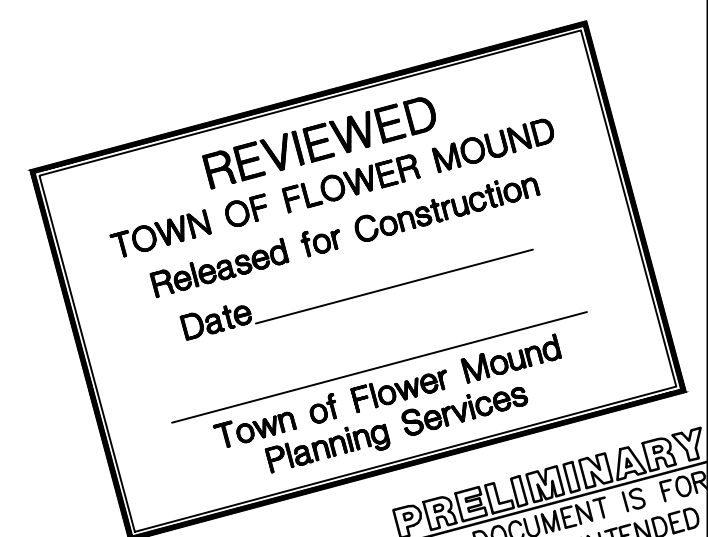
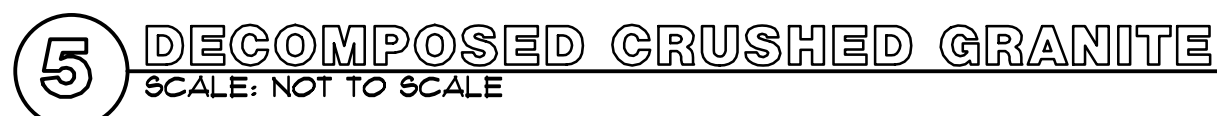
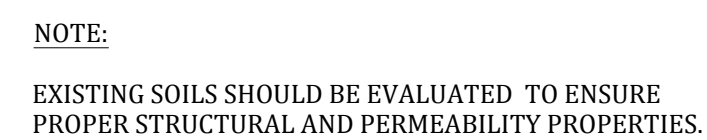


Drawn By: MC
Date: 2/15/2016
Scale:
Revisions:
9/6/2016
10/17/2016



15221



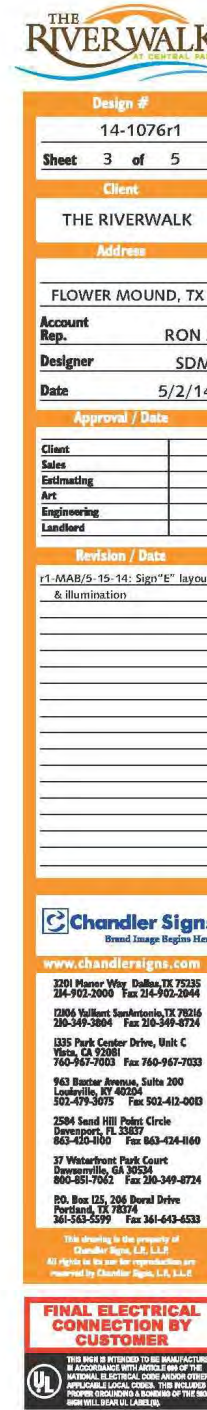


PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR CONSTRUCTION.
 BIDDING, OR PERMIT PURPOSES.
 JAMESON PINSON LANDSCAPE ARCHITECT
 DATED 12/2/2016
 REGISTERED LANDSCAPE ARCHITECT
 JAMESON P. PINSON
 2826
 # 28



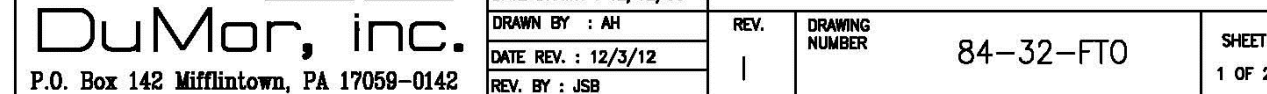
OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-892-7200
Contact: MR. JACK DAWSON



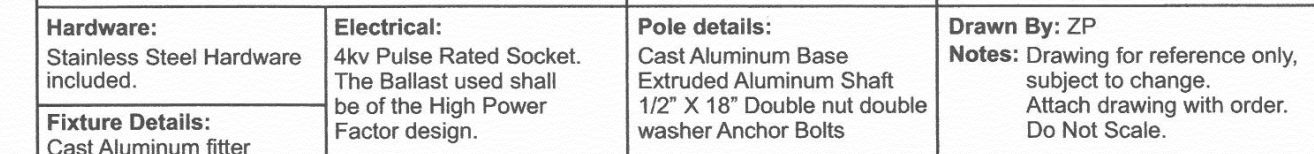


CONTACT DONNA MCFARLAND AT
CHANDLER SKINS 972-739-6625

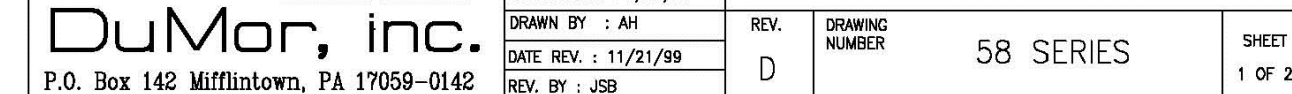
CONTACT DONNA McFARLAND AT
CHANDLER SIGNS - 972-798-6922



CONTACT DEBRA FINCH AT PA
ALLEN CO. NC 800-220-7244



SCALE: NOT TO SCALE

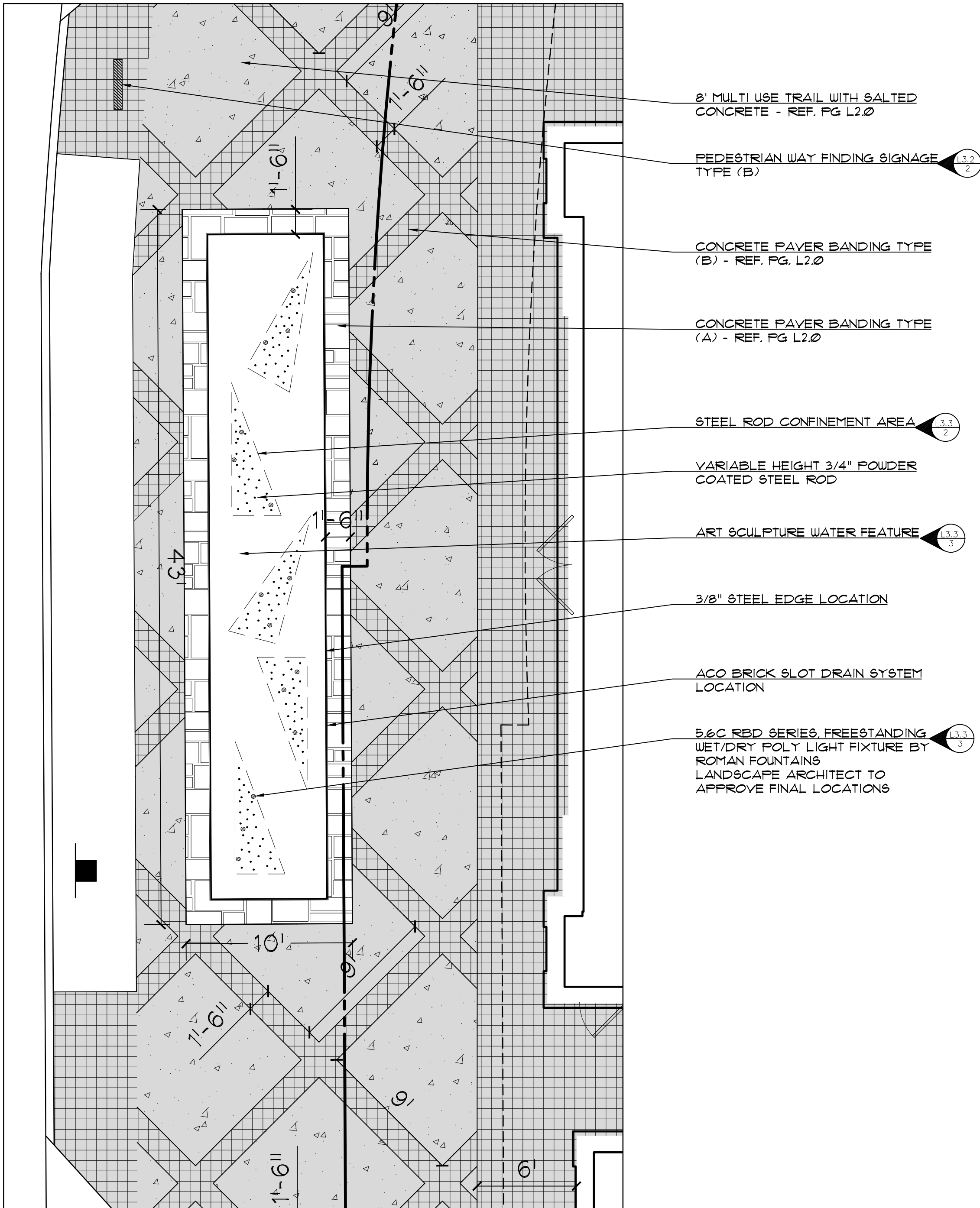


CONTACT DEBRA FINCH AT PAUL
ALLEN CO. INC. 800-259-7244

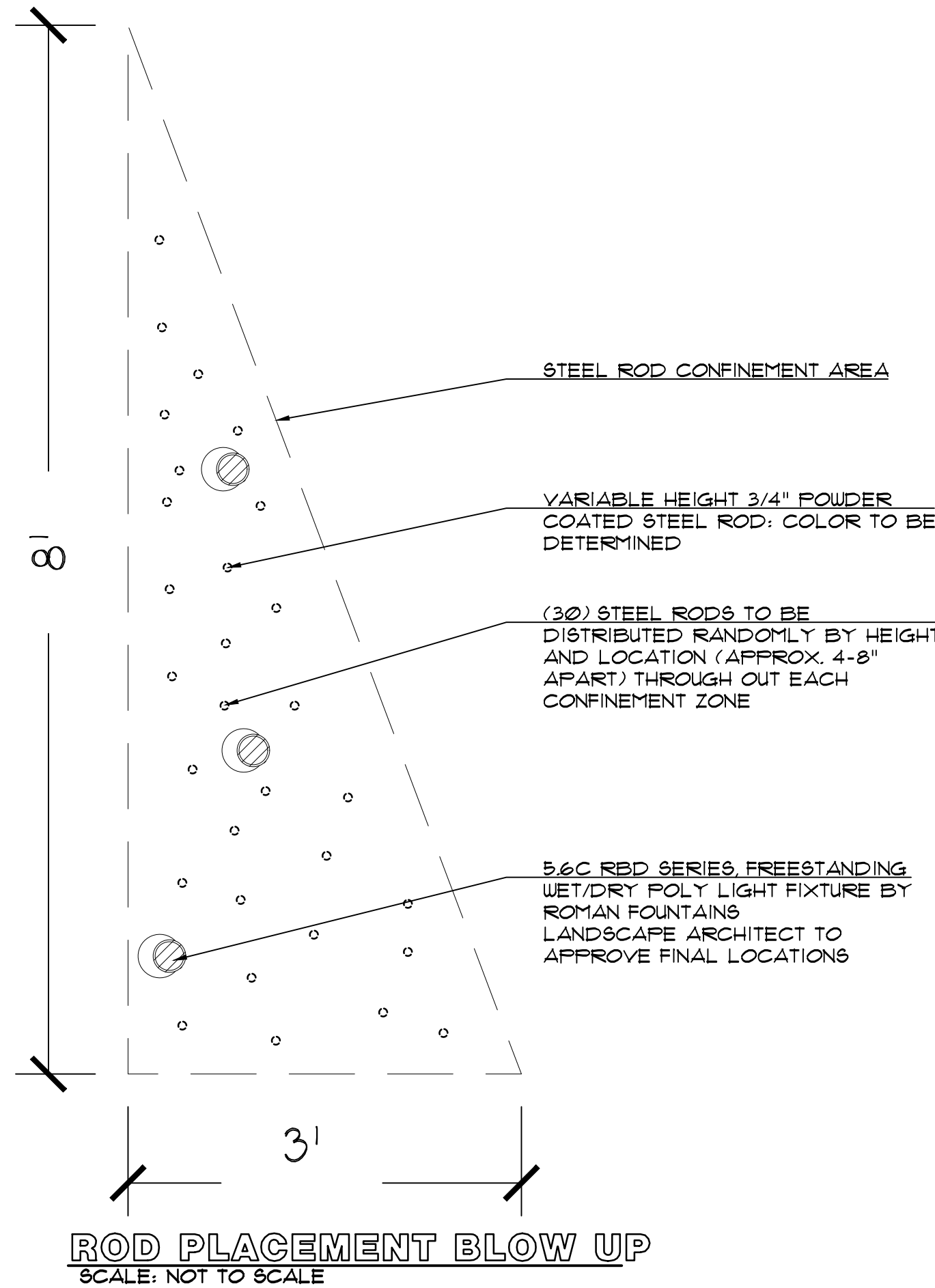


SCALE: NOT TO SCALE





1 ART WATER FEATURE DESIGN DEVELOPMENT
SCALE: 1"=5'





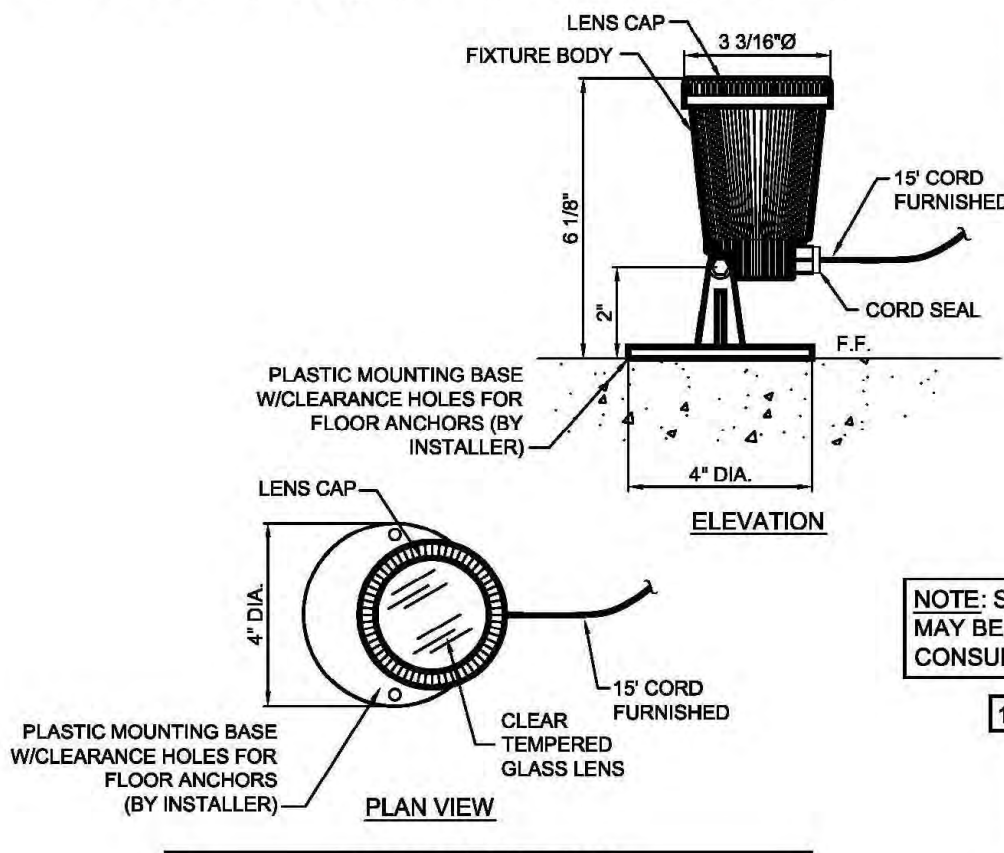
RBD SERIES, FREESTANDING WET/DRY POLY 12V/120V LIGHT FIXTURE

(800) 794-1801

DESIGN/APPLICATION DATA: RBD-Series light fixtures provide highlight lighting in pools, fountains and waterfalls where a freestanding, adjustable light fixture is required. The small, compact design allows for discrete placement in or out of water. Must be installed by a qualified electrician and comply with all local codes.



NOTE: LAMP IS FURNISHED WITH THIS FIXTURE.



NOTE: SUBMERSIBLE JUNCTION BOX MAY BE REQUIRED FOR INSTALLATION; CONSULT FACTORY FOR ASSISTANCE.

NOTE: DO NOT USE IN SWIMMING POOL OR SPA APPLICATIONS.

MODEL NO.	WATTAGE	VOLTAGE	LAMP TYPE
RBD-120-20	20	120	MR-16 HALOGEN
RBD-120-20	20	12	MR-16 HALOGEN
RBD-120-30	35	120	MR-16 HALOGEN
RBD-120-30	35	12	MR-16 HALOGEN
RBD-120-50	50	120	MR-16 HALOGEN
RBD-120-50	50	12	MR-16 HALOGEN

Optional lens colors are available in either Blue, Red, Green or Amber.

SPECIFICATION DATA: constructed of glass reinforced thermoplastic, tempered, heat resistant glass lens, Viton "O"-ring, stainless steel fasteners, 15 ft. of 16-3 gauge SOOW submersible cable, lamp. Available with either 12 or 120 volt MR-16 GX5.3 halogen lamps. (Transformer required for 12V. operation; consult factory.)

NOTE: Due to our continuing product improvement, Roman Fountains reserves the right to change the specifications without notice.

12VAC
+
120V.

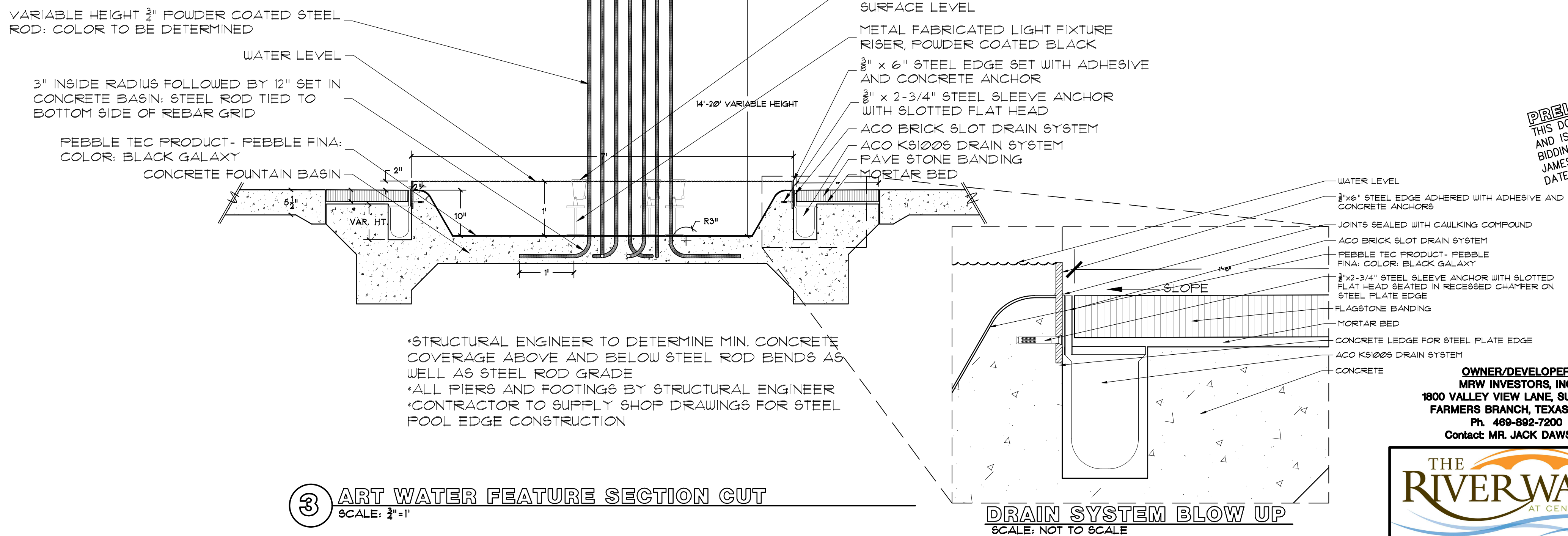
DRAWING NO.
5.6c

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www.romanfountains.com

ITEM# _____ QTY _____

2 FOUNTAIN ART FEATURE LIGHT FIXTURE
SCALE: NTS



3 ART WATER FEATURE SECTION CUT
SCALE: 3/4"=1'

DRAIN SYSTEM BLOW UP
SCALE: NOT TO SCALE



OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-682-7200
Contact: MR JACK DAWSON

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE

a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75067
P: 972.317.0276 • F: 972.538.9715

RIVER WALK AMPHITHEATER
Lot 1X, Block A
RIVER WALK AT CENTRAL PARK 1/2016
3.672 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

15221

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
STATE OF TEXAS
2826
DATED 12/2/2016

Drawn By: JPP
Date: 2/15/2016
Scale:
Revisions:
9/6/2016
10/17/2016

Old Town
fiberglass

Model No.	Length	Width	Height	Rim	Weight
SL6036	60"	60"	36" ^a	5"	193
SL6042	60"	60"	42" ^a	5"	213
SL6042	60"	60"	42" ^a	5"	212
SL6048	60"	60"	48" ^a	5"	233
SL7238	72"	72"	38" ^a	5"	196
SL7230	72"	72"	30" ^a	5"	220
SL7236	72"	72"	36" ^a	5"	244
SL7242	72"	72"	42" ^a	5"	268

Note:
Please contact us if you don't see the shape or size of planter you need—we welcome custom orders. Planter irrigation and custom internal modifications available. A graffiti-resistant coating is available with upcharge. All orders are subject to the Terms and Conditions outlined in this Price List. Specifications are available on our web site.

Old Town Fiberglass, Inc.
767 North Hariton Street
Orange, CA 92868-4015
Tel: 714.633.3732
Fax: 714.633.3917
E-mail: Info@OldTownFiberglass.com
On-line: OldTownFiberglass.com

SR2

1 LANDSCAPE PLANTER

SCALE: NOT TO SCALE

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services
PRELIMINARY DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION

over Services

PRELIMINARY
THIS DOCUMENT IS FOR
AND IS NOT INTENDED
BIDDING, OR PERMIT
JAMESON PINSON LAND
DATED 12/2/2016

PLANS
INTERIM REVIEW
FOR CONSTRUCTION,
PURPOSES ONLY

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

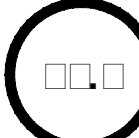
286

Drawn By: MC
Date: 2/15/2016
Scale:
Revisions:
9/6/2016
10/17/2016

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-892-7200
Contact: MR. JACK DAWSON



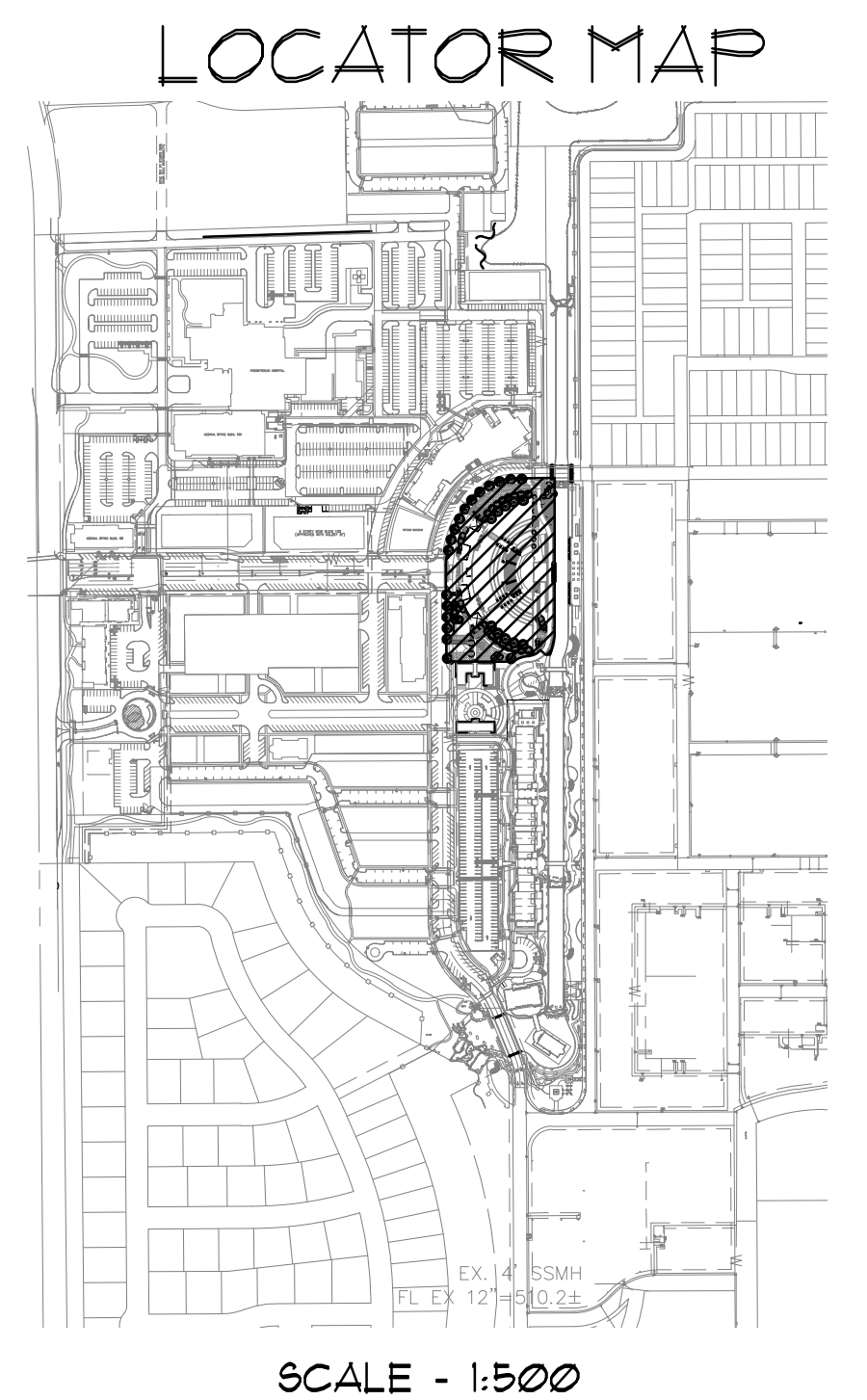
15221 ☐



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111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

RIVER WALK AMPHITHEATER
Lot 1XR, Block A
RIVER WALK AT CENTRAL PARK 1/2016
3.672 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SESS



Luminaire Schedule			
Symbol	Qty	Arrangement	Description
	5	SINGLE	SINGLE ARM STREET LIGHT BEL-15-400M-277-SV-CLG-A-DB-XX
	2	DOUBLE	DOUBLE ARM STREET LIGHT BEL-15-400M-277-SV-CLG-A-DB-XX
	30	SINGLE	LED TREE DOWN LIGHT SLS-GE6-6-2-3-X LED GIM OPEN120* WIDE FLOOD-1
	52	SINGLE	LED TREE UP LIGHT SLS-GE6-6-1-3-X LED GIM OPEN120* WIDE FLOOD-1
	90 LF	SINGLE	LED STRIP LIGHTING GMLIGHTING-SLR118-SO-27*
	13	SINGLE	LIGHT BOLLARD SLS-GE6-6-2-3-X LED GIM OPEN120* WIDE FLOOD-1

CONTACT JEFF HOINSKI @ JHOINSKI@SITELIGHTINGSOLUTIONS-USA.COM FOR PRICING

114	SINGLE	LED STEP LIGHT	WAC LIGHTING FIXTURE: 4011-27BK
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REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Planning Services
PRELIMINARY
DOCUMENT IS FOR
NOT BE ATTENDED

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JAMESON PINSON LANDSCAPE ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
JAMESON PINSON
2826
DATED 12/2/2016

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75324
Ph. 469-892-7200
Contact: MR. JACK DAWSON



THE
RIVERWALK
AT CENTRAL PARK

File: Z:\2015\15221\Drawings\FP & Const Plans\Sheets\AMPIHEATER\15221A LIGHTING PLAN
Plotted: 12/2/2016 5:02 PM, by Monica Connerne; Saved: 12/2/2016 4:27 PM, by monica

1 TREE UP AND DOWN LIGHTING

2 LED STRIP LIGHTING

3 BOLLARD LIGHTING

4 STEP LIGHT

5 DOUBLE MOUNTING STREET LIGHT
SCALE: NOT TO SCALE

11/11/2016

MS

Drawn By: MC
Date: 2/15/2016
Scale: 1"=30'
Revisions:
9/6/2016
10/17/2016

[illegible]



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 8

DATE: December 12, 2016

FROM: Doug Powell, Executive Director of Development Services

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA16-0014 – Specific Plan Areas) to delete Section 3, Specific Plans, in its entirety and to amend Section 1, Land Use Plan, by removing the summary description of Specific Plan Areas and by adopting a revised Land Use Map which replaces the white SPA boundary overlays with colors of the existing land use designations.**

I. ITEM SUMMARY

There are no outstanding issues with this request.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

This item is the culmination of discussion regarding the perceived redundancy and dispensability of the standards for Specific Plan Areas (SPAs) contained within the Town's Master Plan. The current effort to address this issue began when the Town Council discussed the issue at its Strategic Planning Session held on July 22, 2016. The Council asked that SPAs be included in the discussion at a joint work session with the Planning and Zoning Commission (Commission) on October 20, 2016. At the joint work session, the Town Council directed staff to further discuss with the Commission the elimination of the SPAs. That discussion took place at a work session following the Commission's November 14, 2016, regular meeting (see Attachment 1 for detailed background).

The resulting proposal is to delete Section 3, Specific Plans, in its entirety, along with corresponding amendments in Section 1, Land Use Plan, and to adopt a revised Land Use Map which replaces the white SPA boundary overlays with colors of the existing land use designations. Any application requesting a change to one of those land use designations would require a Master Plan amendment.

Since the work session, staff has confirmed that the best option to preserve the agreement regarding Bob White Lane is to retain the provision in the Master Plan. Specifically, the statement regarding Bob White Lane currently in SPA 2 will be moved in its entirety to Section 1, Land Use Plan.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Master Plan amendment requests. At the time this report was written, staff had received no correspondence regarding the request.

IV. ATTACHMENTS

1. November 14, 2016, P&Z Work Session Item



DEVELOPMENT SERVICES

Memorandum

DATE: November 14, 2016

TO: Planning and Zoning Commission

FROM: Doug Powell, Executive Director of Development Services

SUBJECT: "SPA" Work Session

This memo is intended to provide the Planning and Zoning Commission with background information to supplement the Specific Plan Area (SPA) work session discussion. The Town Council discussed the issue at their Strategic Planning Session held on July 22, 2016, and asked that it be part of a joint work session with the Commission. At the joint work session, held on October 20, 2016, the Town Council directed staff to further discuss with the Commission the elimination of the SPAs. The discussion on this topic can be viewed at: <http://flowermoundtx.swagit.com/play/10202016-827>.

A work session has been scheduled for Monday's agenda to allow the Commission to discuss this item in more detail. The intent is to determine the process and timing for bringing this item forward.

The first attachment is a memo from Tommy Dalton, Assistant Town Manager, describing the history of the SPAs and percentage of development for each area (the percentages have been updated to reflect recent approvals). The other attachments represent the full text of the SPAs contained within the Town's Master Plan, with the only difference being that the development controls for each have been inserted into a table format for further analysis. A checkmark under 'Not' indicates items which are not fully addressed by other regulations, such as the Town's Land Development Regulations (LDR) or Master Plan. Comments under 'How' clarify any redundancy or contradiction with other regulations. New colored maps have also been included to illustrate the SPA boundaries, current land uses, developed properties, and adjacency.

Attachments:

1. Memo from Tommy Dalton
2. Section 3 – Intro
3. SPA 1
4. SPA 2
5. SPA 3
6. SPA 4
7. SPA 5
8. SPA 6
9. SPA 8
10. SPA 9
11. SPA 10
12. SPA 11

Note: SPA 7 was eliminated in 2007

MEMORANDUM – JUNE 11, 2015

TO: Town Council

FROM: Tommy Dalton, Director of Strategic Services

COPY: Jimmy Stathatos, Town Manager; Doug Powell, Exe. Dir. Development Services

RE: Councilmember requested information on Specific Plan Areas (SPAs)

During the May 4, 2015, Town Council meeting a Council member requested information on the Town's SPAs including the creation date, purpose, maps, percent built, and the process to retire SPAs. This document provides general background information in addition to the specifics requested above.

Specific Plan Areas are contained in Section 3 of the Town's current [Master Plan](#). Their purpose is to describe land uses (office, retail, low density residential, etc.) and provide location specific development controls for each SPA such as access management, building form and orientation, and enhanced compatibility standards to name a few. SPAs are also addressed under the Town's SMARTGrowth Program ordinance Section 98-164 titled "Area and Specific Plans." Currently, there are 10 SPAs and each will be briefly addressed in the following sections of this memo. The majority of the SPAs (1-9) were initially created in conjunction with a comprehensive review of the Town's master plan. Others (SPA 10 and 11) were created individually by an ordinance. Please note that SPA 7 was eliminated in 2007, so although there is a SPA 11, there are only 10 SPAs.

SPECIFIC PLAN AREAS 1 – 3

The concept of using Specific Plan Areas (SPAs) for long-range land use planning was first considered during the creation of the [1994 Comprehensive Master Plan](#), where the first three SPAs were established. The general purpose of establishing the first three SPAs was to provide greater attention to the central area of Town along FM 2499 and its intersection with FM 1171. The explanation, as provided by the 1994 Comprehensive Master Plan, is provided in the snapshot from the 1994 document below (Figure 1). A snapshot of the [current land use map](#) is also provided (Figure 2) to show the location of SPAs 1-3.

In addition to describing land use, each individual SPA contains two significant components, regulating text (development controls) and non-binding concept plans. The regulating text and concept plans are not provided in this document for brevity purposes but may be accessed using the link to the 1994 plan above.

MEMORANDUM – JUNE 11, 2015

Figure 1: SPA Purpose (1994 Plan)

SPECIFIC PLAN FOR FM 1171/FM 2499

In the process of preparing the Alternative Growth and Development Scenarios for the Flower Mound Comprehensive Master Plan, it became evident that the central area of Town needed to be addressed in a greater level of detail. Within this area at the time the plan was being prepared, there is a multiplicity of ownership, a close proximity to existing and planned residential neighborhoods, and numerous current or pending proposals for rezoning or site plan approvals. The imminent development in this area, if not carefully coordinated, has the potential to negatively impact existing neighborhoods, to create traffic congestion and to substantially alter the aesthetic character of Flower Mound.

The most effective method by which to address this area as part of the Comprehensive Master Plan was through a detailed plan which bridges the gap between the generalized Land Use Plan and individual project zoning applications. This Plan provides a specific reference for Town officials, adjoining neighborhoods and prospective developers to proceed through zoning.

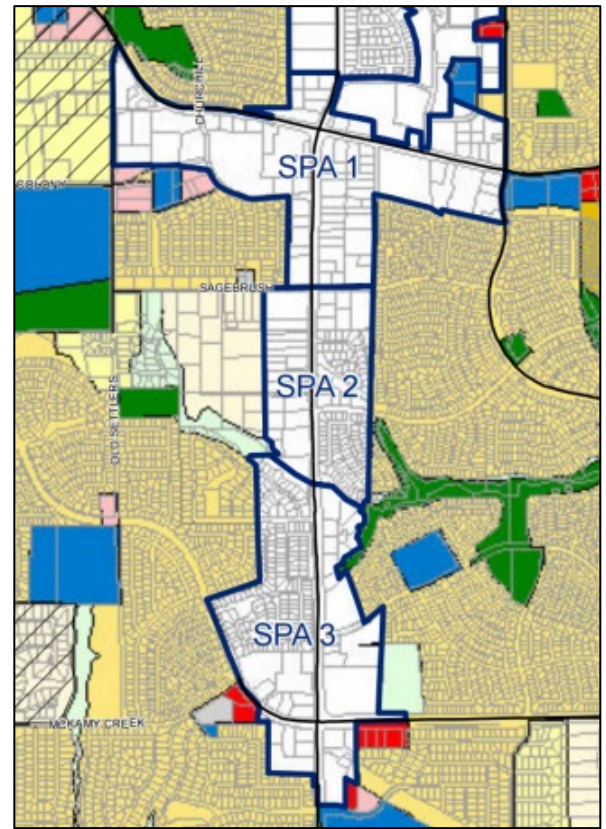
Goals:

- Set planning standards for the overall area to guide preparation and evaluation of individual zoning applications
- Protect existing residential neighborhoods
- Protect against strip zoning or strip development of commercial uses
- Maintain the "small town" and "rural" character of Flower Mound, even with more development along the major thoroughfares
- Provide developers with clearer guidance of what will be acceptable to the Planning and Zoning Commission and the Town Council, and a greater certainty of zoning approvals

Issues Addressed:

- Proposed land uses: residential, civic, retail, commercial and institutional
- Conceptual site plans
- Buffering and screening of adjacent properties
- Access and circulation
- Incorporation of open space
- Preservation of natural features
- Incorporation of other elements of the Master Plan: scenic roadways, sign controls, landscape ordinances, tree preservation, etc.

Figure 2: SPA 1-3 Location Map

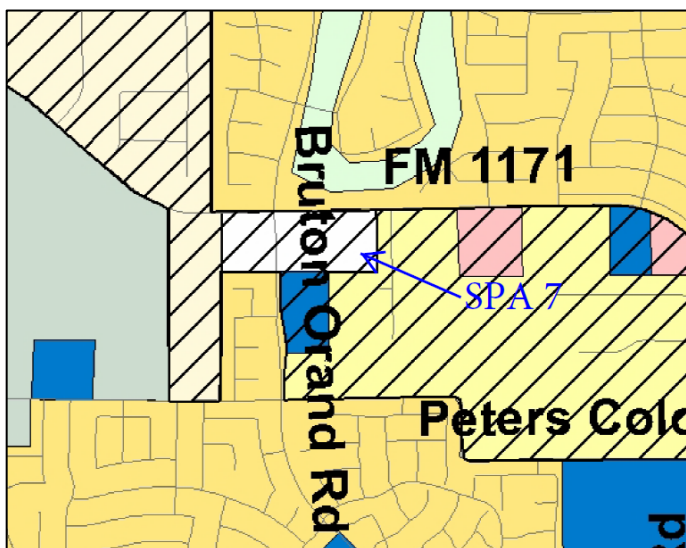
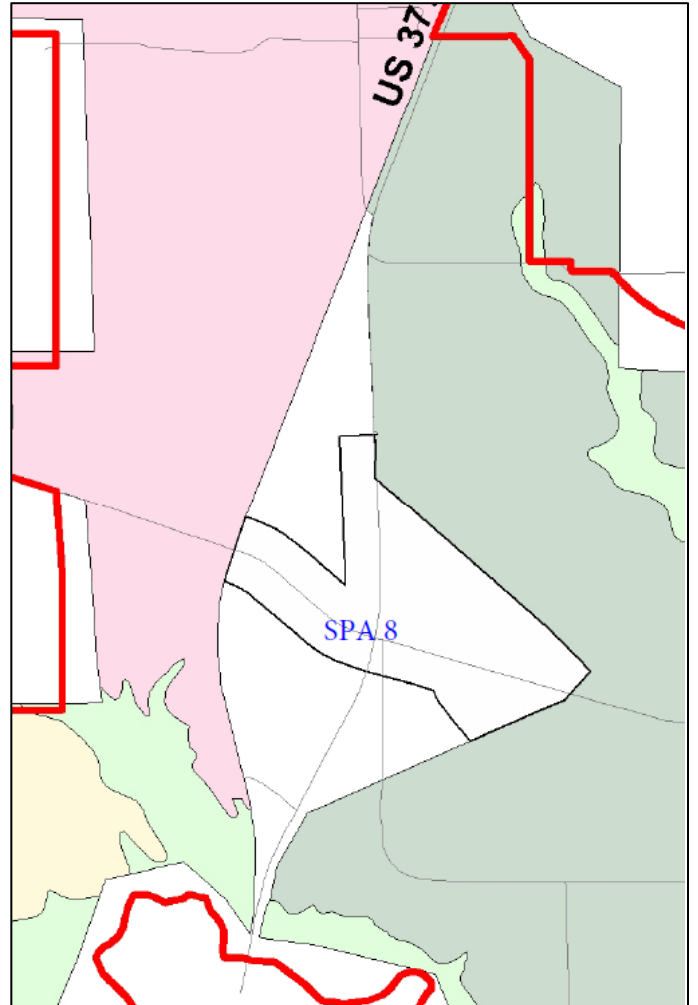
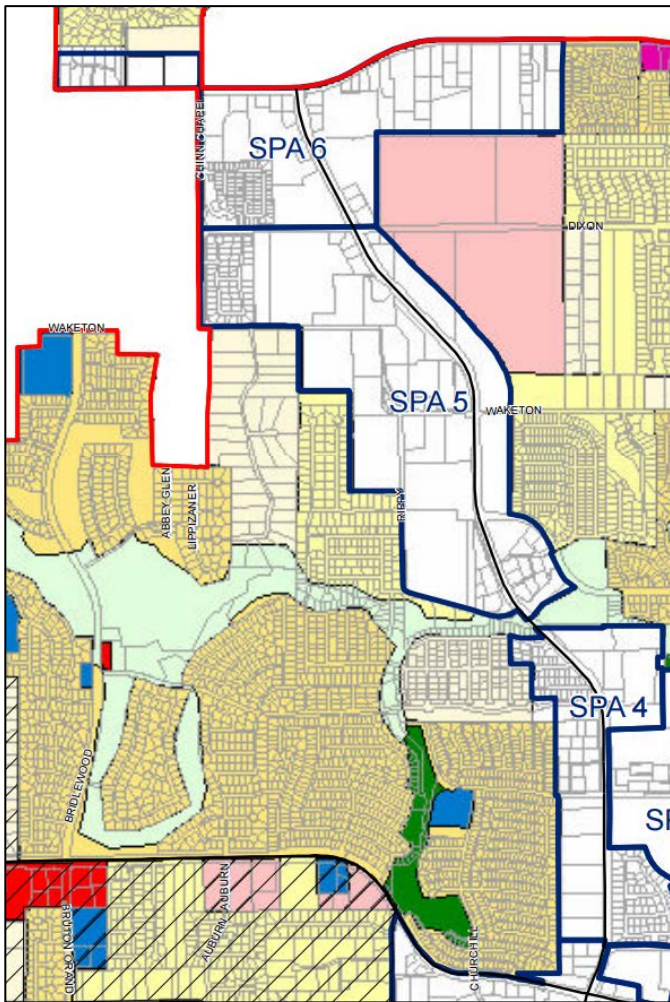


SPECIFIC PLAN AREAS 4 – 9

The use of SPAs was continued and expanded with the adoption of the [1999 Land Use Plan](#) on September 27, 1999. That land use plan noted SPAs on the map, but the regulating text and concept plans were not approved until the adoption of the [Master Plan 2001](#) on March 19, 2001. The purpose of expanding the use of SPAs is very similar to the 1994 Plan.

Again, in addition to describing land use, each individual SPA contains two significant components, regulating text (development controls) and non-binding concept plans. The regulating text and concept plans are not provided in this document for brevity purposes but may be accessed using the link to the 2001 plan above. Snapshot locations of SPAs 4-9 are provided on the following page.

MEMORANDUM – JUNE 11, 2015



MEMORANDUM – JUNE 11, 2015

SPECIFIC PLAN AREA AMENDMENTS AND ADDITIONS

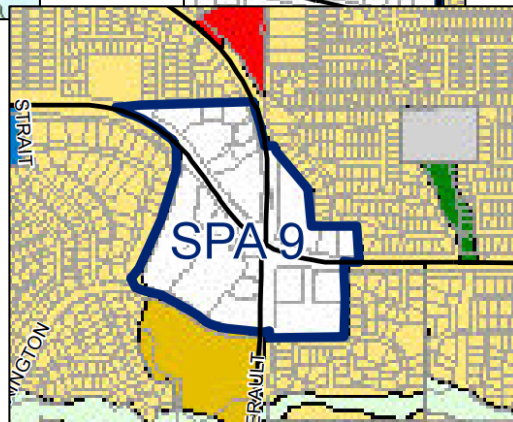
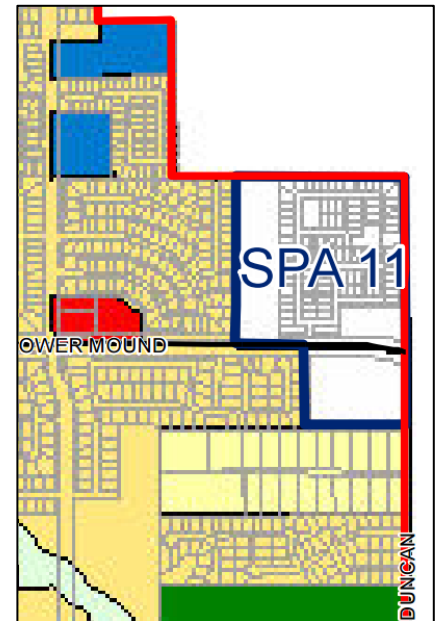
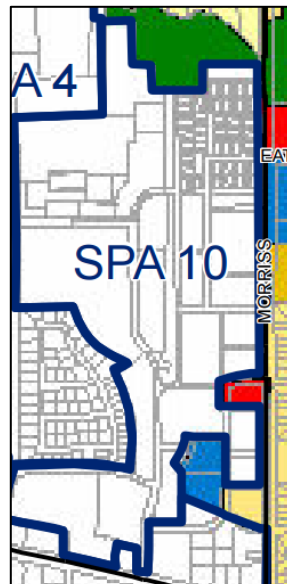
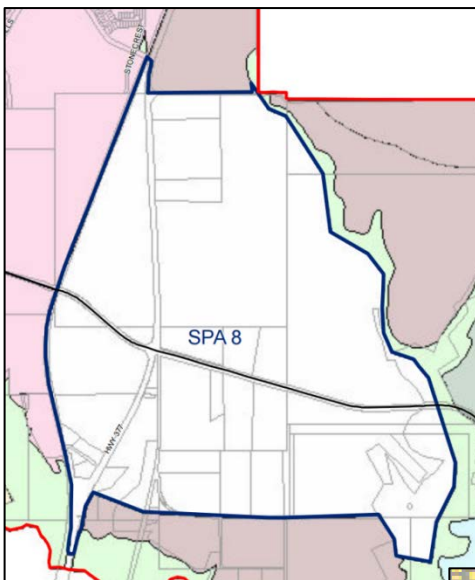
SPECIFIC PLAN AREA 7: SPA 7 was eliminated by Ordinance 26-07 (MPA 10-06) on April 16, 2007, and replaced by PD 34 (Cross Timbers Village). SPA 7 was eliminated because the PD request incorporated additional land outside the original boundary of SPA 7 and incorporated all of the relevant SPA 7 development controls into the PD.

SPECIFIC PLAN AREA 8: SPA 8 was updated and expanded by Ordinance 17-10 (MPA 05-09) on March 25, 2010. The property is still zoned for agricultural uses and planned for Mixed Use.

SPECIFIC PLAN AREA 9: SPA 9 was expanded by Ordinance 13-04 (MPA 08-03) on February 16, 2004. The SPA was expanded to the southeast and PD 78 (Flower Mound Market) was approved.

SPECIFIC PLAN AREA 10: SPA 10 was created by Ordinance 44-08 (MPA 17-07) on August 4, 2008, and incorporated areas of SPA1 and 4. SPA 10 created the Central Business District. The River Walk at Central Park zoning was subsequently approved.

SPECIFIC PLAN AREA 11: SPA 11 was created by Ordinance 20-11 (MPA 02-11) on May 16, 2011, and included the northwest intersection of FM 3040 and Old Orchard Lane. The SPA was expanded by Ordinance 10-12 (MPA 01-12) to include approximately 10 acres on the southwest corner of FM 3040 and Duncan Lane.



MEMORANDUM – JUNE 11, 2015

SPECIFIC PLAN AREAS BUILD-OUT

SPA	Date Originally Established	Acres	Developed Acres	Undeveloped Acres	Percentage Built/Entitled
1	January 4, 1994 (1994 Comprehensive Master Plan)	180.39	167.35	13.04	93%
2	January 4, 1994 (1994 Comprehensive Master Plan)	88.2	67.74	20.46	77%
3	January 4, 1994 (1994 Comprehensive Master Plan)	154.18	147.34	6.84	96%
4	March 19 2001 (Master Plan 2001)	142.36	124.03	18.33	87%
5	March 19 2001 (Master Plan 2001)	320.6	269.35	51.25	84%
6	March 19 2001 (Master Plan 2001)	229.36	229.36	0	100%
7	March 19 2001 (Master Plan 2001)	-	-	-	-
8	March 19 2001 (Master Plan 2001)	1,333.06	0	1,333.06	0%
9	March 19 2001 (Master Plan 2001)	56.7	56.7	0	100%
10	August 4, 2008 (Ordinance 44-08)	170.16	170.16	0	100%
11	March 19, 2012 (Ordinance 20-11)	50.49	40.19	10.3	80%
Total		2,725.50	1,272.22	1,453.28	

SPA 8 accounts for approximately 49% of all SPA land area. Combined, the SPAs account for approximately 9% of the Town's total land area.

PROCESS FOR RETIRING SPECIFIC PLAN AREAS

The minimum requirements to retire a SPA would follow the same process as any amendment to the Town's Master Plan i.e. a public hearing at both the Planning and Zoning Commission and Town Council. However, to fully retire all of the Town's SPAs would also trigger the need to amend the Town's SMARTGrowth Program ordinance Section 98-164 titled "Area and Specific Plans" to remove all references to "specific plans".

That said, the SPAs were created following an extensive process in the case of the 1994 and 2001 plans specifically, and after stakeholder meetings in all cases. As previously mentioned, the SPAs contain development controls, most of which came about through stakeholder meetings. Some of these development controls such as driveway spacing, and architectural controls, are now addressed by the Town's code of ordinances and Urban Design Plan respectively. Other development controls are only contained within the SPAs. For example, SPA 4 requires a minimum 30' landscape buffer adjacent to existing residential uses. The Town's Land Development Regulations also contain a similar landscape buffer as part of the compatibility standards; however the minimum is only 25'. If SPA 4 is retired, the Town will be unable to require the 30' of landscaping.

On the other hand, transferring the land use designations to the overall Land Use Plan map is less complicated. After completing the minimum requirements described in the first paragraph, it's a simple mapping function to apply the correct land use colors to the appropriate parcels.

Another consideration is the notice for such amendments if the process doesn't mirror the creation of the SPAs. The amendment to the Master Plan and SMARTGrowth would only require a notice in the paper. However, there may be a desire to notice the property owners affected and those within 200' of the change.

3.0 SPECIFIC PLANS

Specific Plan Use and Interpretation

The Specific Plans within the previous Master Plan have been carried over to this Master Plan. The following Specific Plans accommodate the need for quality neighborhood and village retail development, areas appropriate for professional office use, low-density residential land use and safeguards for adjacent developed residential subdivisions. The images of buildings, parking, circulation and open space are a conceptual diagram only. They are intended to provide an understanding of building relationships to each other and to the street, parking relationships, circulation points of entry and exit, and the role of public open space.

The drawings illustrating each Specific Plan are not intended to be taken as literal designs, but as diagrams which illustrate the planning and design intent.

All portions of the Specific Plans fall under the control of Flower Mound's Land Development Regulations and the "SMARTGrowth" Program.

Definitions

Special Land Use and Development Types

Campus Commercial

Large-scale developments such as corporate offices, office parks, hotels, resorts and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus commercial uses could be included, if they are planned as integral elements of the developments. Architecture should be uniform in style and character.

Campus Industrial

Large-scale developments such as corporate offices, office parks, service/repair, light industry, clean-assembly and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus industrial uses could be included, if they are planned as integral elements of the developments. Architecture should be uniform in style and character.

Major Retail

Major Retail is commercial development that provides a regional attraction for customers. Land uses include retail, office and professional office. The buildings should be oriented around an open space amenity and parking should be divided into smaller sized areas. Architectural style should be uniform, minimizing the franchise appearance. Large pad retail is included in this category, but it should have less than typical visual exposure to the street, broken up visually by the open space, existing trees and/or the layout of related structures. Large pad retail is governed by the regulations of the Flower Mound Big Box Ordinance.

Village Retail

Village Retail is a commercial development similar in design intent as neighborhood retail but with a more active and larger scale emphasis. The retail level of service is designed to attract a broader demographic and larger amount of population than just the local neighborhood customers. Land uses include retail, office and professional office and will be organized around an open space amenity. The architecture will be uniform in style and should have double-sided access if appropriate. Building height may be more than one story.

Neighborhood Retail

Neighborhood Retail is a development that provides neighborhood level retail services. The development is to be organized around an open space amenity. Scale of buildings should be responsive to residential scale, roofs should be hipped or gabled and the architectural style should be uniform. Parking should be broken into smaller sized areas and retail buildings should have double-sided access where appropriate.

3.0 SPECIFIC PLANS

Office

Office and services uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office-building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings. Architecture should be uniform in style and character.

Flex Office

Office, distribution, warehouse, light industry, clean-assembly, possibly located within a single structure, with the street facing elevation having a typical office appearance and high-quality level of finish.

Mixed use

A variety of office, retail and residential uses within pedestrian oriented, vertical and horizontal mixed use environments. Components of a mixed use development include specialized street standards, open space and plazas and enhanced architectural standards. Mixed use developments are intended to accommodate a physical pattern of development often found in historic American downtown areas.

Site Plan Elements

Living Screen Buffer

A strong emphasis is given to the use of 30' wide landscape buffers to screen parking and dissimilar land uses. Living screen buffers to provide separations between retail and/or office uses from residential neighborhoods. These buffers are living screens made up of plant material only. The plant material should be an evergreen screen a minimum of six feet in height after two growing seasons. It should provide a soft, green and natural appearance while providing a secure barrier. If security is an issue, open fencing may be used in the center of the buffer such as wrought iron, steel, aluminum or green vinyl-clad chain link fence. These buffers must comply with the compatibility buffer and setback requirements of the Land Development Regulations.

Corridor Landscape

The corridor landscape concept is a sinuous landscape design inside and outside the right-of-way of US 377, FM 1171 and FM 2499 in the specific plan boundaries of plans 5, 6, and 8. The concept is to create an undulating landscape along these major corridors, establishing a vocabulary that is consistent in pattern for these two major gateways into Flower Mound. A curvilinear sidewalk should meander somewhere between the curb of the street and the limit of the 25' landscape buffer. Turf should occur between the curb of the street and the sidewalk. Plantings should occur between the sidewalk and the buffer limit line. The plantings should be a combination of groves of trees, separated by low shrubs, tall grasses and or wildflowers. Plantings and sidewalk should meander through the right-of-way line. Please refer to the Town's Median and Right-of-Way Design Guidelines for additional requirements.

Gateway

Definition for gateway treatments is defined in the Urban Design Plan element of the Master Plan.

Pedestrian Open Space

A pedestrian open space is an open area that can be composed of either hardscape or planting materials, or a combination of the two, offering visual and physical relief from the necessary parking and building environment. This pedestrian amenity should act as an organizing element around which structures and parking are placed. Open space could also include detention or retention ponds if they are integrated on the site in an aesthetically pleasing manner. Additional direction for Pedestrian Open Space is provided within the Urban Design Plan element of the Master Plan.

3.0 SPECIFIC PLANS

Parking/Loading/Refuse

Future development must comply with the parking/loading/refuse area requirements of the Land Development Regulations.

Design Guidelines

Buildings within a single development should adhere to a common architectural style. Building heights should be in conformity with the Land Development Regulations or specific requirements of a Planned Development. Construction materials should adhere to the requirements of the Land Development Regulations. Additional recommendations are included in the Town of Flower Mound Urban Design Plan.

3.0 SPECIFIC PLANS

Specific Plan Area #1

The general land use concept for Specific Plan Area #1 is one that proposes a high-end mix of retail, village retail, office and professional office development organized around pedestrian open space amenities on the two major roadways in the Town. The locations for these commercial uses are established from an analysis of the proposed transportation system, parking needs and existing development patterns. The primary area for this update of Specific Plan Area #1 is a change of proposed land use and development patterns between FM 2499 and Yucca Road, and modifications of other locations in Specific Plan Area #1 to relate to approved plans and developments.

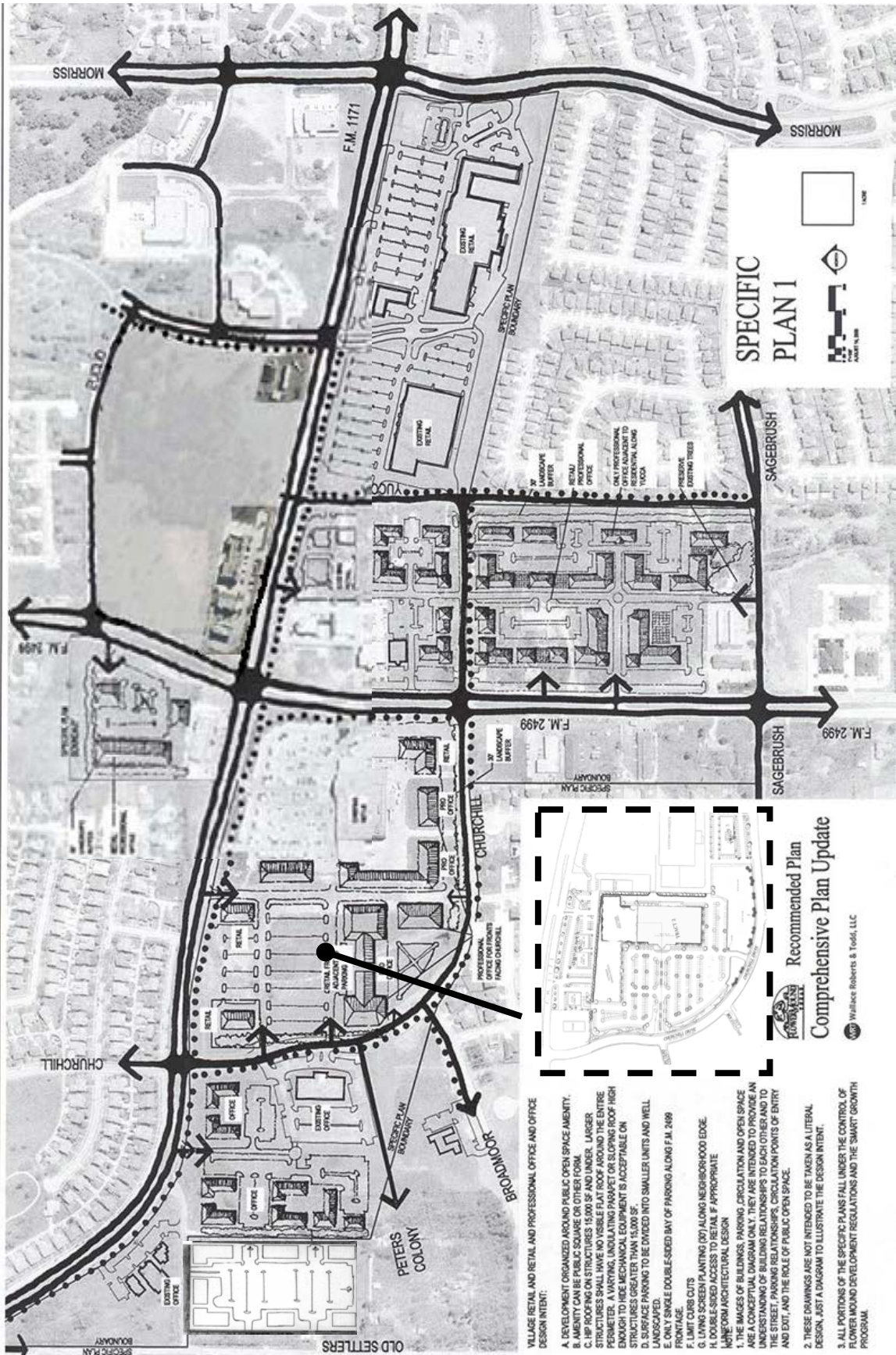
Elements included in Specific Plan #1 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	In the area bounded by FM 2499, FM 1171, Yucca Drive, and Sagebrush Drive, the following requirements are recommended:		
	Retail and professional office land uses along the east side of FM 2499.		Property mapping
	Along Yucca Drive, only professional office land uses are recommended.		Property mapping
	The existing trees should be preserved as this area redevelops.		Tree ordinance
	A 30' width landscape buffer should be built on the west side of Yucca as redevelopment occurs.	✓	Street buffer required is 15 feet.
	Surface parking to be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations.	✓	LDR requires landscaping, but does not contain the provision of 100 space maximum.
b.	Additional retail land use, planned around a public open space or square, is recommended near the Town Center development.		Property developed, Lifetime Fitness (PD-70).
c.	Additional office land uses are recommended along FM 1171 on the southern side of the road, west of Churchill.		Property mapping
d.	A 30' wide living screen landscape buffer is recommended between commercial developments adjacent to all residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations.	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
e.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The specific locations of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.		Access Management Regulations

3.0 SPECIFIC PLANS

f.	Limited curb cuts will be allowed along FM 2499. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property.		Access Management Regulations
g.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. The Town Council may approve upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within this SPA 1 provided that:		Urban Design Standards
	(1) any such building(s) being considered for a waiver shall be part of a multi-building development and,		Urban Design Standards
	(2) possessing a meritorious Unified Design Theme. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.		Urban Design Standards
h.	Additional office land uses are recommended along the east side of Old Settlers Road between Karnes and Peters Colony. Buildings fronting on Old Settlers shall be limited to one story in height.	✓	Property mapping, the LDR restricts the height to 3 stories or 35' in height.

3.0 SPECIFIC PLANS

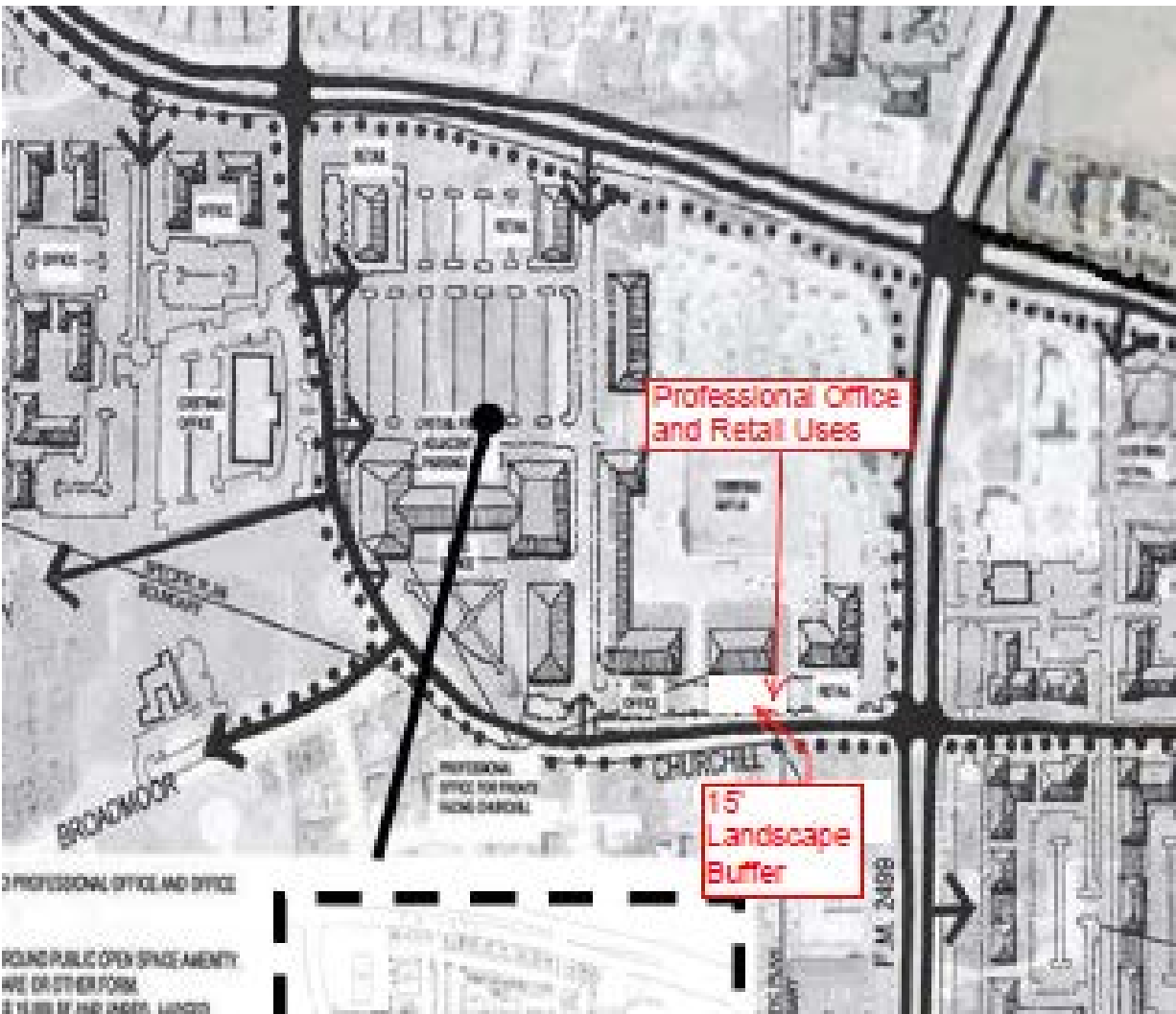


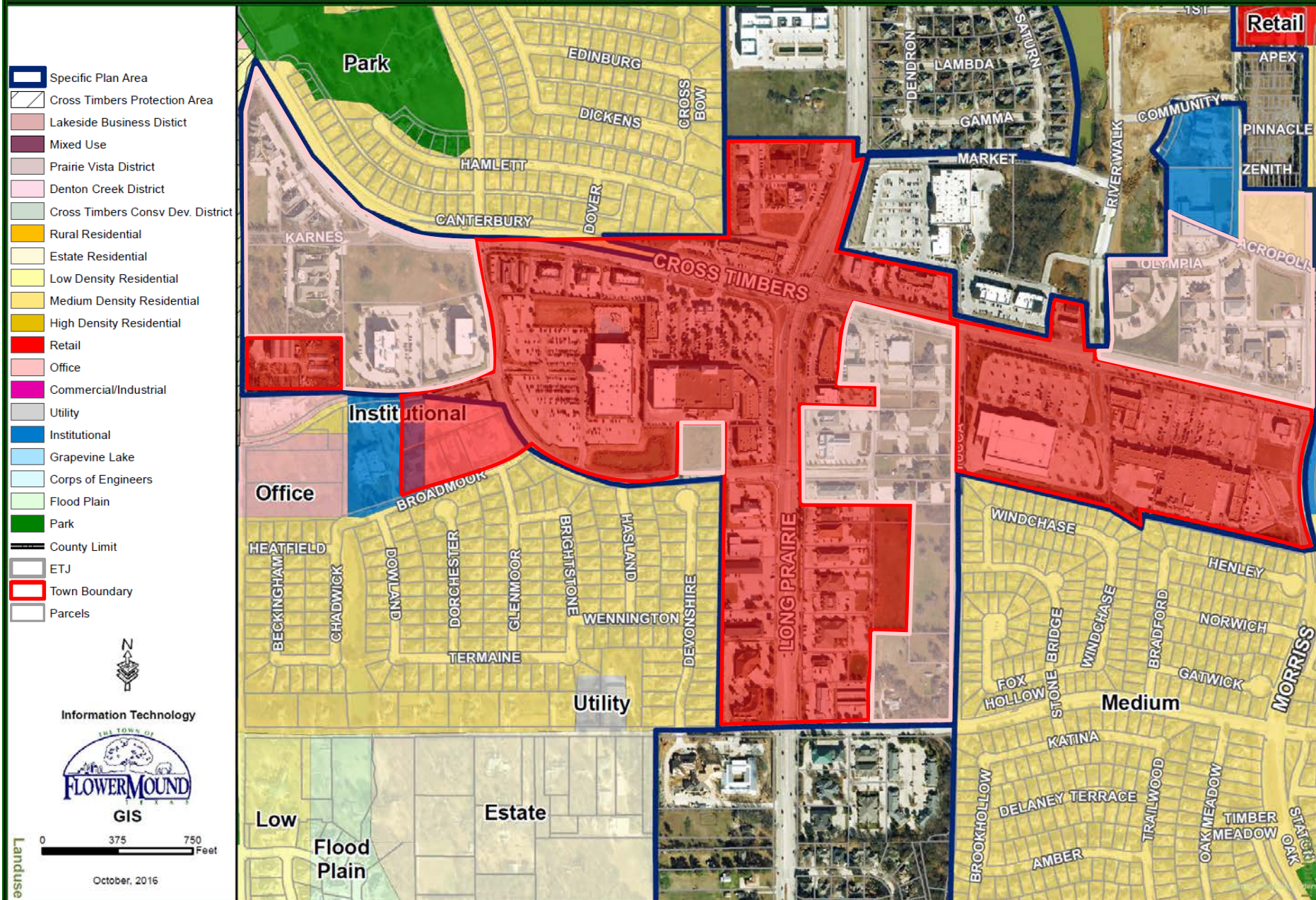
3.0 SPECIFIC PLANS

Amendment to Specific Plan Area #1 as follows:

Ordinance No. 20-15 – Specific to 1.286 Acres Situated in Downtown Flower Mound Addition, Lot 1, Block A
Adopted: April 6, 2015

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
i.	As depicted below, amended the land use from Professional Office to Professional Office and Retail uses; and amended the landscape buffer reference to a 15-foot-wide landscape buffer adjacent to Churchill Drive.		Property developed, (PD-70).





3.0 SPECIFIC PLANS

Specific Plan Area #2

The Specific Plan Area #2 development controls are recommended to protect existing residential neighborhoods from negative impacts caused by new development, to minimize traffic conflicts on FM 2499 and to prevent strip development along FM 2499 through limiting driveway curb cuts.

In particular, the following specific planning, design and construction restrictions will be required for the recommended Office, Retail, Institutional and/or Residential on the west side of FM 2499 between Sagebrush and the creek to protect the adjacent existing residential areas:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	No zoning to be approved for this area until a coordinated Master Plan for the overall area is approved as part of the zoning approval process. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.	✓	This provision has not been enforced as it has been deemed to be unenforceable.
2.	Architectural design of structures must be similar to residential designs and must comply with design and material requirements of the Land Development Regulations for residential subdivisions; facades facing FM 2499 and Sagebrush are to be "front" elevations, with no visible service elements. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.		Urban Design Standards
3.	All service areas, dumpsters, etc., are to be screened from view from FM 2499, Sagebrush and the abutting estate residential area.		LDR requires screening.
4.	Buildings are to be one-story with maximum 10,000 square foot footprints, and massing of the structures must be articulated into maximum 2,500 square foot footprint elements to attain a residential scale similar to attached townhouses, with 65' setbacks from property lines. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.	✓	The development pattern is somewhat established by the existing development, but there is no corresponding provision for this item in the LDR.
5.	Development patterns should follow the existing residential property lines when feasible, to promote the desired residential scale aesthetics for the area. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.	✓	The development pattern is somewhat established by the existing development, but there is no corresponding provision for this item in the LDR.
6.	Individual driveway connections to FM 2499 are to be eliminated at the time the use of the property changes from single family residential use; no curb cuts to FM 2499 or Sagebrush are allowed for new land uses except as shown on the Specific Plan Area Controls #2 map below.		Access Management Regulations

3.0 SPECIFIC PLANS

7.	Access from the Seller's remaining property and all those with ingress/egress easements over Bob White Lane will continue over Bob White Lane to FM 2499 in its current location since the spine road within SPA 2 was not designated or dedicated as a public street. • "Seller's remaining property" shall mean: the property described as Tract II in deed to Janvier Gentry Scott, recorded in Document Number 2013-60264 of the Real Property Records of Denton County, Texas, unencumbered by easements held by the Town of Flower Mound on said described property.		Moved to Section 1 of the Master Plan
8.	Internal access for all parking and service is to be provided by an extension of Firewheel Drive to Sagebrush, aligned with the residential street across Sagebrush. This drive should be phased concurrently with development of the property.		Access Management Regulations
9.	No developments or uses may generate a noise level greater than 50dBA, measured at the property line of any adjacent residential property.		LDR contains provisions on noise level.
10.	To protect adjacent residential development from adverse impacts, development between the extension of Firewheel and the adjacent residential property lines south of the Firewheel extension cannot be retail or restaurant development.		Property developed, (PD-101).
11.	Minimum 50' landscape buffer with dense, natural plantings required adjacent to existing SF Residential (Estate) area.	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
12.	All existing trees to be preserved as required by the Tree Preservation Ordinance.		Tree ordinance
13.	The existing natural creek environment is to be preserved.		SMARTGrowth, LDR regulations.
14.	Provision of a multi-purpose trail, for eventual connection to the overall Town trail system is required.		Parks Trails plan
15.	No parking or service areas are permitted between buildings and property lines along FM 2499 and Sagebrush; maximum 150-car parking lots, with minimum 25' landscaped buffer between lots. This provision is not applicable to Lot 1, Block A of the SC Flower Mound Senior Living Addition as shown on the Specific Plan Area Controls #2 map below.	✓	LDR restricts service areas to be screened and requires landscaping, but does not contain the provision of 150 space maximum or 25' landscaping between lots.
16.	Special landscape treatment along Sagebrush Drive west of FM 2499 required to reflect the character of the existing residences on Sagebrush.		Property developed, (PD-128).
17.	Entrances to internal drive for new development to have exceptional quality landscape and signage design due to their high visibility. The design should reflect the natural character of Flower Mound, and be compatible with the existing estate residences on Sagebrush.	✓	LDR contains provisions on landscaping and signs.
18.	All signs must comply with the then applicable provisions of the Town Code.		LDR contains provisions on signs.

3.0 SPECIFIC PLANS

Additionally, the following controls apply to all developments within this area:

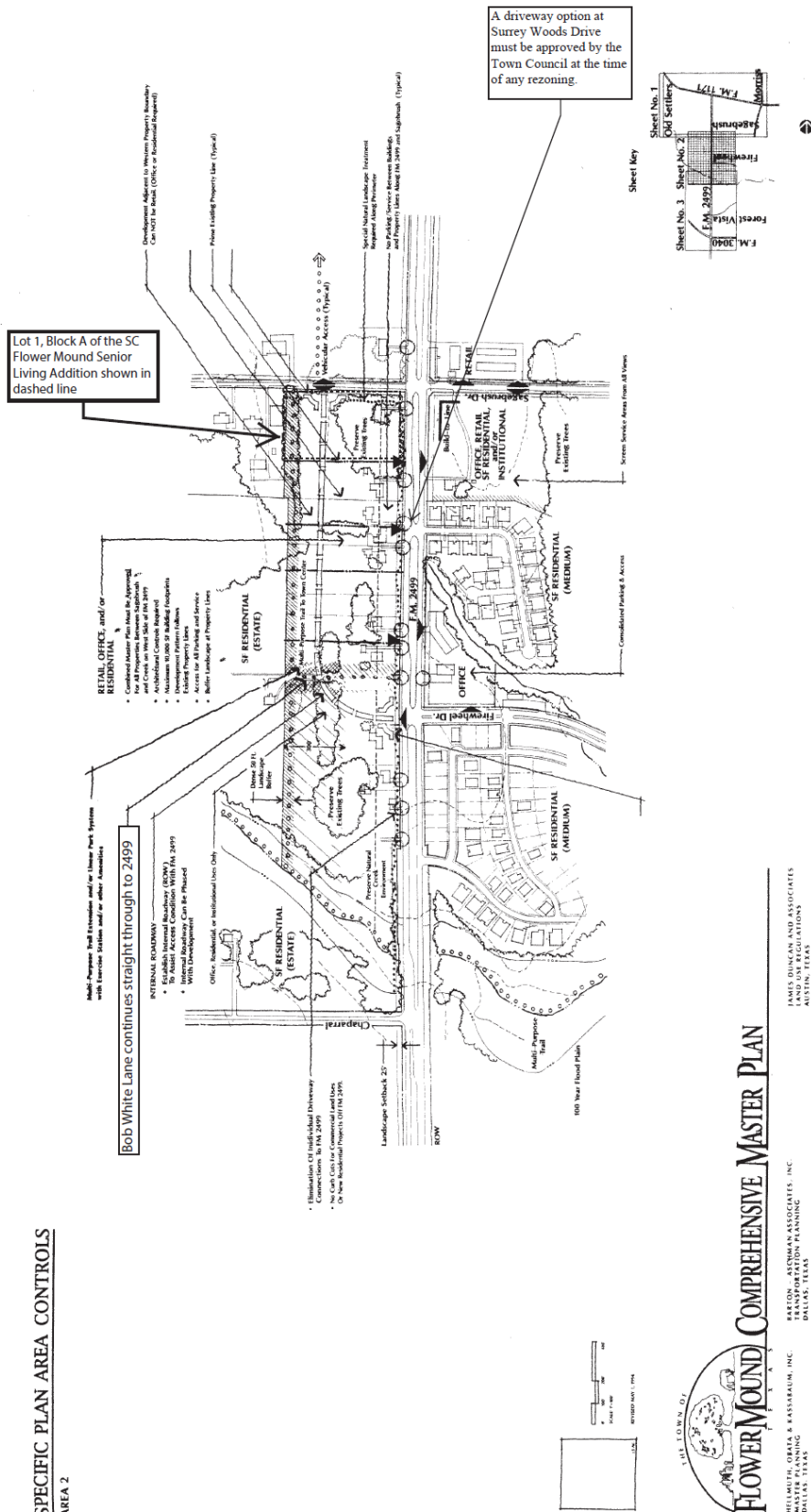
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
19.	Minimum 25' landscape setback required along FM 2499 for new development.		LDR requires 25' landscaping.
20.	Consolidated parking and access plan required for existing and new professional offices at Firewheel and FM 2499 to minimize driveway curb cuts onto FM 2499.		Property developed, (PD-101).
21.	Minimum 25' landscape buffer required between development at Sagebrush/FM 2499 and adjacent existing residential neighborhood.		Property developed, (PD-128), Compatibility buffer requires a minimum of 25 foot landscape buffer.

3.0 SPECIFIC PLANS

3.0 SPECIFIC PLANS

Specific Plan Area Controls #2

SPECIFIC PLAN AREA CONTROLS



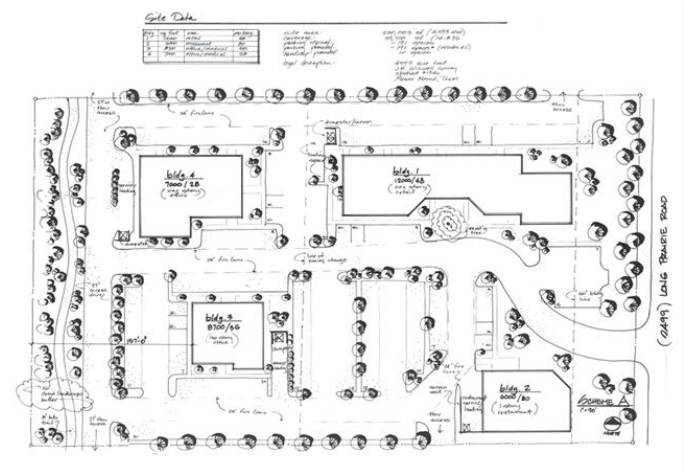
3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #2 are as follows:

Resolution #31-97 – Specific to 4.60 Acres in J. Wizwell Survey, Abstract No. 1346
Adopted: December 1, 1997

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	No zoning to be approved on tracts within this area unless provisions are shown on a Conceptual Plan indicating that the other requirements of this section, as amended, are complied with.		Property entitled & partially developed, (PD-64 & 100).
2.	Buildings are to be a maximum of two story, with size, design, and material requirements to comply with the Land Development Regulations for commercial development.		PD-64 contains restrictions.
3.	Deletion of the wording: Development patterns should follow the existing residential property lines when feasible, to promote the desired residential scale aesthetics for the area.		Access Management Regulations
4.	Curb cuts along 2499 will be reviewed at the site plan approval process. Individual driveways along FM 2499 may be eliminated at the time each property is developed. Minimum spacing requirements between driveways shall be 500'.		Access Management Regulations
5.	Allowance shall be made for internal access for all parking service to be connected by an extension of Firewheel Drive to Sagebrush Drive. This drive should be phased concurrently with the development of the property. The cross access easement shall be a minimum of 27' in width with no direct access to parking spaces.		PD-64 contains restrictions.
6.	Developer shall make provisions within the 50' buffer zone for an eventual connection to the overall Town trail system.		PD-64 contains restrictions.

Concept plan: “For Informational Purposes Only”



3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #2 are as follows:

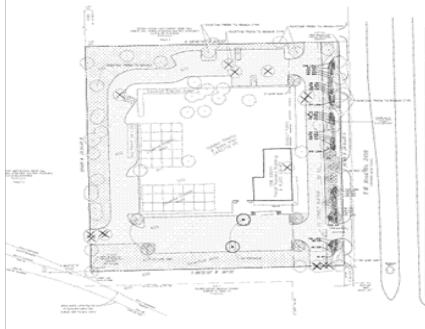
**Ordinance #05-07 – Specific to 3.232 Acres in J. Wizwell Survey, Abstract No. 1346
Adopted: February 5, 2007**

From and after the effective date of this Ordinance, the controls included in Specific Plan Area # 2 (SPA 2) of Section 3.0, the Specific Plans component of Master Plan 2001, shall apply to the subject property as they relate to the subject property and its location within SPA 2 save and except three specific controls described in detail below and which controls are hereby amended as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	The first (1st) bulleted paragraph, found on page 3.11, which currently states "No zoning to be approved for this area until a coordinated Master Plan for the overall area is approved as part of the zoning approval process" is hereby deleted in its entirety as it applies to this property.		Property developed, (PD-101).
2.	The ninth (9th) bulleted paragraph, found on page 3.11, which currently states "To protect adjacent residential development from adverse impacts, development between the extension of Firewheel and the adjacent residential property lines south of the Firewheel extension cannot be retail or restaurant development" is hereby amended to read and state "To protect adjacent residential development from adverse impacts, development of the subject property may include premium retail uses, which uses shall not include restaurants".		Property developed, (PD-101).
3.	The fourteenth (14th) bulleted paragraph, found on page 3.12, which currently states "No parking or service areas are permitted between buildings and property lines along FM 2499 and Sagebrush; maximum 150-car parking lots, with minimum 25' landscaped buffer between lots" is hereby amended to read and state "No parking or service areas are permitted between buildings and the property line along FM 2499; parking lots are limited to maximum 150-car parking lots.		Property developed, (PD-101).

A copy of the concept plan for the Calloway's Nursery development in the John Wizwell Survey, Abstract No. 1346, showing the layout of the development as submitted by the developer and reviewed and approved by the Town Council as the concept plan for the subject property shall be included in Specific Plan Area # 2 (SPA 2) as an allowed alternative for the development of the subject property.

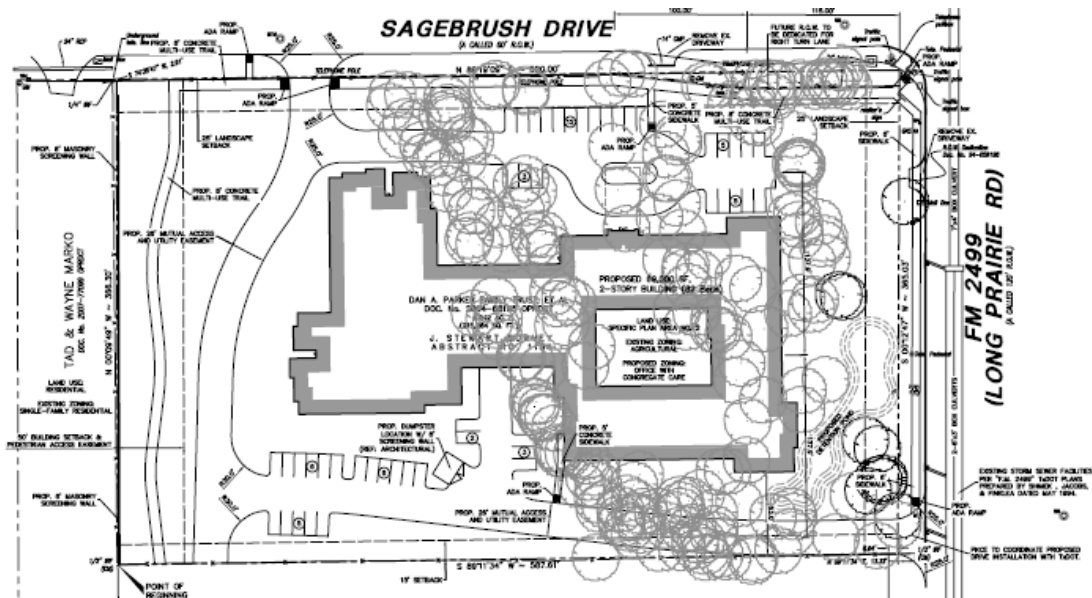
3.0 SPECIFIC PLANS

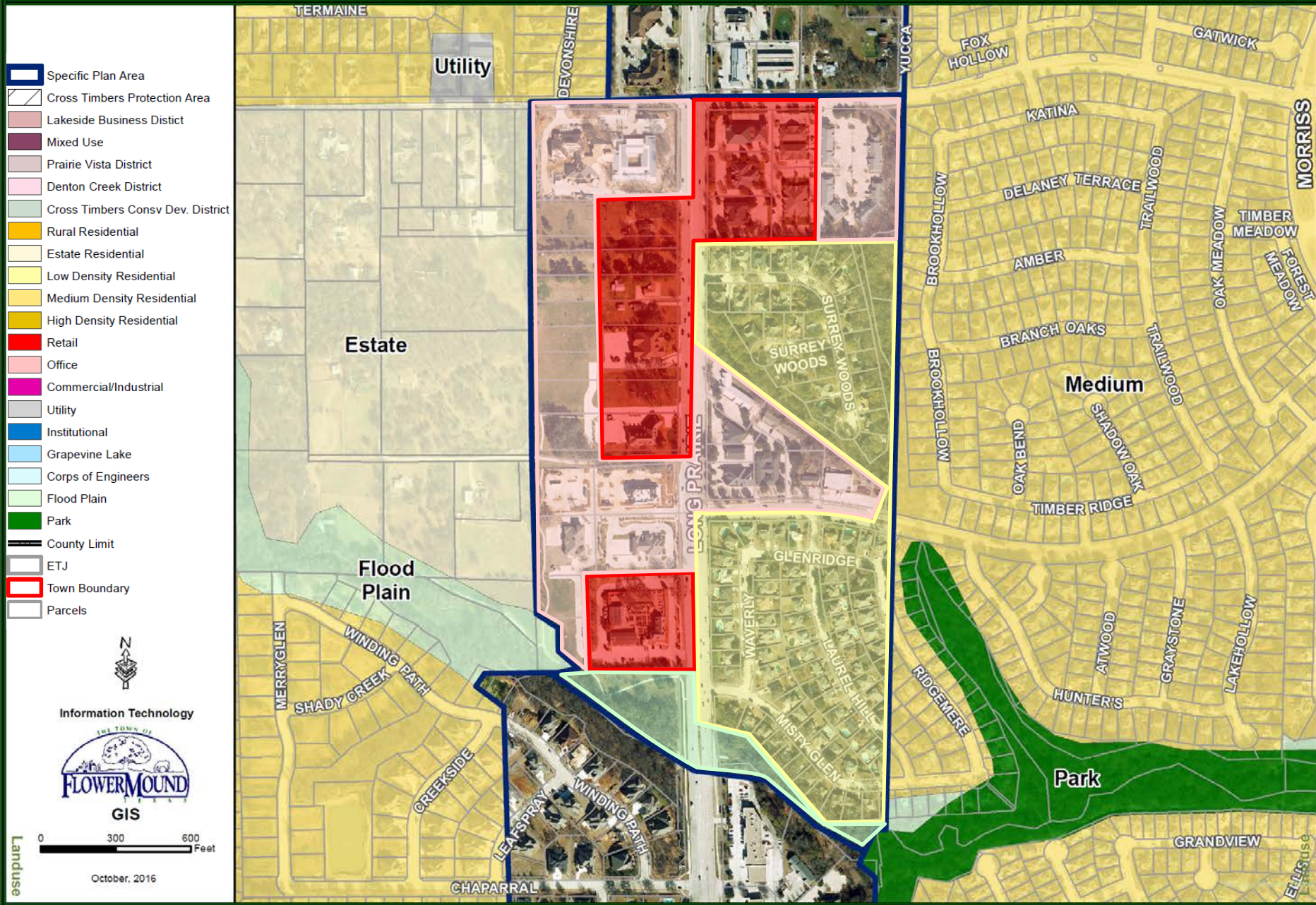


Amendment to Specific Plan Area #2 as follows:

Ordinance #37-13 – Specific to 4.942 Acres in J. Stewart Survey, Abstract No. 1161
Adopted: August 19, 2013

A copy of the concept plan for the SC Flower Mound Senior Living development in the J. Stewart Survey, Abstract No. 1161, showing the layout of the development as submitted by the developer and reviewed and approved by the Town Council as the concept plan for the subject property shall be included in Specific Plan Area # 2 (SPA 2) as an allowed alternative for the development of the subject property.





3.0 SPECIFIC PLANS

Specific Plan Area #3

The intersection of FM 2499 and FM 3040/Flower Mound Road is a significant intersection in Flower Mound. Its commercial attraction is reflected in the fact that three of its corners are already zoned for retail use. The area north of Flower Mound contains a creek and its drainage tributaries, which contributes to its many trees and attractive natural environment. The recommended plan for Specific Plan Area #3 is intended to allow the development of commercial uses at the intersection of FM 2499 and Flower Mound Road, and to encourage residential development north of Forest Vista Drive to preserve the attractive natural amenities and to avoid the emergence of highway strip commercial development.

This area is also the location of The Flower Mound, from which the Town derived its name. This significant landmark needs to be preserved and protected as development occurs around it.

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	Retail land uses are proposed in the northwest and southwest corner of FM 2499/FM 3040. A 2.5-acre retail land use is also proposed adjacent to Forest Vista Drive. These tracts have existing retail zoning.		Property mapping
2.	Office land use is proposed in the northeast corner of FM 2499/FM 3040. While this tract has existing retail zoning, it is questionable whether there is enough market support for additional retail in this area. Also, retail uses on this corner will encourage through-traffic on Forest Vista in conflict with the residential neighborhood and elementary school. Office development will also be more compatible with the planned churches and adjacent to The Flower Mound.		Property mapping
3.	Proposed institutional land use (churches) are located near the Forest Vista Drive/FM 2499 intersection. These appear to be currently planned and are appropriate adjacent to the existing residential neighborhood.		Property mapping
4.	Residential uses are recommended north of Forest Vista to preserve the natural amenities, provide compatible land uses with existing residential neighborhoods and to avoid the emergence of highway strip commercial development.		Property mapping
5.	Access management techniques are proposed to limit curb-cuts and assist in the movement of traffic on the major arterials and through one of the more significant intersections in the Town.		Access Management Regulations

3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #3 are as follows:

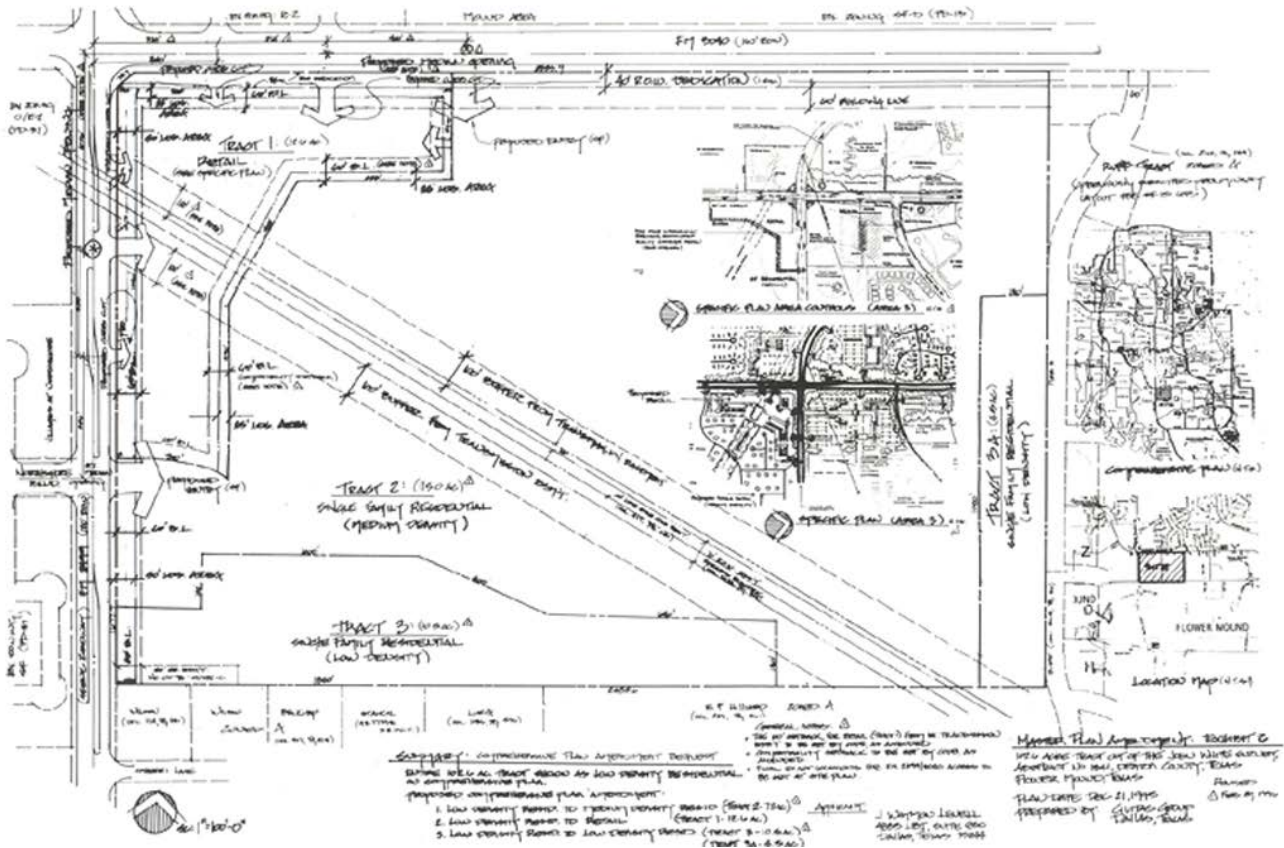
Resolution #7-96

Adopted: March 4, 1996

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	Paragraph #3, Page 45 of the 1994 Comprehensive Master Plan has been amended to read: Retail land uses are proposed in the northwest, southwest and southeast corner of FM 2499/FM 3040. A 2.5 acre retail land use is also proposed adjacent to Forest Vista Drive. With the exception of the southeast corner of FM 2499/Long Prairie Road and FM 3040/Flower Mound Road which is zoned agricultural, these tracts have existing retail zoning.		Property developed, (PD-60).
2.	Paragraph #9, Page 46 of the 1994 Comprehensive Master Plan has been amended to read: Retail land uses are proposed at the immediate southeast corner of FM 2499 and FM 3040. Said retail shall be limited to no more than 15 acres. Medium Density Residential, is to wrap around said retail and there shall be a pedestrian access between the Retail and Medium Density Residential, via the existing electrical easement. Said easement shall extend into the Medium Density Residential, from the Retail and be used for a green belt park corridor for Town dedication. In addition, Low Density Residential shall generally be located to buffer existing "estate type" residential to the south and "planned" Low Density Residential to the east. All buildings on the entire site shall be set back from the existing Brazos Electric easement in accordance with the Chapter 12, Land Development Regulations, of the Code of Ordinances, as amended.		Property developed, (PD-60).
3.	The change in the Comprehensive Master Plan, specifically the Master Land Use Map of the Town of Flower Mound, Texas, established and described in Section 1 herein, shall be hereby subject to the following conditions and requirements:		Property developed, (PD-60).
	A. The maximum amount of office/retail space shall be 125,000 square feet.		Property developed, (PD-60).
	B. Five drive openings shall be allowed to the retail site: Two on FM 3040/Flower Mound Road, one to match the median opening for the retail tract at the northeast corner of FM 2499/Long Prairie Road and FM 3040/Flower Mound Road (Flower Mound Crossing Shopping Center) plus one to match the westernmost access point proposed for the Flower Mound Crossing Shopping Center; and three drive openings on FM 2499/Long		Property developed, (PD-60).

3.0 SPECIFIC PLANS

	Prairie Road, one of which is to align with a median opening approximately 615' south of the centerline of FM 3040/Flower Mound Road. The northernmost drive opening to the retail site along FM 2499/Long Prairie Road will be restricted to "in-only" traffic. The final location of the third drive opening will be determined at the time of site plan and must be approved by the Town. All drive approaches and median openings as shown are conceptual in nature. The necessity and/or location of any and all drive approaches and median openings shall be determined in conjunction with final site plan approval for the site.		
	C. The Owner/Developer, at such time as a zoning request is submitted, shall file a zoning amendment application for a planned development district in order to ensure that the components of Specific Plan Area 3 are adhered to.		Property developed, (PD-60).

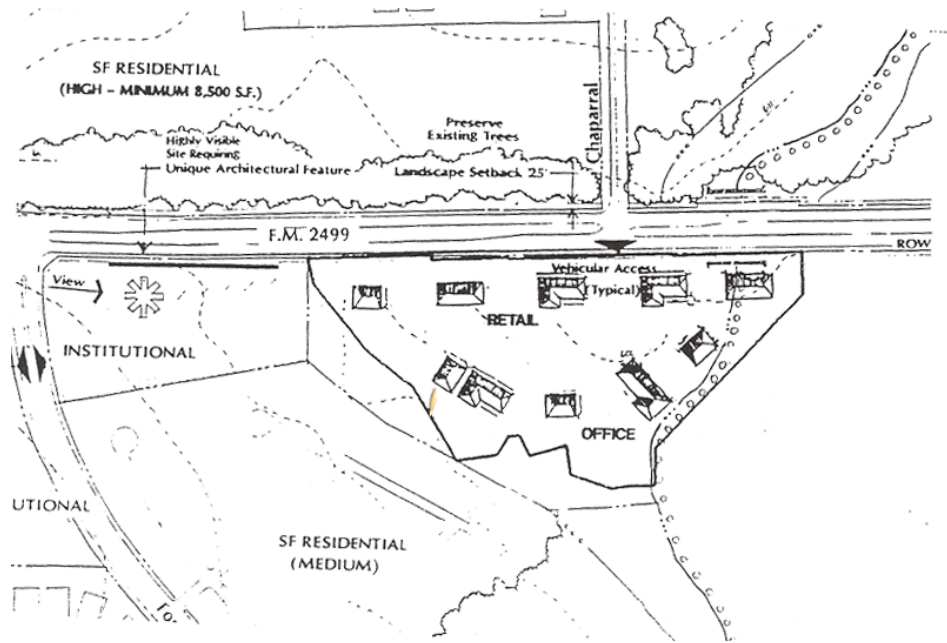


3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #3 are as follows:

Resolution #1-97
Adopted: January 6, 1997

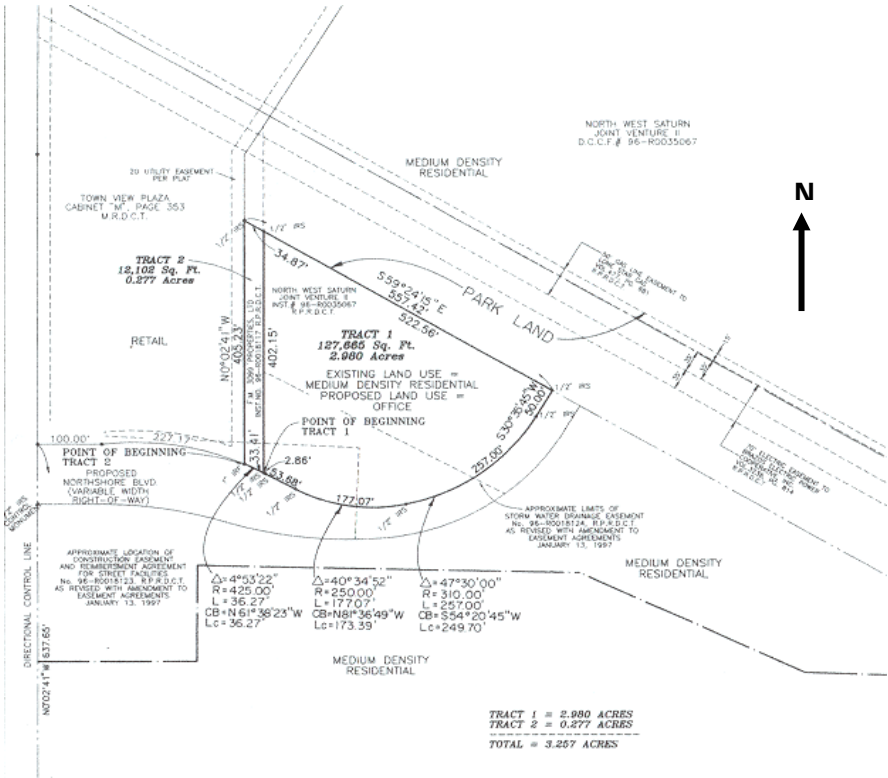
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	A. Paragraph #6, page 45 of the 1994 Comprehensive Master Plan was amended to read: "Office and retail uses are proposed for the site immediately north of Forest Vista. Natural amenities shall be preserved as a buffer for the residential neighborhoods currently provided by creeks and existing vegetation."		Property developed, Property mapping.
2.	B. Paragraph #6, page 46 of the 1994 Comprehensive Master Plan was amended to read: "The site directly across FM 2499 from Chaparral is proposed to be Retail and Office. Preservation of existing trees shall be maintained to the greatest extent possible."		Property developed, Property mapping.



3.0 SPECIFIC PLANS

Resolution #26-97
Adopted: November 3, 1997

Changing the land use designation on a certain tract of land being approximately 3.25 acres in the J. White Survey, Abstract No. 1341, Flower Mound, Denton County, Texas, and presently master planned for medium density residential is changed to office.



3.0 SPECIFIC PLANS

Specific Plan Area #3 Controls

Development controls for Specific Plan Area #3 are recommended to allow the development of commercial development at the intersection without degrading the traffic characteristics of the FM 2499/Flower Mound Road intersection and the two major arterials. An emphasis is placed in this area on protection and preservation of the natural amenities, particularly the enforcement of the Town's Tree Preservation Ordinance. Because of the uncertainties of health risks associated with electromagnetic fields from the electrical transmission lines, 100' setbacks are recommended. A special view corridor to protect views of the Flower Mound is recommended.

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	Access management techniques are proposed to limit curb-cuts and assist in the movement of traffic.		Access Management Regulations
2.	Retail land uses are proposed for the southwest corner of FM 2499 and FM 3040. Buffers will be required between the adjacent Single Family, Medium Density Residential development and this site. A 100' building setback is required from the edges of the existing electricity and gas easement that runs through this site.		Property developed (PD-37).
3.	Retail land uses are also proposed for the northwest corner of FM 2499 and FM 3040. Buffers will be required between this site and the adjacent Single Family, Medium Density Residential development. Preservation of existing trees will be required. Special landscape and signage treatments will be required at the entrances. Traffic routes through the site should be discontinuous. The southeast corner of the site is considered a "High Visibility Site" and will require an exceptional architectural solution.		Property developed (PD-29).
4.	Single Family, High Density (minimum 8,500 square feet) Residential land use is proposed for the site south of Chaparral. Preservation of existing trees will be required on this site.		Property developed (PD-29).
5.	The site directly across FM 2499 from Chaparral is proposed to be Single Family, Medium Density Residential. Preservation of existing trees will also be required on this site.		Property developed, amended by Resolution 1-97.
6.	An Institutional land use is proposed for the northeast corner of Forest Vista Drive and FM 2499. Buffers should be provided on this site where adjacencies with residential uses exist. Because of existing views along FM 2499 into this site, a unique Architectural Feature should be developed on this site to act as a focal point.		Property developed (PD-13).
7.	Retail land uses are proposed at the northeast corner of FM 2499 and FM 3040. The building zone on this site is of great importance in order to maintain views to The Flower Mound and to planned architectural features. Service areas on this site should be internal, and shared by the retailers. A buffer should be provided between this site and the adjacent Single		Property developed (PD-13).

3.0 SPECIFIC PLANS

	Family Residential land use to the east of this site. Retail, Office, and/or Institutional land uses are proposed on this site adjacent to FM 3040.		
8.	A Single-Family, Low Density Residential land use is proposed for the southeast corner of FM 2499 and FM 3040. A 100' building setback is required from the edges of the existing electricity and gas easement that runs through this site.		Property developed, amended by Resolution 7-96.
9.	A 50' landscape setback is required on FM 2499 south of FM 3040 and a 25' setback is required north of FM 3040.		Property developed.
10.	A 25' landscape setback is required along FM 3040 east and west of FM 2499.		Property developed.
11.	All four corners at the intersection of FM 2499 and FM 3040 require special landscape treatments that should be coordinated on each corner.		Property developed.

-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels

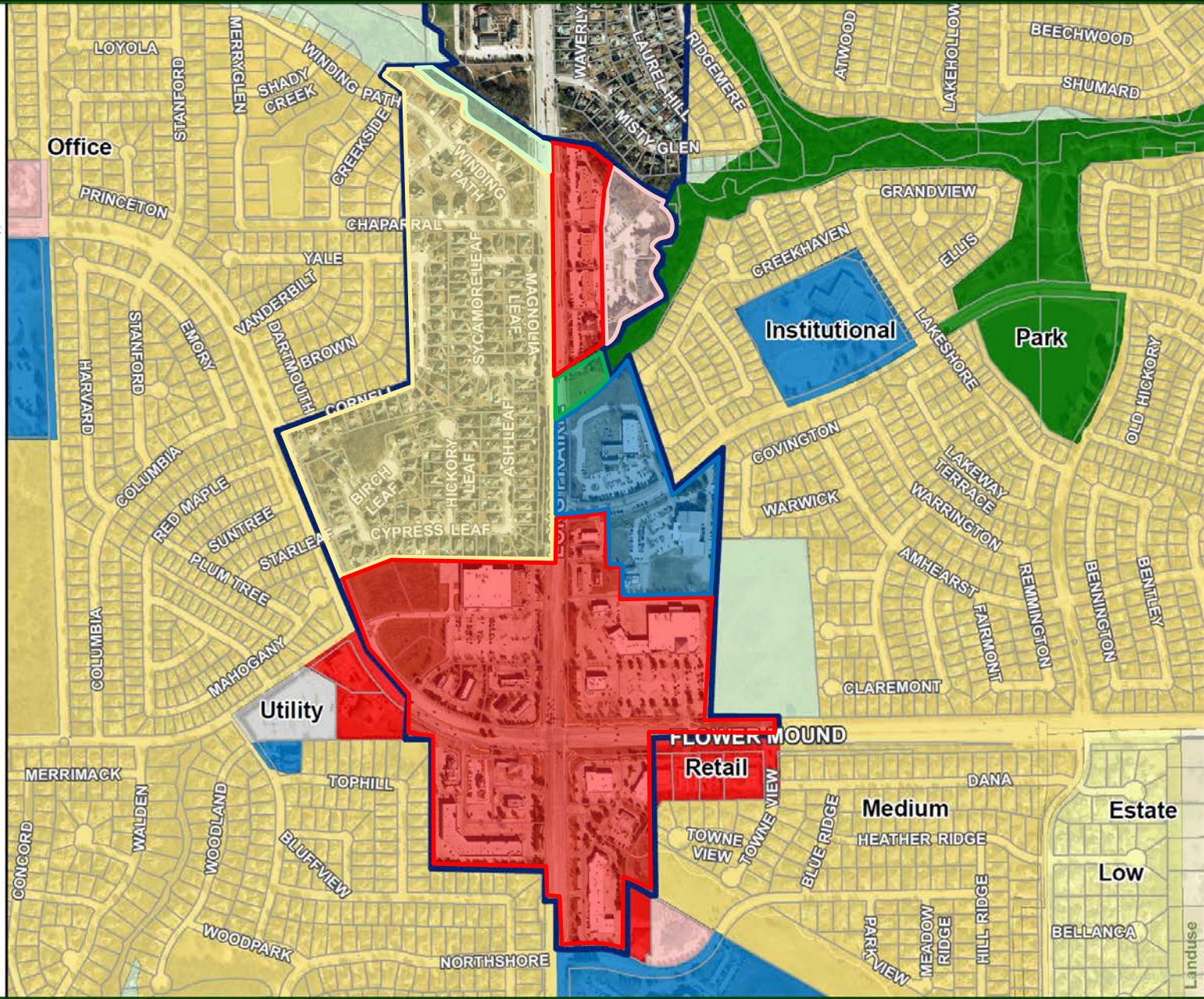


Information Technology



0 450 900 Feet

October, 2016



3.0 SPECIFIC PLANS

Specific Plan Area #4

The study area that is proposed as Specific Plan Area #4 is defined by property that exists on both sides of FM 2499, north of Euclid and south of Timber Creek.

The general land use concept for Specific Plan Area #4 is one that mixes medium density residential with neighborhood retail, professional office and a combination of the two. The locations for commercial land uses are established from an analysis of the proposed transportation system and existing development patterns. Many, if not all, of the land use recommendations are established to be compatible with existing development patterns and natural features in the existing landscape.

Elements included in Specific Plan Area #4 are as follows:

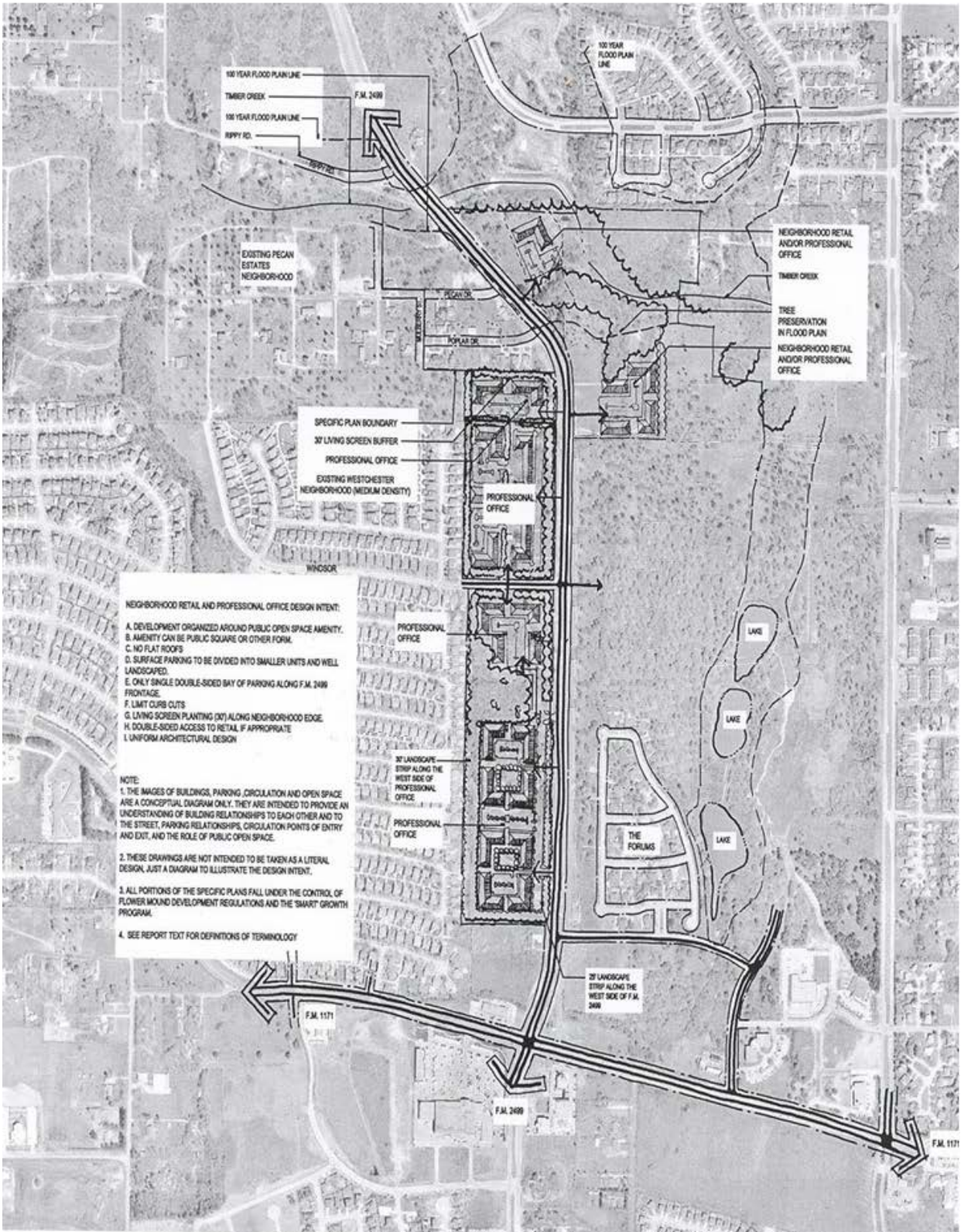
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	Professional office is recommended along the west side of FM 2499. This land use should be developed in a pattern that creates courtyards and pedestrian-scaled spaces. Surface parking for the development should be screened from FM 2499 and the Westchester neighborhood with a wide landscaped area. This site is proposed to be nestled into areas of existing trees in a manner intended to save natural trees stands and make maximum use of their screening and buffering potential.		Property mapping, property partially developed. LDR requires screening and buffering.
b.	Neighborhood retail and/or professional office are recommended along the eastern side of FM 2499 with appropriate landscape buffers and development controls. In this area no development or fill can occur in the adjacent 100-year flood plain. Protection and preservation of mature trees in accordance with the Town's Tree Ordinance is required for development along this side of FM 2499.		Property entitled & partially developed, (PD-114).
c.	A 30' wide living screen landscape buffer is recommended between commercial developments adjacent to all residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations. One example of a location where the landscape screen would be required would be between the Pecan Estates/Westchester neighborhoods and the adjoining land, which is recommended to be professional office.	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
d.	Limited curb cuts will be allowed along FM 2499. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property		Access Management Regulations
e.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The specific locations of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.		Access Management Regulations

3.0 SPECIFIC PLANS

f.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.		Urban Design Standards
g.	No development should occur in the Timber Creek 100-year floodplain		SMARTGrowth, LDR regulations.

3.0 SPECIFIC PLANS

Specific Plan Area #4



-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



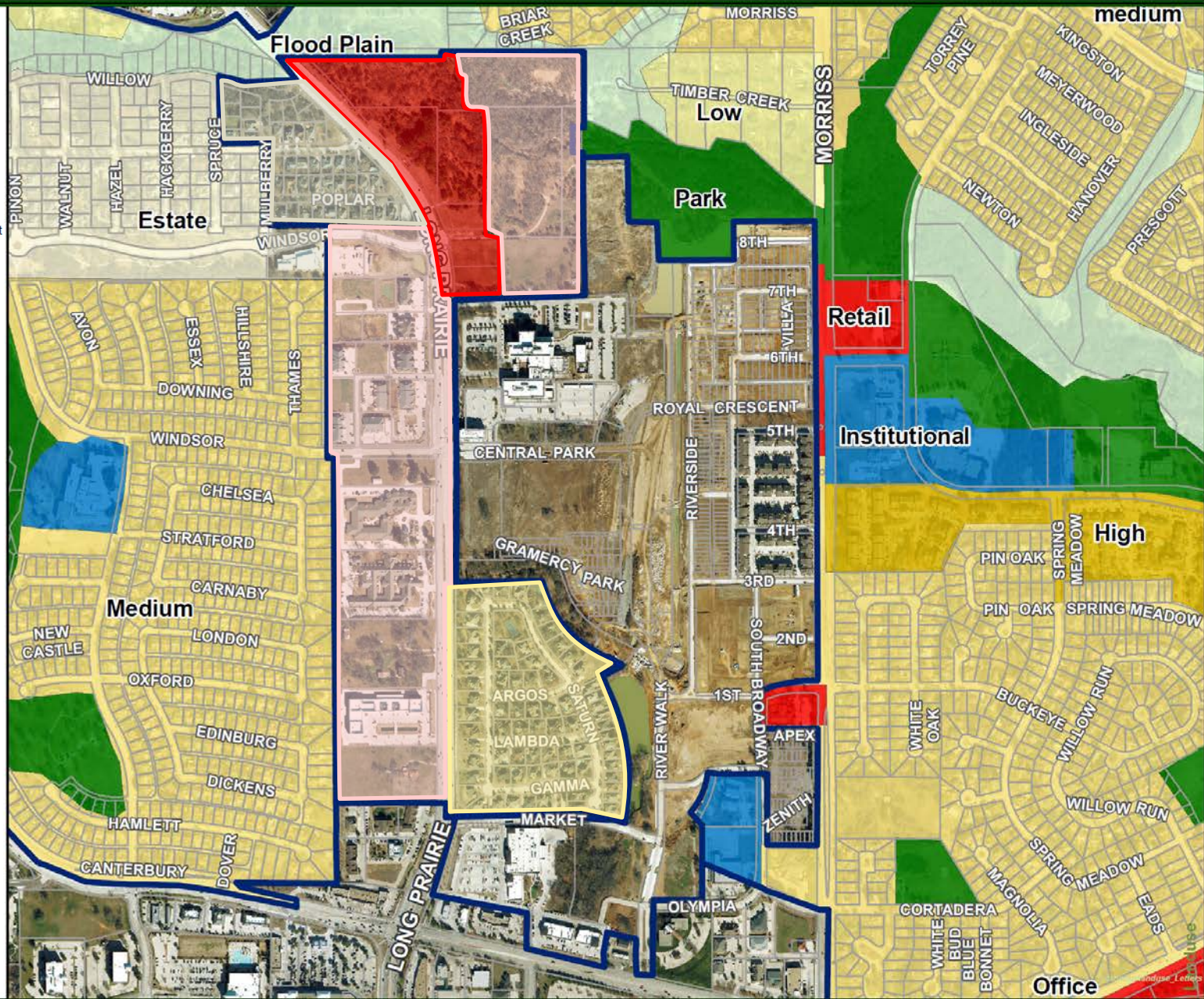
Information Technology



GIS

0 500 1,000 Feet

October, 2016



3.0 SPECIFIC PLANS

Specific Plan Area #5

Specific Plan Area #5 is bounded on its southern limit by Timber Creek and extends north to the intersection of FM 2499 and Dixon Road. Rippy Road, Waketon Road and Chinn Chapel Road form the western boundary of the plan area. The eastern element of the plan is a strip approximately five-hundred feet in depth that extends from Timber Creek to the south connecting to Dixon Road to the north.

The general land use concept for Specific Plan Area #5 is one that mixes low-density residential with neighborhood retail, village retail, and professional office. The locations for commercial were established from an analysis of the proposed transportation system and existing development patterns.

Within Specific Plan Area #5, College Parkway, Waketon Road and Dixon Road intersect with FM 2499. Possible development around these key intersections should serve to accommodate the Town's need for an expanded retail base.

In each of the neighborhood retail development areas emphasis is placed on orientation of buildings, creating public open space, landscape buffers and limited access to aid transportation and traffic flows.

On the west side of FM 2499 beyond the neighborhood retail and village retail land uses are segments of residential low density land use that extend to the limit of the plan area. Points of pedestrian access interconnect the neighborhood retail and residential developments.

A unique design element is the use of landscape screens that vary from 30' to 50' in width along both sides of FM 2499. Along the western and northern boundary abutting the roadways is the Town's pedestrian trail system extending through the plan area and linking with the trail system beyond.

Elements included in Specific Plan #5 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	Neighborhood and village retail and/or professional office land uses are identified along the corridor with major retail at and about the southwest corner of Dixon Road and Long Prairie Road (FM 2499) (the "Robertson's Creek development"). The key concerns for planning these developments are as follows:		
	Development organized around public open space amenity.		Urban Design Standards
	Amenity can be a public square or other form.		Urban Design Standards
	Surface parking to be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations, except for the Robertson's Creek development.	✓	LDR requires landscaping, but does not contain the provision of 100 space maximum.
	Only single double-sided bay of parking along FM 2499 frontage.	✓	The majority of the property is entitled or developed and meets this requirement.

3.0 SPECIFIC PLANS

	Limit curb cuts from major roads by coordinating curb cuts between adjoining properties.		Access Management Regulations
	Double-sided access to retail that faces public open space amenity element.		Urban Design Standards
	Uniform architectural design within contiguous areas.		Urban Design Standards
b.	Realignment of Waketon Road with large radius curves for vehicular safety in two locations as Waketon Road transitions from a north-south alignment to an east-west alignment west of FM 2499. The intersection of Waketon and FM 2499 should be signalized at the time that it meets MUTCD warrants, as should other major intersections of public streets.		Property entitled & partially developed, (PD-89, 141 & 148).
c.	Except as described below, low density residential is recommended along the east side of Rippy Road south of Waketon Road. The depth of this land use is recommended to be 550' from Rippy Road, measured from the ROW line at Rippy Road and parallel to the Rippy Road ROW line. High density residential and medium density residential uses are recommended for the area north and east of Rippy Road and south of the future extension of College parkway as shown on the SPA 5 map. High density residential and medium density residential uses in this area shall only include single family detached residential uses		Property mapping, property entitled & partially developed, (PD-137).
d.	Medium Density and High Density residential is recommended along the west line of Rippy Road, between Pecan Meadows Drive and the southern east-west alignment of Waketon Road, with a depth of approximately 725 feet from Rippy Road, measured from the ROW line at Rippy Road and parallel to the Rippy Road ROW line, and along the west line of the north-south line of Waketon Road, between the southern section of the east-west alignment of Waketon Road and the south line of the northern section of the east-west alignment of Waketon Road, with a depth ranging from 795 feet to 1,380 feet from the north-south alignment of Waketon Road, measured from the ROW line at the Waketon Road ROW line, as this section of Waketon Road will be realigned as detailed on page 3.22.		Property mapping, property entitled & partially developed, (PD-137).
e.	Village retail is recommended along FM 2499, as indicated on the plan, to increase economic development opportunities and commercial land uses along FM 2499.		Property mapping
f.	Neighborhood retail is recommended along Dixon Road in the northern limits of this Specific Plan. The vehicular access to this retail should be coordinated with the access for the Major Retail north of Dixon Road in Specific Plan Area #6.		Property mapping, property developed.
g.	FM 2499 should have a landscape treatment of long sweeping curves of plantings that vary between 20' and 35' from the maximum ROW line.	✓	Street buffer required is 25 feet.
h.	Pedestrian linkages should be provided between	✓	LDR requires sidewalks, but does not

3.0 SPECIFIC PLANS

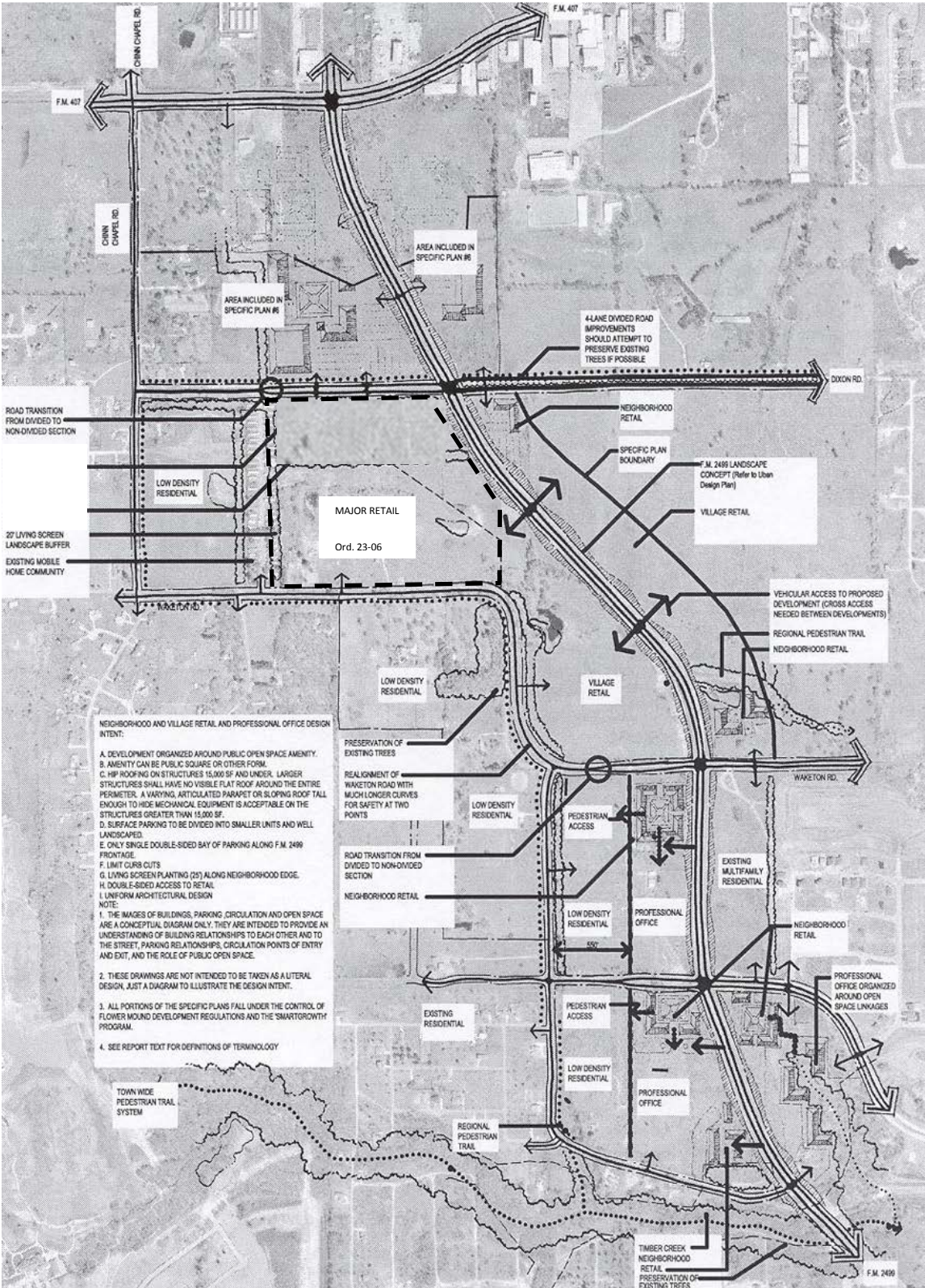
	neighborhood retail/professional office land uses and the adjacent residential uses. These pedestrian linkages are to be integrated into all site planning for development proposals in the identified areas.		contain a provision that requires such connectivity.
i.	Dixon Road and Waketon Road, west of FM 2499 as indicated on the plan, are proposed to transition from a divided road section to an undivided section with a more rural character. This character should include no median and consideration of a swale drainage system instead of concrete curb and gutter. College Road will be designated and aligned west of Long Prairie Road as shown on the attached SPA 5 development controls exhibit.		Access Management Regulations
j.	The existing trees along Dixon Road are to be integrated and preserved as Dixon Road is improved and/or widened, as much as is fiscally possible. If preservation of the trees is to occur, additional ROW will need to be acquired for roadway improvements.		Dixon has been improved to its final section.
k.	A Town-wide pedestrian trail system has been adopted as part of the Town's Parks and Trails Master Plan. Its location in this Specific Plan is indicated by the dots linking neighborhoods together. The system should follow creek alignments and existing tree stands as much as possible.		Parks Trails plan
l.	A 30' wide living screen landscape buffer is recommended between commercial developments adjacent to all residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations.	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
m.	Limited curb cuts will be allowed along FM 2499. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property.		Access Management Regulations
n.	Buildings should incorporate human-scale proportions at entries and front facades through the use of arcades, porte-cocheres, and other shade producing elements.		Urban Design Standards
o.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within this SPA 5 provided that: (1) any such building(s) being considered for a waiver shall be part of a large-scale multi-building development of 25 acres or larger; and, (2) possessing a meritorious Unified Design Theme; or provided that: such building is located at the southwest corner of the intersection of Waketon Road and Long Prairie Road on certain property described as 1.495 acres of land in the Jesse Watkins Survey, Abstract Number 1324, Denton County, Texas. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.		Urban Design Standards

3.0 SPECIFIC PLANS

p.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The location of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.		Access Management Regulations
q.	No development shall occur in the Timber Creek 100-year floodplain.		SMARTGrowth, LDR regulations.

3.0 SPECIFIC PLANS

Specific Plan Area #5



3.0 SPECIFIC PLANS

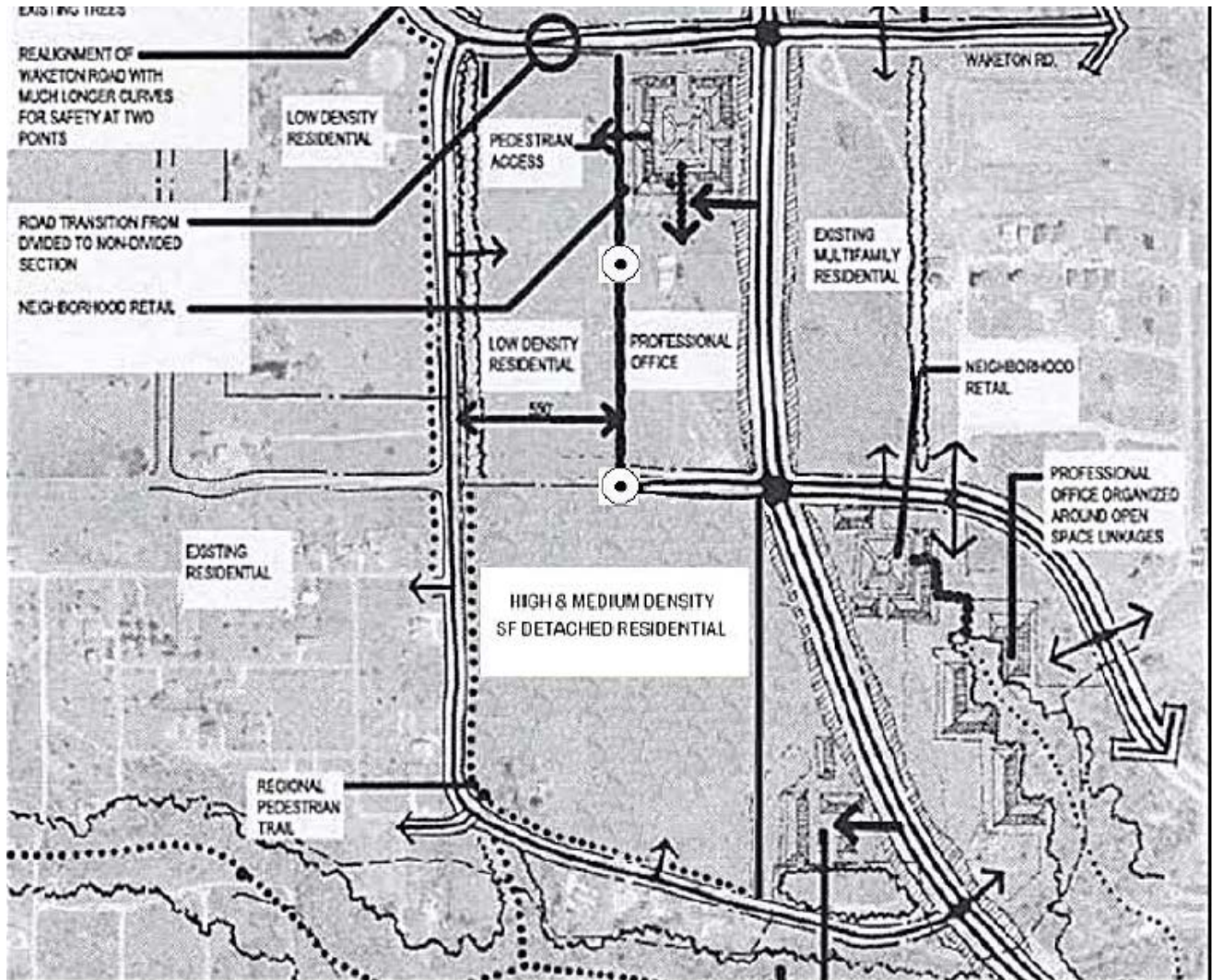
Amendments to Specific Plan Area #5 Development Controls Exhibit:

Ordinance No. 22-15

Adopted: April 20, 2015

Ordinance No. 27-15

Adopted: May 4, 2015



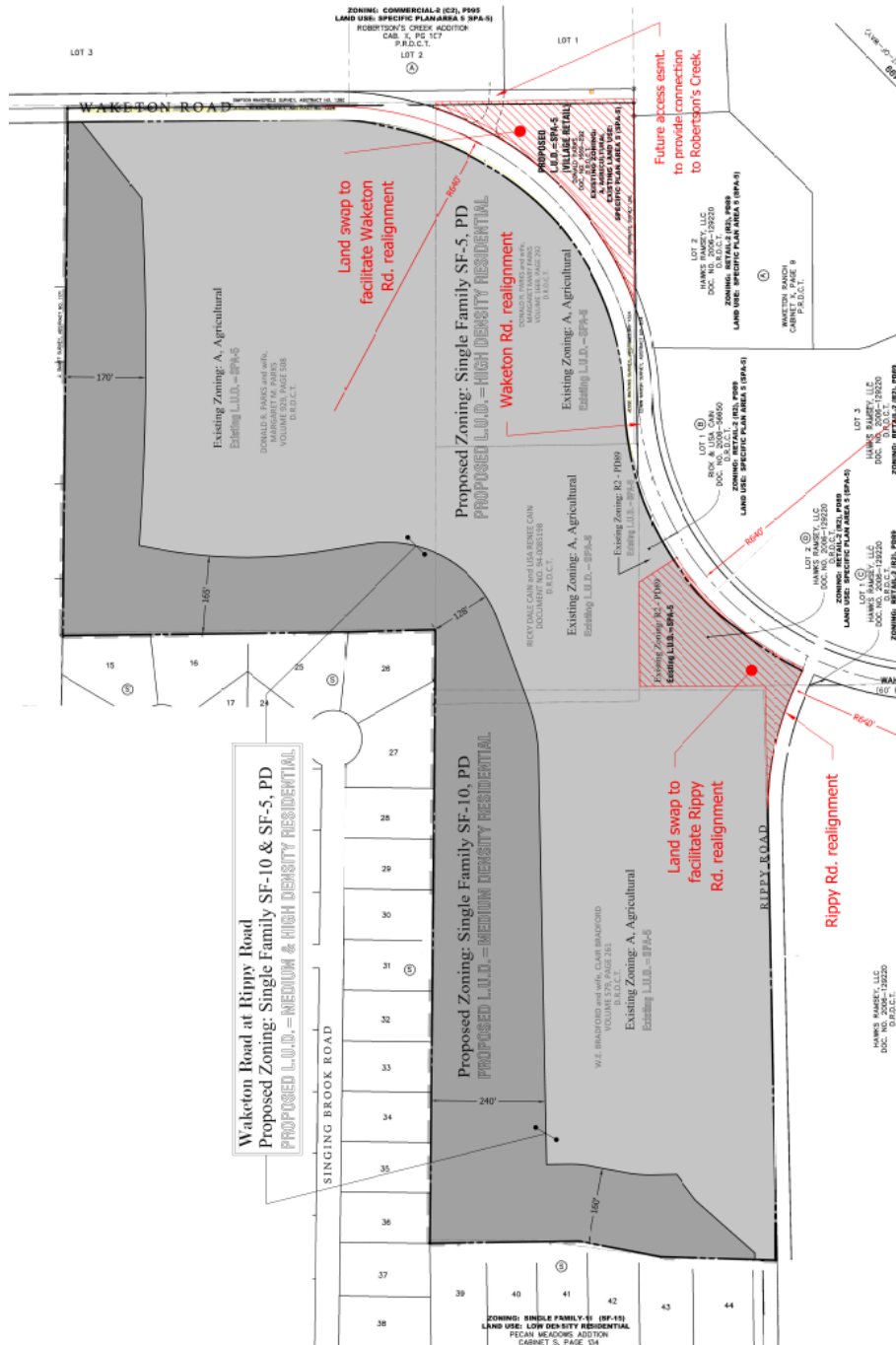
3.0 SPECIFIC PLANS

Amendments to Specific Plan Area #5, as depicted below:

Ordinance No. 50-16

Adopted: September 6, 2016

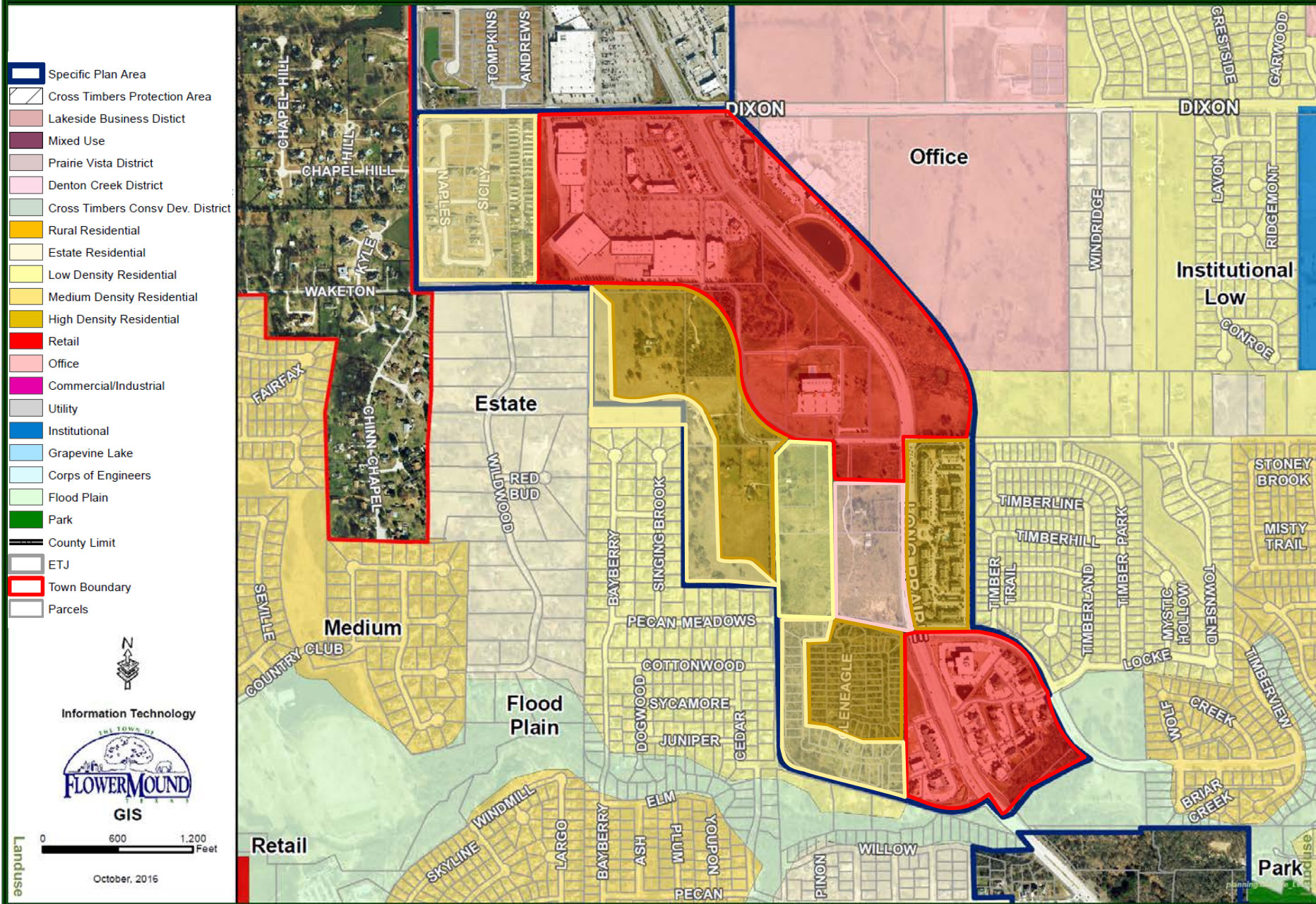
Change in land use designation and realignment of Waketon Road.



Bradford Park

Flower Mound, Denton County, Texas

Master Plan Exhibit



3.0 SPECIFIC PLANS

Specific Plan Area #6

Specific Plan Area #6 is unique in that it has a broad diversity of land uses proposed and is separated into two subparts. The larger of its two segments is located generally north of Dixon Road, south of FM 407 and centered about the southeast and southwest quadrants of the intersection of FM 2499 and FM 407. The smaller segment is located north of FM 407, west of Chinn Chapel and east of Jernigan Road. This smaller segment is approximately 450' in depth along the FM 407 frontage.

The general land use concept for Specific Plan Area #6 is one that proposes a mixture of major retail, village retail, and professional office around existing light industrial developments. The locations for commercial uses are established from an analysis of the proposed transportation system and existing development patterns.

Planned Development 27, PD-27 is fully contained within the plan area. It is strategically placed in a manner to take full commercial advantage of the intersections of FM 2499 with Dixon Road and FM 407. Envisioned in the plan area are larger retail land uses sited with smaller buildings in a manner to screen parking and create open plazas. Gateway features are proposed at the FM 407 - FM 2499 intersection at both of the corners.

East of the retail center and fronting FM 407 there exists a pattern of small commercial and industrial sites interspersed with undeveloped agriculturally zoned tracts. As these areas develop and/or redevelop, the plan envisions transformation to retail, professional office and light industrial uses. Numerous points of access and median openings are indicated along FM 407 to serve the patchwork of small tracts that are expected to remain near their current pattern.

The smaller segment to the north of FM 407 and west of its intersection with Chinn Chapel is further subdivided into two land uses. The eastern half is proposed as a Town park and for institutional uses of approximately ten acres and the western half, a neighborhood retail center. The boulevard that separates the park from the retail development to the west is proposed to be heavily screened with 30' landscape buffers along the right-of-way. Two points of access serve both the park and retail site. The Town's multi-use trail extends along the north side of FM 407, crossing at the intersection with Chinn Chapel and then extending the full length of the plan area to its eastern limit along the south side of FM 407.

Elements included in Specific Plan #6 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	Major retail centers are recommended at the SE and SW corners of the intersection of FM 2499 and FM 407. These retail centers should be organized around public open space amenities and designed as master planned developments that address architecture, circulation, signage, lighting and landscape. They should include a 30' wide living screen landscape buffer between their built area and neighboring residential land uses. These buffers would also be required to include masonry walls between dissimilar land uses, as required by the Town's Land Development Regulations. The developments should provide pedestrian and vehicular linkages to adjacent residential neighborhoods as they develop.		Property mapping, property developed (PD-27 & 71).
b.	Neighborhood retail land uses are identified in the		Property mapping, property developed

3.0 SPECIFIC PLANS

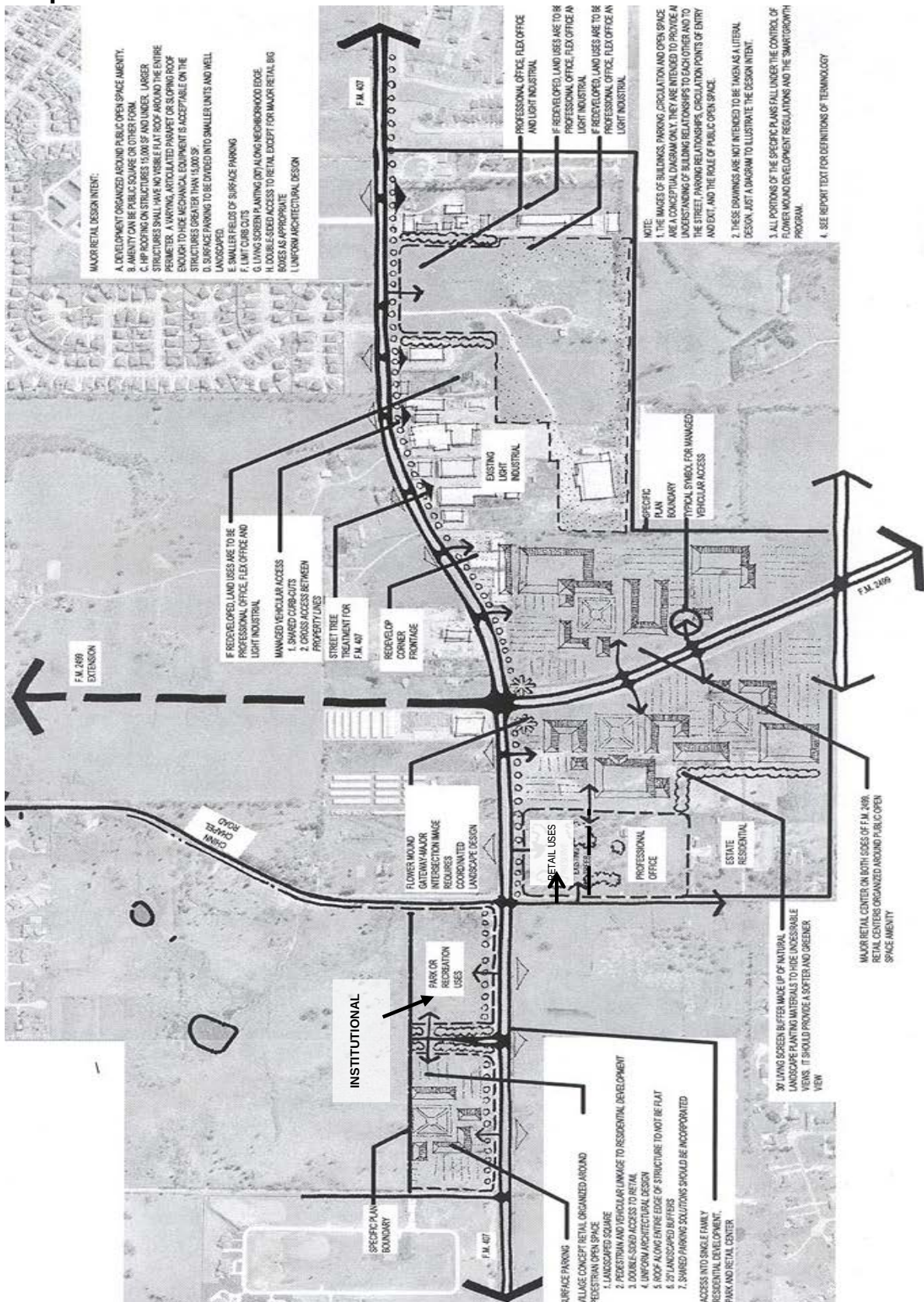
	westernmost area of FM 407. The key concerns for planning in this development are as follows:		(Jernigan Heights & PD-104).
	Development organized around public open space amenity.		The majority of the property is entitled or developed (PD-104) and meets this requirement.
	Amenity can be a public square or other form.		The majority of the property is entitled or developed (PD-104) and meets this requirement.
	Surface parking to be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations.		The majority of the property is entitled or developed (PD-104) and meets this requirement.
	Only single double-sided bay of parking along FM 407 frontage.		The majority of the property is entitled or developed (PD-104) and meets this requirement.
	Limit curb cuts from major roads by coordinating curb cuts between adjoining properties.		Access Management Regulations
	Double-sided access to retail that faces public open space amenity element.		Urban Design Standards
	Uniform architectural design within contiguous areas.		Urban Design Standards
c.	Gateway treatments as described in the Town's Urban Design Plan are proposed for the SE and SW corners of FM 2499 and FM 407.		Median and ROW Master Plan
d.	Institutional, a public park and/or recreational land use is recommended along FM 407, west of FM 2499.		Property developed, Chinn Chapel Soccer Complex.
e.	FM 2499 should have a landscape treatment of long sweeping curves of landscape plantings that vary between the back of the curb of the street to the limit of the 25' landscape buffer.		Street buffer required is 25 feet.
f.	FM 407 should have a landscape treatment of formal tree plantings with shade trees identified in the Town's Land Development Regulations planted at 30' on center along the right of way line.		Median and ROW Master Plan
g.	The SE corner of FM 2499 and FM 407 that fronts on FM 407 and is currently light industrial uses is proposed to eventually redevelop into major retail. This redevelopment, when proposed by the landowner, should be master planned to coordinate with the entire corner of major retail located in the SE quadrant.		Property mapped as Commercial 2 which allows auto repair.
h.	If existing light industrial land uses along FM 407 redevelop, they should change into office and flex office. This redevelopment would happen only when proposed by the landowner.		Property mapped as Light Industrial which allows office and office flex.
i.	A Town-wide pedestrian trail system has been adopted as part of the Town's Parks and Trails Master Plan. Its location in this Specific Plan is indicated by the dots linking		Parks Trails plan

3.0 SPECIFIC PLANS

	neighborhoods together. The system should follow creek alignments and existing tree stands as much as possible.		
j.	Limited curb cuts will be allowed along FM 2499 and FM 407. Access drives should be coordinated so that they allow cross-vehicular movement for more than one property.		Access Management Regulations
k.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The location of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as defined by a transportation planner.		Access Management Regulations
l.	Buildings should incorporate human-scale proportions at entries and front facades through the use of arcades, porte-cocheres, and other shade producing elements.		Urban Design Standards
m.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two, provided that the Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within this SPA 6. Any such building(s) being considered for a waiver shall be a part of a large-scale multi-building development of 25 acres or larger, possessing a meritorious Unified Design Theme, and not being less than 12,000 square feet. Structures larger than 15,000 SF should have no visible area of a flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.		Urban Design Standards

3.0 SPECIFIC PLANS

Specific Plan Area #6



-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



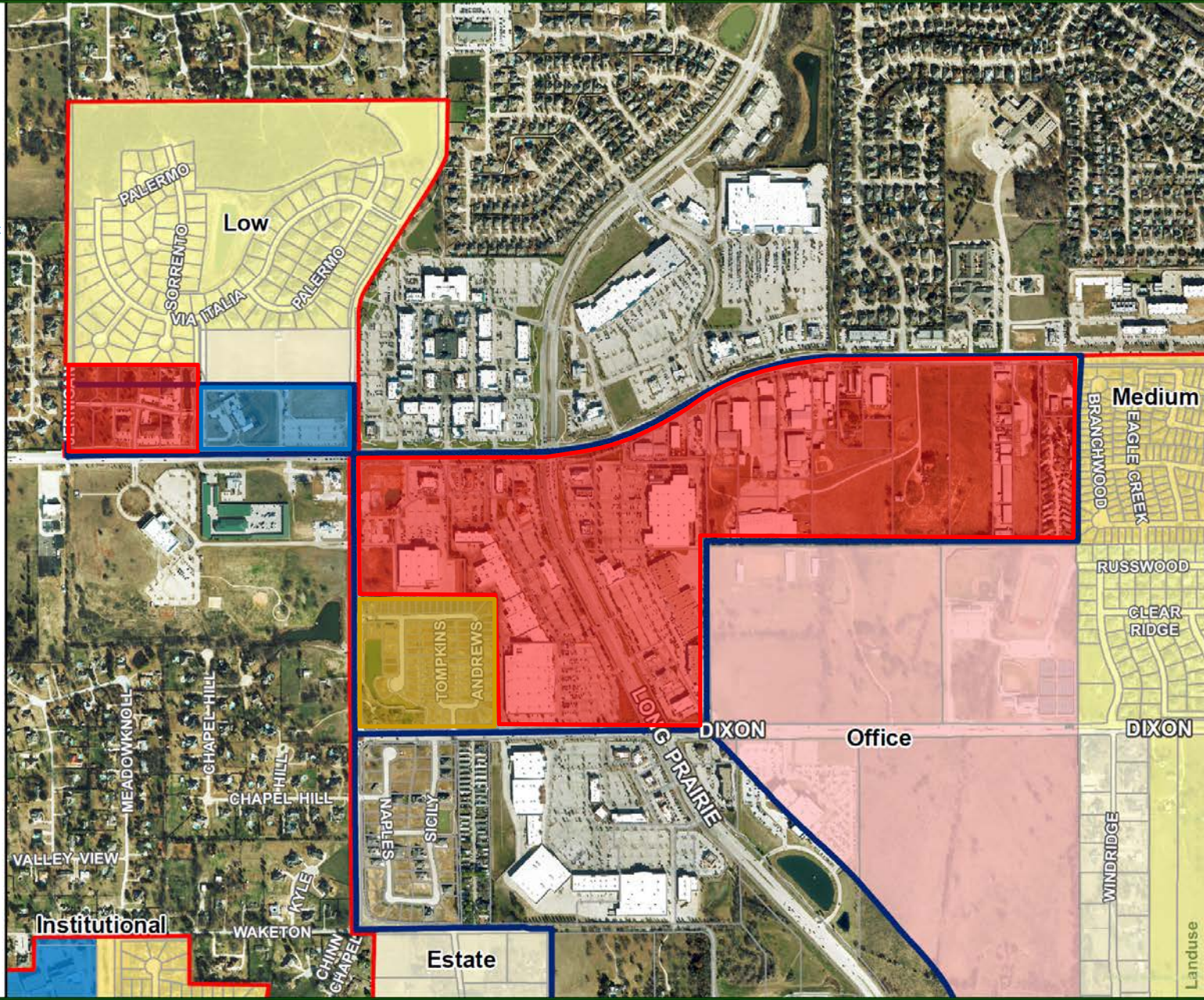
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GIS

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October, 2016



3.0 SPECIFIC PLANS

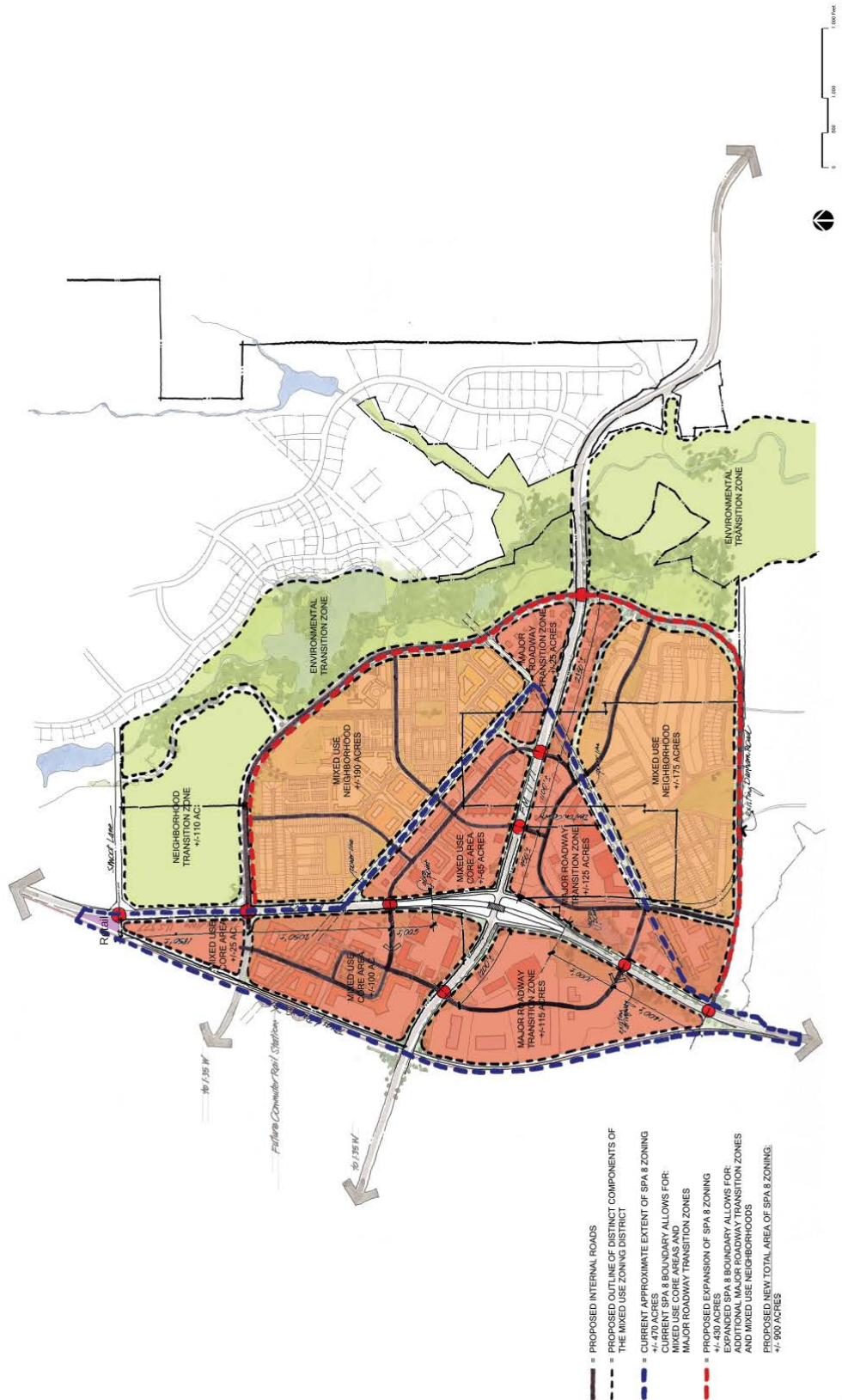
Specific Plan Area #8

The general land use concept for this Specific Plan Area #8 is one that proposes a collection of mixed use developments centered around the intersection of FM 1171 and US 377. SPA 8 provides a transition between the higher intensity uses at the intersection and the Prairie Vista district to the east.

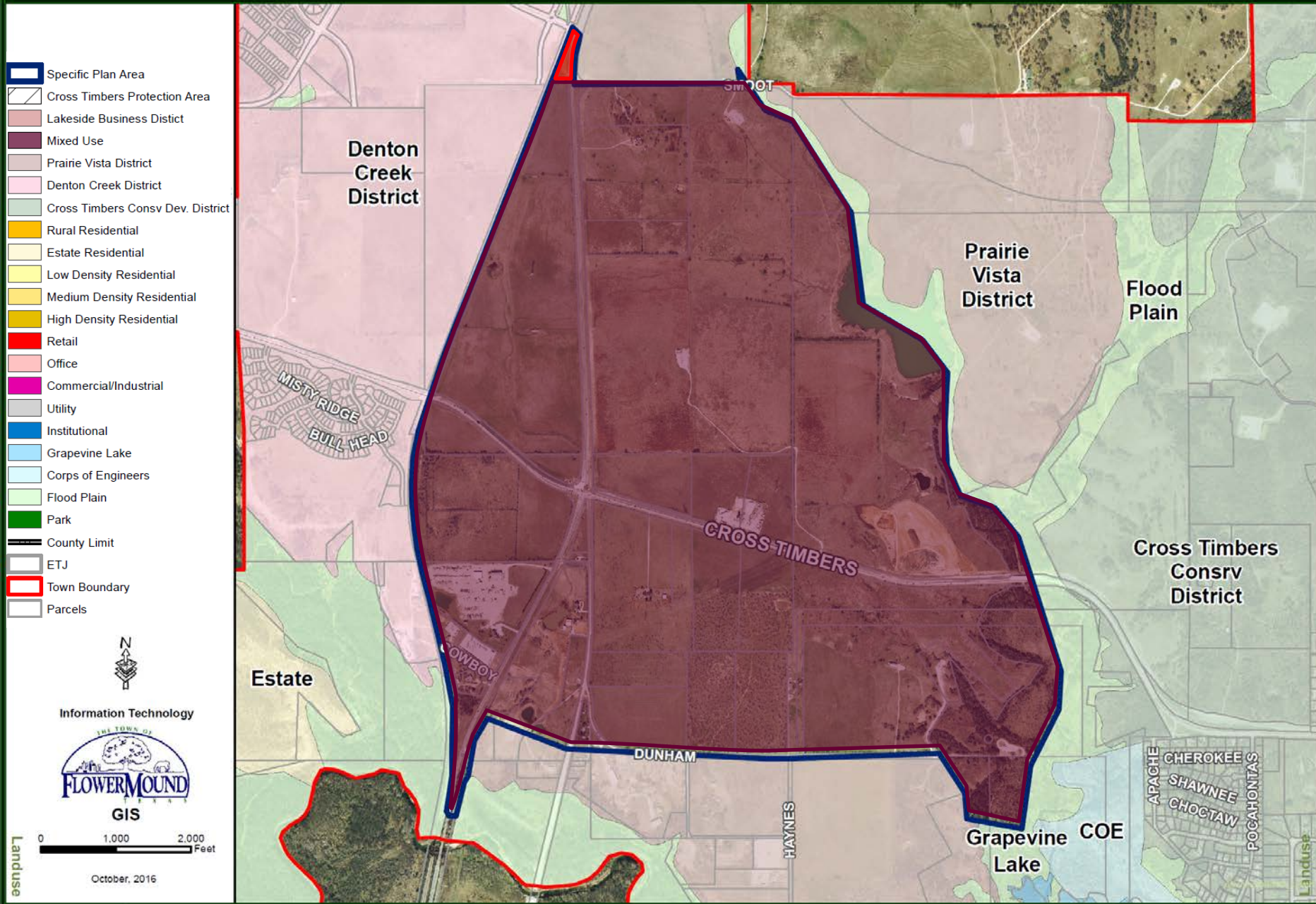
Elements included in Specific Plan Area #8 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	The land use plan shows higher density mixed uses at the intersection of FM 1171 and US 377, extending to the overhead transmission lines to the east.		Property mapping
b.	From the mixed use core and major roadway areas, mixed use neighborhood areas are planned moving to the east. On the north of FM 1171 the mixed use neighborhood area extends to the environmental transition zone which includes the flood plain. On the south side of FM 1171, the mixed use neighborhood area extends to Dunham Road.		Property mapping
c.	East US 377, south of FM 1171 there exists a pattern of industrial sites interspersed with undeveloped agriculturally zoned tracts. As these areas develop and/or redevelop, the plan envisions transformation to mixed use.		Property mapping
d.	Retail land use is proposed in the far northern triangle along US 377. Since this location is a gateway entrance into Flower Mound, any project in this location should have a unified, high quality architectural, landscape and signage design.		Property mapping, Urban Design Standards
e.	A neighborhood transition zone is proposed south of Smoot Lane to provide a buffer between the mixed use area and the Prairie Vista area to the north.		Property mapping
f.	The roadway system shown reflects the Town's Thoroughfare Plan and includes: • A grade separated intersection at FM 1171 and US 377. • A new connector roadway extending from FM 1171 to US 377. • Realignment of Dunham Road. • A new crossing of the railroad tracks west of US 377.		Thoroughfare Plan
g.	The roadways and intersections shown are conceptual and will have to meet the Town's standards when developed.		Access Management Regulations
h.	The SPA 8 area is one of the gateway areas of the Town. All landscaping and entrance monuments should comply with the Town's Median and Rights-of-Way Design Guidelines.		Median and ROW Master Plan

3.0 SPECIFIC PLANS



SPA 8 - Concept Plan



3.0 SPECIFIC PLANS

Specific Plan Area #9

The general land use concept for Specific Plan Area #9 is one that proposes four high-end neighborhood retail developments organized around pedestrian open space amenities, with the use of significant landscape plantings for both site landscape and as perimeter buffer.

All development in this Specific Plan Area should conform to the following design elements:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	The development plan for the four corners shall be organized around public open space amenities; which can be accomplished with a public square or other form.		Property entitled & partially developed, (PD-51, 78, 82 & 84).
b.	Preferred uses include; specialty grocery, drug store, bank, dessert/ice cream shop, coffee house, bagel/shop, sit down restaurant, book store, florist, antique store, dance, drama, or music studio, and professional offices.		Property entitled & partially developed, (PD-51, 78, 82 & 84).
c.	Retail uses less than 5,000 square feet in area shall not be allowed within 400' of the intersection of FM 3040, Morriss Road, and Gerault Road, measured radially from the center point of the intersection.		Property entitled & partially developed, (PD-51, 78, 82 & 84).
d.	All of the buildings within the SPA should have a coordinated design including, architecture, color palate and use of materials.		Property entitled & partially developed, (PD-51, 78, 82 & 84).
e.	No outside speakers, except customer service speakers, should be allowed within the SPA.	✓	LDR limits noise, but does not have a limitation on outdoor speakers.
f.	Outside lighting should minimize spillover to areas outside the boundaries of the SPA.		LDR limits the light spilling over to adjacent properties.
g.	Corner buildings should provide "front door" elevations facing each of the roads toward which they are oriented. Buildings should be designed along the roads so that they screen service areas from view from the public rights of way.		Urban Design Standards
h.	Limited curb cuts and median cuts should be allowed along FM 3040. Curb and median cuts should be coordinated to discourage cut-through traffic between FM 3040 and Gerault/Morriss Road.		Access Management Regulations
i.	Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter so that all roof equipment will be hidden from view.		Urban Design Standards
j.	Surface parking areas should be divided into units of 100 cars or less, and landscaped in accordance with the Town's Land Development Regulations.	✓	LDR requires landscaping, but does not contain the provision of 100 space maximum.

3.0 SPECIFIC PLANS

k.	A 25' living screen buffer is proposed along perimeter edges of this plan area where commercial development is proposed close to existing or planned residential development. This 25' landscape buffer should screen the commercial from view from within the residential neighborhoods.		Compatibility buffer requires a minimum of 25 foot landscape buffer.
l.	The black arrows connecting roadways with development areas identify primary curb cuts for vehicular access. The location of property access will be dependent on adjacent property circulation, final site plan design and projected traffic data as approved by the Town Engineer. Hooded left turn lanes will be considered at final site plan design in conjunction with a traffic impact analysis.		Access Management Regulations

The proposed SW quadrant has some unique design issues that will need to be addressed during the development approval process. These include:

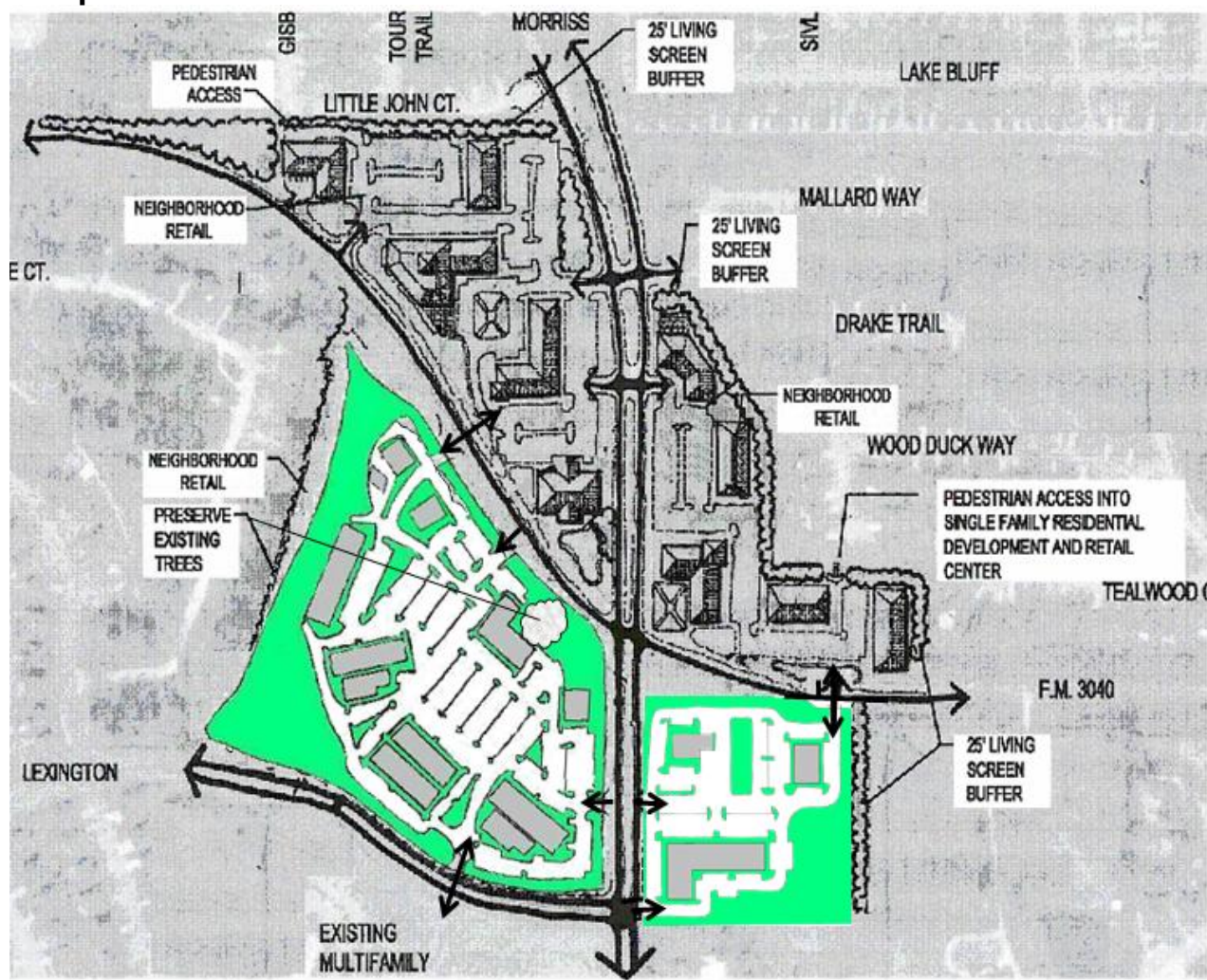
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
1.	Notwithstanding the design reflected on the concept plan a single tenant use larger than 25,000 SF is allowed only with the approval of a Specific Use Permit (SUP) that would evaluate the impact of such a use and allow for conditions to be placed on a development to insure compatibility with the surrounding neighborhoods.		Property developed, The Pines (PD-82).
2.	The design treatment of the development facing each of the roads on three sides of the quadrant as "front door" facades.		Property developed, The Pines (PD-82).
3.	The development must be sensitive to the creek on the west side.		Property developed, The Pines (PD-82).
4.	Buffering the development from the existing neighborhood directly to the west across the creek.		Property developed, The Pines (PD-82).
5.	Buffering the development from the existing neighborhood directly to the south across Lexington Drive.		Property developed, The Pines (PD-82).
6.	The buffer along the western property line shall be a minimum of 80 feet.		Property developed, The Pines (PD-82).
7.	The height of any building within 300 feet of the western property line shall be one story.		Property developed, The Pines (PD-82).
8.	All buildings within 100 feet of the western property line shall not include rear service areas and have minimal parking along the western boundary of the development.		Property developed, The Pines (PD-82).
9.	A masonry/stone/wrought iron 8' fence shall be installed to separate the development from the creek area.		Property developed, The Pines (PD-82).
10.	Existing trees along the western portion of the site and existing tree groupings on the southwest corner shall be preserved.		Property developed, The Pines (PD-82).

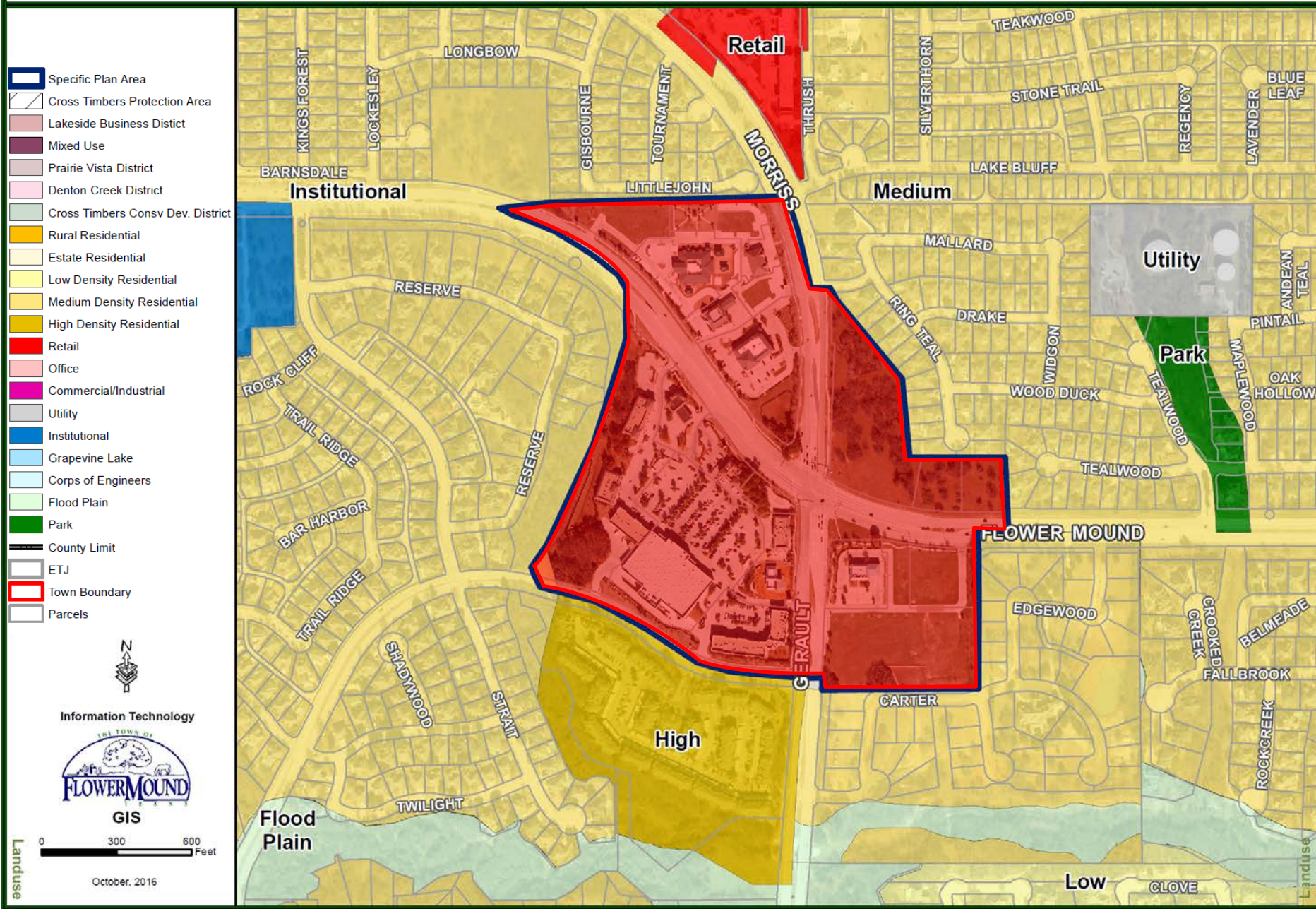
3.0 SPECIFIC PLANS

11.	The existing evergreen trees in excess of five feet in height in the northeast corner shall be preserved. Site planning and design for the quadrant should incorporate these trees into the overall site development in a manner that will ensure their survival.		Property developed, The Pines (PD-82).
12.	Any loading facilities shall be fully screened from a public right of way or adjacent residence using a screen wall which is of adequate length and height to completely enclose the delivery vehicle, additionally berms and landscaping may be added to enhance screening, which may be accomplished by the use of walls, berms, and landscaping.		Property developed, The Pines (PD-82).
13.	It is recommended that the hours of delivery be reviewed as part of any SUP approval.		Property developed, The Pines (PD-82).

3.0 SPECIFIC PLANS

Specific Plan Area #9





3.0 SPECIFIC PLANS

Specific Plan Area #10 (CBD)

The general land use concept for Specific Plan Area #10 is one that combines commercial, residential, civic, and institutional uses in a mixed use development organized into a pedestrian-oriented environment comprised of a network of streets, neighborhoods, blocks, buildings, and public open space. Specific Plan Area #10 will include a river walk park that traverses Specific Plan Area #10, and will include a street landscaping and tree program, as well as significant landscape plantings in parks, open space areas and buffers.

Elements included in Specific Plan #10 are as follows:

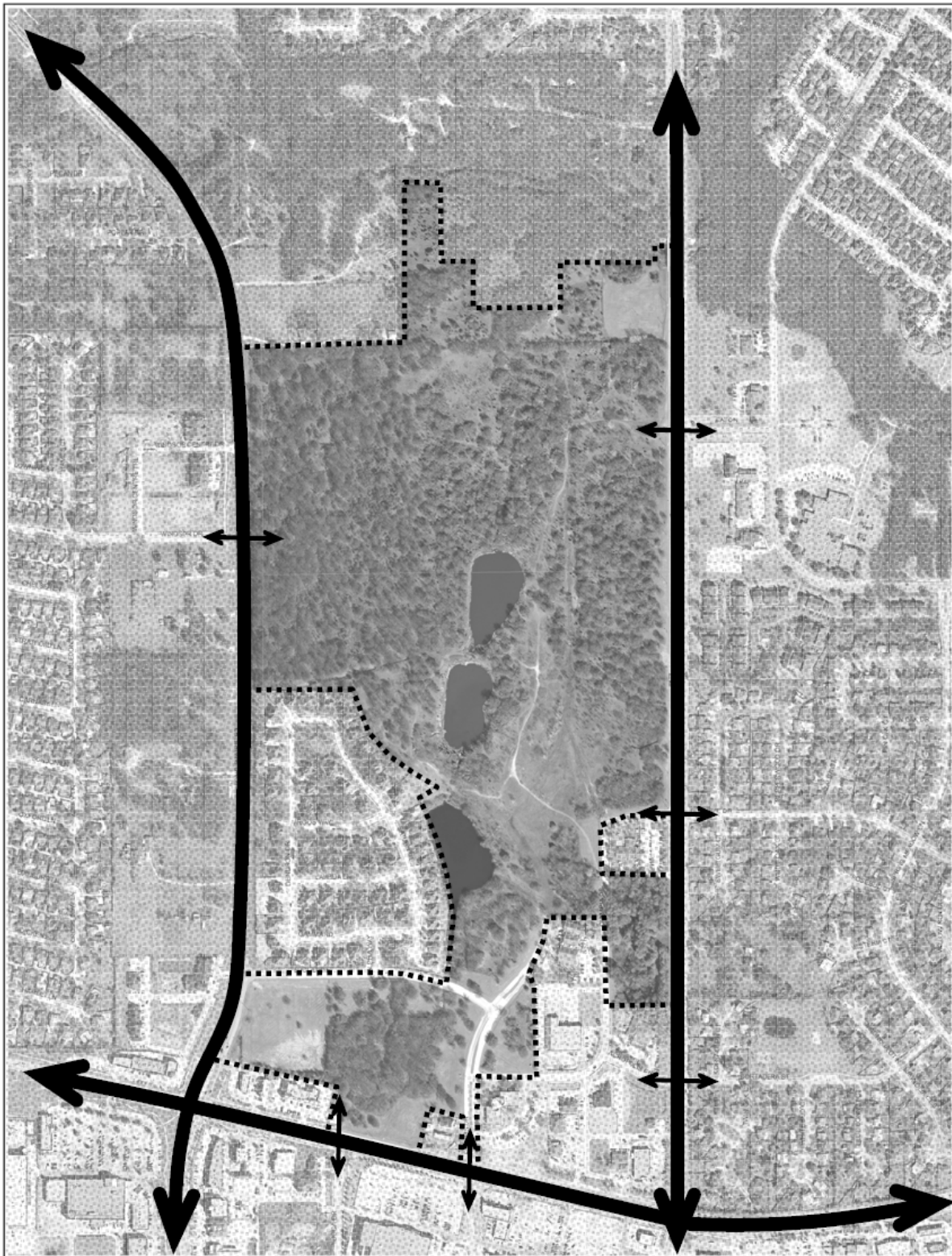
ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	In the area bounded by FM 1171 on the south, FM 2499 on the west, Morriss Road on the east, and Timber Trails Park on the north a variety of office, retail and residential uses within a pedestrian oriented, vertical and horizontal mixed use environments will include: • Retail along FM 1171, at the corner of FM 2499 and FM 1171, along FM 2499, along Central Park Ave., along the River Walk and along Central Park Ave. • Hospital along FM 2499 north of Central Park Ave. • A Central Park linked to other open space areas by a linear river walk water feature. • Residential uses along Morriss Road including Townhomes and Multi-family and loft over units located above retail and offices uses. • Office uses located throughout Specific Plan Area 10.		Property mapping to Mixed Use
b.	Specific Plan Area #10 will be composed of a number of smaller neighborhoods (subdistricts) with distinct characteristics including principal uses, building type, scale, street types and sidewalk sections.		Property entitled & partially developed, (CBD Zoning).
c.	Specific Plan Area #10 will be a focal point for Flower Mound. Its design will allow and encourage people to work and live in close proximity. It shall provide a pedestrian-oriented environment that encourages people to park their cars and walk to their destinations and that is accented by a linear park traversing Specific Plan Area #10 that incorporates a river walk water feature and provides linkages to the various sub-districts and other parts of the community.		Property entitled & partially developed, (CBD Zoning).
d.	Architectural diversity will be encouraged but shall be executed in a consistent and complementary manner.		Property entitled & partially developed, (CBD Zoning).
e.	Buildings shall be designed and built utilizing quality materials and workmanship.		Property entitled & partially developed, (CBD Zoning).
f.	Both vertical and horizontal articulation of the building facades shall be encouraged, so long as the overall effect is an integrated and interesting streetscape.		Property entitled & partially developed, (CBD Zoning).
g.	The design and location of streets, squares, parks, and		Property entitled & partially developed,

3.0 SPECIFIC PLANS

	buildings shall provide a series of linked places, creating variety and interest.		(CBD Zoning).
h.	Closely interrelated to walk-ability is the goal of creating well-designed, interconnected public spaces of varying scales, characters and uses.		Property entitled & partially developed, (CBD Zoning).
i.	Landscape elements will play a critical role in the shaping and character of public, semi-public, and private open space.		Property entitled & partially developed, (CBD Zoning).

3.0 SPECIFIC PLANS

Specific Plan Area #10



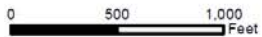
-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consrv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



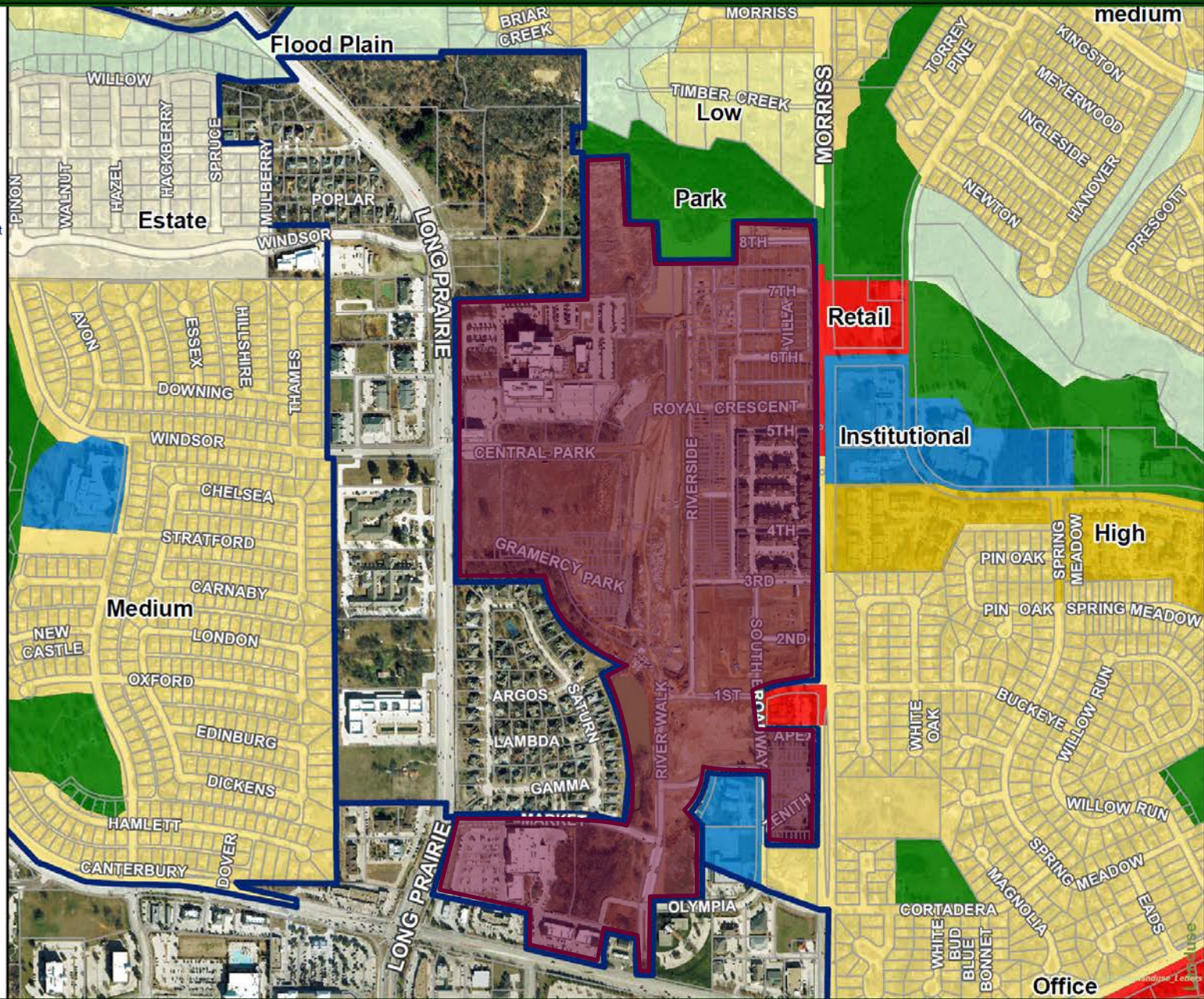
Information Technology



GIS



October, 2016



3.0 SPECIFIC PLANS

Specific Plan Area #11

Specific Plan #11 encompasses properties located within a Gateway Entrance to the Town on the intersection of Old Orchard Road/Duncan Lane and FM 3040/Flower Mound Road. These properties were identified by the Master Plan Update Steering Committee as being appropriate for a potential infill development site. The Committee recommended that a new Specific Plan be created to address the future development of the properties and institute appropriate development standards. The Committee also recognized the need for age-restricted housing options within the Town. Finally, the Committee expressed a need to define the gateway entrances to the Town.

The north side of SPA 11 was created in 2011 to create the development of high quality, age-restricted, single-family high-density residential uses, and high quality retail development on the vacant parcels. The existing church was given the designation of Institutional to reflect the current use.

The south side of SPA 11 was created in 2012 to create a neighborhood retail area to frame the entrance to the Town and complement the retail development planned on the north corner. The existing residential neighborhood to the south will be protected by the Town's compatibility standards when a development of this area is proposed.

Elements included in Specific Plan #11 are as follows:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	An existing Church building (institutional use) is located on a tract of land to the west of the vacant parcels. This property is currently zoned A (Agriculture). The development ability of this tract will remain unaffected under the proposed Specific Plan #11.		Property mapping
b.	High quality retail uses are recommended at the corner of the gateway intersection of FM 3040/Flower Mound Road and Old Orchard Lane/Duncan Lane. The key concerns for retail development in this Specific Plan are as follows:		
	1. Appropriate development to frame the entrance into the Town, including the location of a gateway entrance monument on the northwest corner.		Urban Design Standards
	2. All of the retail buildings within Specific Plan #11 should have a coordinated design including, architecture, color palate and use of materials, and shall comply with the Town's Urban Design Plan.		Urban Design Standards
	3. Development shall be organized around a public open space amenity. This amenity can be a public square or other form.		Urban Design Standards
	4. Roofs of commercial buildings 15,000 SF and under are to be hip and/or gable style.		Urban Design Standards
	5. Roofs of structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the		Urban Design Standards

3.0 SPECIFIC PLANS

	roof perimeter.		
	6. Retail uses less than 5,000 square feet in area shall not be allowed within 400' of the right-of-way of Duncan Lane.	✓	Northern property entitled, (PD-120).
	7. No outdoor storage, dumpsters, loading areas or patios will be permitted within the compatibility setback adjacent to the residential homes that are located along Cherokee Path	✓	Compatibility buffer requires a minimum of 25 foot landscape buffer.
c.	Age-restricted, single-family high-density residential uses are allowed on the north side. The minimum lot size for any residential development shall be 5,000 square feet. This pattern is proposed to help transition to the existing surrounding residential developments. The key concerns for residential development in this Specific Plan are as follows:		Property entitled and developed, Orchard Flower (PD-120).
	1. The development of the high quality residential should include open space and amenity areas that are integral to the development and include a plaza, park, linear greens and/or environmental preserves that provide a community gathering space for the residents.		Property entitled and developed, Orchard Flower (PD-120).
	2. In addition to meeting the Town's minimum masonry requirements, individual homes should have sufficient architectural differentiation to create an interesting and lively streetscape.		Property entitled and developed, Orchard Flower (PD-120).
	3. With the first development application for any residential development, the Developer shall provide deed restrictions that restrict the age of the residents within the development.		Property developed, Orchard Flower (PD-120).
d.	Curb cuts shall align with existing median openings along FM 3040/Flower Mound Road where possible, and in accordance with the Town's Access Management Policy. Access drives are to be coordinated so that they allow cross-vehicular movement within the retail portion as well as to the existing institutional use.		Access Management Regulations
e.	Specific Plan #11 sits at a Gateway entrance to the Town as described in the Town's Urban Design Plan. The development of these tracts shall conform to the recommendations of the Medians and Rights-of-Way Design Guidelines in regards to Gateway monuments and landscaping.		Median and ROW Master Plan

3.0 SPECIFIC PLANS

Specific Plan Area #11 Controls

Dimensional Controls for Area 11 include the following:

ITEM	CURRENT TEXT	ADDRESSED	
		NOT	HOW
a.	A 15' landscape setback is required on Old Orchard Lane/Duncan Lane.		Street buffer required is 15 feet.
b.	A 25' landscape setback is required along FM 3040/Flower Mound Road.		Street buffer required is 25 feet.
c.	An appropriate buffer is recommended between retail development and residential land uses. In addition to the buffer, the overall design of the Specific Plan should also provide for pedestrian connection between the uses.		Compatibility buffer requires a minimum of 25 foot landscape buffer.

3.0 SPECIFIC PLANS

Specific Plan Area #11



-  Specific Plan Area
-  Cross Timbers Protection Area
-  Lakeside Business District
-  Mixed Use
-  Prairie Vista District
-  Denton Creek District
-  Cross Timbers Consv. Dev. District
-  Rural Residential
-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Retail
-  Office
-  Commercial/Industrial
-  Utility
-  Institutional
-  Grapevine Lake
-  Corps of Engineers
-  Flood Plain
-  Park
-  County Limit
-  ETJ
-  Town Boundary
-  Parcels



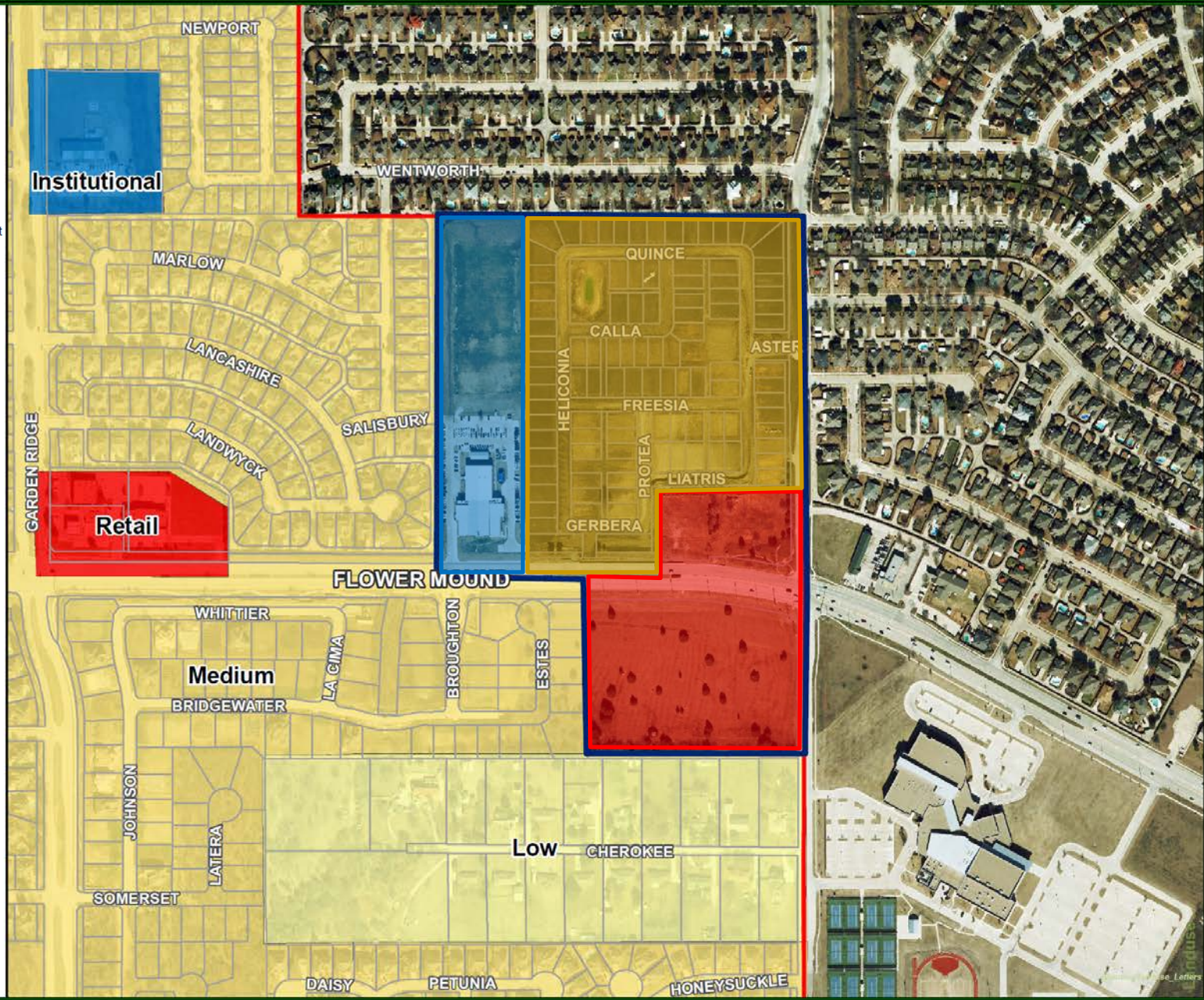
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0 300 600 Feet

October, 2016





PARKS AND RECREATION DIVISION

Memorandum

DATE: December 12, 2016

TO: Planning and Zoning Commission

FROM: Chuck Jennings, Director of Parks and Recreation

SUBJECT: Parks, Recreation, and Open Space Draft Master Plan Work Session

The Town adopted its first comprehensive parks master plan in 1989, which was updated in 1994, 2001, and 2010. The new master plan will cover all aspects of parks, recreation and open space, and will serve as a guideline for prioritizing projects and fiscal planning of quality of life enhancements in the Town for the next 10 years.

The Town of Flower Mound entered into a Professional Services Agreement with Pros Consulting, LLC, on December 5, 2015, to perform such services as are necessary to provide data collection and review, community needs assessment, community profile analysis, creating a Community Activity Center (CAC) business plan and assessment, creating operational and financial recommendations, and creating a Parks, Recreation, and Open Space Master Plan. Staff held a kickoff meeting on February 4, 2016, with Pros Consulting regarding the master plan and toured Town parks April 4-5, 2016.

During the months of February and March, the Pros Consulting team conducted phone interviews with a majority of the PALS Board and Town Council members. Pros Consulting also held focus group meetings with various special interest groups regarding preferences for the Town's park system and recreational programs. In addition, two public meetings were held in May at the CAC and Senior Center as citizen input was crucial in formulating the master plan. Some questions that were asked of Board/Council members during the interviews and of the public at the focus group meetings included the following:

- On a scale of 1-5 with 1 being excellent and 5 being poor, how would you rate the quality of parks and services provided by Flower Mound Parks and Recreation Department and why? Do you think this matches the perceptions of the community? If not, why?
- Are there any segments of the community (specific populations and/or communities in Flower Mound that need to be better served by Flower Mound Parks and Recreation Department? If so, who and why?
- Are there recreation facilities or amenities missing in Flower Mound or need expanding that we should address in this Master Plan?
- Have you visited the Community Center in Flower Mound? What would you like to see improved there if the Town has the resources to improve the site?
- What do you believe are the three most important issues/challenges facing Flower Mound Parks and Recreation in the next 5 years?

Between May and June 2016, ETC Institute conducted a statistically valid survey. ETC Institute mailed a survey packet to a random sample of households in the Town of Flower Mound. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it on-line at <http://flowermoundsurvey.org>. The goal was to obtain completed surveys from at least 400 residents. The goal was exceeded with a total of

454 residents completing the survey. The overall results for the sample of 454 households have a precision of at least +/-4.6% at the 95% level of confidence. Pros Consulting conducted an online survey during the month of July and received 416 responses.

Pros Consulting contracted with Barker Rinker Seacat (BRS) Architecture to develop a conceptual plan, identify programming options, and develop project costs for the renovation and expansion of the CAC. BRS presented their recommendations at the November PALS Board meeting based on input received from the staff, consulting team, online survey, statically valid survey, and industry trends. Pros Consulting has incorporated their recommendations into the draft master plan.

The draft master plan will be presented at various meetings throughout December with final approval occurring in February and March. The schedule below details the meeting dates:

- o December 1 PALS Board – Work Session
- o December 12 Planning & Zoning Commission – Work Session
- o December 15 Town Council – Work Session
- o December 21 Public Input Meeting at Town Hall
- o February 2 PALS Board – Public Hearing
- o February 13 Planning & Zoning Commission - Public Hearing
- o March 6 Town Council - Public Hearing for the approval of the Master Plan

The Planning and Zoning Commission makes recommendations to the Town Council regarding all updates to the Town's Master Plan. Town staff is requesting input regarding the Draft Master Plan.

Attachment:

1. Draft Parks, Recreation, and Open Space Master Plan



Parks, Recreation, and Open Space Master Plan

December 2016



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CHAPTER ONE - EXECUTIVE SUMMARY

1.1 PROJECT PURPOSE AND GOAL

The purpose of the Town of Flower Mound Parks, Recreation and Open Space Master Plan is to provide guidelines and strategies for future acquisition and development of recreational facilities for the Town of Flower Mound. This plan is based on recognized park planning principles and standards, and reflects input from the citizens of Flower Mound, Town staff, Parks, Arts & Library Services (PALS) Board, Planning and Zoning Commission (P&Z) and Town Council.

The Town of Flower Mound Parks, Recreation and Open Space Master Plan focuses on the Town's needs analysis through current, five-year and ten-year needs. It is a community-based document that will aid Town staff and Town decision-makers in providing recreational facilities to the citizens of Flower Mound and in preserving the Town's floodplains and other open space areas in an orderly and economical way. This plan will address present and future needs of the community and may also help the Town in leveraging additional financial resources. The primary outcomes of the Master Plan are to:

- Based on community feedback and direction, identify vision and overarching direction for the Park and Recreation Department.
- Determine the level of needs met by the Park and Recreation Department's current offerings (programming, events and parks/facilities).
- Identify unmet needs, level of desire for new programs, events and parks/facilities.
- Complete initial testing on how to fund desired enhancements or new programs/facilities.
- Identify possible parks/facility components for new/future facilities.

1.2 PROJECT PROCESS

The process of developing the Flower Mound Parks, Recreation and Open Space Master Plan followed a logical planning path as illustrated below:



The foundation of the *Master Plan* was to “mine” local knowledge through the use of a creative and comprehensive public participation process. It was important to engage community members who enjoy the opportunity to participate in planning as well as to encourage thoughts from other stakeholders that typically do not voice their opinions. The public input process incorporated a variety of methods that included interviews, focus group meetings, and public forums. The data generated from these critical community interactions was used to aid the consulting team when accurately articulating the true unmet needs, addressing key operational issues, providing recommendations for business related changes, and strategizing to move the Park and Recreation Department forward for optimum results.

1.2.1 ELEMENTS OF THE PLAN

The planning process for the *Master Plan* was completed with Town of Flower Mound staff and included:

- The collection and analysis of available relevant information.
- Data analysis to determine inventory and condition of current facilities.
- Determination of supply and demand within the community.
- The recommendations for meeting the needs of the community through an analysis of improved programs and facilities.

The data collected from the staff and onsite facility assessments allowed the consulting team to identify key factors, issues, and concerns regarding the parks and recreation system and how the Flower Mound Parks and Recreation Department manages operations.

1.3 FLOWER MOUND MASTER PLAN ORGANIZATION

This *Master Plan* presents the overall analysis, findings, and recommendations of the consulting team related to the areas outlined in the scope of services. This study begins with an Executive Summary that provides an overview, and the following sections respond to the desired categories outlined in the study scope to reveal findings, determine needs and to offer operational and capital improvement recommendations.

1.4 SUMMARY OF KEY FINDINGS AND RECOMMENDATIONS

Following the assessment of the Flower Mound Parks and Recreation system, the PROS Consulting Team identified a variety of opportunities to support the implementation of the *Master Plan*. These recommendations for the operational, programming, facility, and financial recommendation elements will guide decision-making for the next five to ten years.

1.4.1 MARKET ANALYSIS KEY FINDINGS

- **Demographic Analysis:** The Town has witnessed a large growth in recent years. From 2010 to 2016, the Town’s total population underwent an increase of 8.7%, from 64,669 to 70,295. Projecting ahead, the total population of the Town is expected to continue to increase over the next 15 years. Based on predictions through 2031, the local population is anticipated to have approximately 80,028 residents living within 28,604 households.
- **Trend Analysis:** After analysis of several forms of survey inquiry, interest in parks and recreation is strong and growing. It is critically important for the Flower Mound Park and

Recreation Department to understand the national participation trends in recreation activities. In doing so, the department can gain general insight into the lifecycle stage of recreation programs and activities (emerging, stable and declining) and thereby anticipate potential changes in need and demand for the programs and activities that it provides to the residents of Flower Mound. Locally, participation in outdoor recreation programs is strong and indicate an opportunity to grow these services.

COMMUNITY INPUT KEY FINDINGS

Input from the community revealed that the Flower Mound parks and recreation system has a physical and operational presence in the community. Participants also see the system as one that is well maintained with great staff. They also enjoy the numerous programs and amenities offered. Unmet needs exist as the demand for select services is currently outweighing the available facilities and/or existing amenities. The following summarizes the themes of community input:

QUALITATIVE INPUT SUMMARY

Discussion with staff, community leaders and citizens revealed the following key themes related to parks and recreation in Flower Mound.

Quality and Importance

- There are many recreational facilities and programs that people value and use frequently. People believe that Flower Mound's facilities and programs add value to the quality of life in their community.

Perceptions of Access and Opportunities

- There was a greater emphasis placed on the need to service specific groups of the community via additional recreational facilities than a desire to expand programs and services.

Economic Role of Parks and Recreation

- Parks and Recreation plays a significant role in the quality of life in Flower Mound. However, it is not generally considered to be an economic driver. The possible addition of sports tourism facilities (i.e. Tennis Center) and the need to express quantitatively the economic impact that the parks and recreation system has on the community might change this perception.

Visions for the Future

- Creating a balanced, well maintained system so that experiences are consistent regardless of the location in the community and the age of assets, amenities and facilities.
- Cooperation with the school system to gain access to tax-payer funded facilities
- Recognition of growth on the west side of the community and need for expansion of parks and recreation system
- Need to work with the development community to provide more than just pocket and neighborhood parks in or near their subdivisions. Land donation is more desired than cash in-lieu of. (review/revise Land Dedication Ordinance)
- Expansion of system in areas of greatest need... Athletic fields, skate park, dog park and preservation of open spaces.
- Connect and complete the trail system so that it is one continuous network that is accessible to the whole community.

FUNDINGS, ACQUISITION AND MAINTENANCE: PERCEPTIONS AND POSSIBILITIES

- The importance and need to diversify funding sources to create an efficient, effective and sustainable parks and recreation system that meets the needs of the community was desired by the stakeholder and focus groups participants. Robust discussion identified funding strategies that should be explored.

STATISTICALLY VALID SURVEY SUMMARY

The following summarizes the key themes derived from the results of the statistically-valid survey.

- Usage of parks and trails is high.
- Satisfaction is high with the condition and quality of parks, trails and facilities.
- Though participation is low, satisfaction is very high with the quality of programs, services and events.
- Survey participants felt that parks and recreation system makes Flower Mound a more desirable place to live.
- Satisfied ratings with overall value is high.
- Walking and biking trails are highly important to, and highly needed by, Flower Mound residents. These results are in-line with national benchmarks.
- Adult fitness and exercise programs are highly important to, and highly needed by Flower Mound residents. These results are in-line with national benchmarks and trends.
- Flower Mound residents highly value community special events.
- Unmet needs exist, and are considerably higher for facilities than programs as a percentage of need.
- In order to ensure that the Town of Flower Mound continues to meet the needs and expectations of the community, it is recommended that the Parks and Recreation Department sustain and/or improve the performance in areas that were identified as “high priorities” by the Priority Investment Rating (PIR). The facilities and programs with the highest PIR ratings are shown in the table to the right.

HIGHEST PRIORITIES (STATISTICALLY VALID SURVEY)	
FACILITIES	PROGRAMS
Paved multi-use trails	Adult fitness & wellness programs
Small neighborhood parks	Special events, i.e. concerts, movies, etc.
Nature trails	Nature programs and environmental education
Large community parks	Adult continuing education programs
Unpaved multi-use trails	
Picnic areas and pavilions	
Playground equipment	

1.4.2 PROGRAMS AND EVENTS ASSESSMENT

KEY FINDINGS

- **Program Evaluation:** Assessment and evaluation tools to measure the success of programs and services are in place.
- **Program Participation:** Enrollment in formal registered programs during the past Fiscal Year was strong with the exception of Group Exercise Programs:
 - o **Aquatics** - 68% of available program spaces are filled by program participants
 - o **Group Exercise** - 32% of available program spaces are filled by program participants
 - o **Programs & Classes** - 81% of available program spaces are filled by program participants
 - o **Athletics** - 73% of available program spaces are filled by program participants
 - o **Seniors** - 74% of available program spaces are filled by program participants
- **Staffing:** The Aquatic, Recreation and Senior Divisions offer a combined 434 programs and events annually to the community. However, the Department is lacking full-time employees focused on Fitness and Wellness, Special Events, and Senior Center Enrichment Programs and Trips.
- **Marketing:** The Department utilizes a number of marketing strategies to inform Town residents of the offerings of the community, however, it lacks a formalized Marketing Plan.
- **Program Plan:** The department is limited in fully developing a program plan due to the lack of programmable space and facilities within the system.
- **Program Classification:** Prior to a staff workshop in 2016, functional groupings of programs and services did not exist and were not classified by core, important, and value-added, and do not have specific cost recovery goals.
- **Market Definition:** The department primarily serves residents, however, this statement is based on qualitative input as non-residents as a percentage of enrollment is not measured.
- **Age Segmentation:** A successful recreation plan requires a balanced delivery of programs and events across distinct “programming” age segments of a person’s life. Opportunity exists for the Department to continue facilitating athletic programming targeted to the pre-school and elementary school age populations through the different youth sports associations.

KEY RECOMMENDATIONS

- **Prioritized Program Rankings:** In reviewing the current program offerings against the desired program offerings of the community, there is an opportunity to expand programming and the prioritized program needs are shown in the table below:

<u>Program</u>	<u>Priority</u>
Adult fitness & wellness programs	High
Special events, i.e. concerts, movies, etc	
Nature programs/environmental education	
Adult continuing education programs	
Senior adult programs	
Youth sports programs	
Water fitness programs	Medium
Programs for teens	
Youth summer camp programs	
Adult art, dance, performing arts	
Tennis lessons & leagues	
Adult sports programs	
Youth learn to swim programs	Low
Travel programs	
Before & after school programs	
Youth art, dance, performing arts	
Youth fitness & wellness programs	
Programs for people with disabilities	
Preschool programs	

- **Expand programs and services in the areas of greatest demand:** Ongoing analysis of the participation trends of programming and services in Flower Mounds is significant when delivering high quality programs and services. By doing so, staff will be able to focus their efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is waning.
- **Participation Data Analysis:** Through ongoing participation data analysis, refine program offerings to reduce number of low enrollment and cancelled programs. This, in turn, will allow the division to offer best practice programs and create a more efficient utilization of resources, including but not limited to, facility scheduling, instructors, marketing and administrative support.
- **Partnerships:** Create a win-win partnership with Lewisville Independent School District for utilization of school district facilities in an effort to offer more sports (i.e., tennis programs), enrichment and performing arts programs to meet high community need.
- **Evaluation:** Implement the program assessment and evaluation tool as recommended. Assessment and evaluation tool is provided as a stand-alone separate document.

- **Staffing:** The Consulting Team recommends the addition of the following positions so as to position the Department to meet the highest programming needs of the community.

STAFF POSITION	CLASSIFICATION	STATUS	TIMELINE
Recreation Superintendent	Full-time	NEW	Within 1 year
Marketing Manager	Full-time	NEW	Within 1 year
Special Events Supervisor	Full-time	NEW	Within 1 year
Fitness Supervisor	Full-time	NEW	Within 1 year
Senior Enrichment Program/Trip Coordinator	Full-time	NEW	Within 2 years
Fitness Program Coordinator	Full-time	NEW	Within 3 years

1.4.3 PARK AND TRAIL MAINTENANCE ASSESSMENT

KEY FINDINGS

- **Lines of Service:** The core lines of service (functions) performed by the Parks Division are numerous and are as follows:
 - o Contract Management
 - o Equipment Maintenance
 - o Furniture, Fixture and Amenity Maintenance
 - o Integrated Pest Management (IPM)
 - o Irrigation Maintenance
 - o Landscape Maintenance
 - o Open Space Maintenance
 - o Playground Maintenance
 - o Response to Citizen Inquiries
 - o Snow and Ice Removal (infrequent)
 - o Special Event Facilitation
 - o Special Projects
 - o Streetscape Maintenance
 - o Turf Maintenance
 - o Urban Forestry
- **Maintenance Standards and Development of Work Plans** – Through the review of limited data and workshops with staff, the PROS Consulting team determined that the Parks division do have “institutional” routine maintenance practices in place. However, the maintenance practices have limited written standards and accompanying standard operating procedures, are based on “one-size-fits-all” approach to parks maintenance, are inconsistently applied in the field and minimal maintenance is completed in natural areas, primarily due to lack of staffing capacity.

- **Work Order Management System** - The Parks Division should consider a Work Order Management System that identifies maintenance and asset replacement schedules.
- **Resources:** Staff does not lack the necessary equipment or resources to perform tasks at a high level, however, lack of staff create hardships when managing turf, trees and landscaping.
- **Third Party Contracting of Services** - Given the “varying” cycles of the economy, it is imperative that the division continually evaluates the capacity and cost of service in the private sector. Currently, Parks does not track unit activity costs and therefore cannot analyze the unit cost to perform work internally against the unit cost to perform work by a third party vendor. Without this level of analysis the division is unable to determine if it is more effective and efficient to perform work “in-house” or to “contract it out”.
- **Park Division Staffing:** The Parks Division is comprised of 14 FTEs. Best practice ratio of staff per park acres maintained at a Level 2 maintenance standard is 1:20 acres. With the responsibility of actively managing 511 acres (does not include contracted mowing acreage and Twin Coves), the staff lacks the capacity to manage the parks system consistently at a Level 2 maintenance standard as staffing need equates to 9 additional FTEs.
- **Athletic Field Maintenance Staffing:** The Athletic Field Maintenance Function is comprised of 12 FTEs. Unlike parks, there is not a best practice staffing ratio for Athletic Field Maintenance. However, through an iterative analysis process of qualitative input, asset condition ratings and review of data, the consulting team has determined that the current staffing levels for athletic field maintenance based on the current inventory is appropriate for this function.

KEY RECOMMENDATIONS

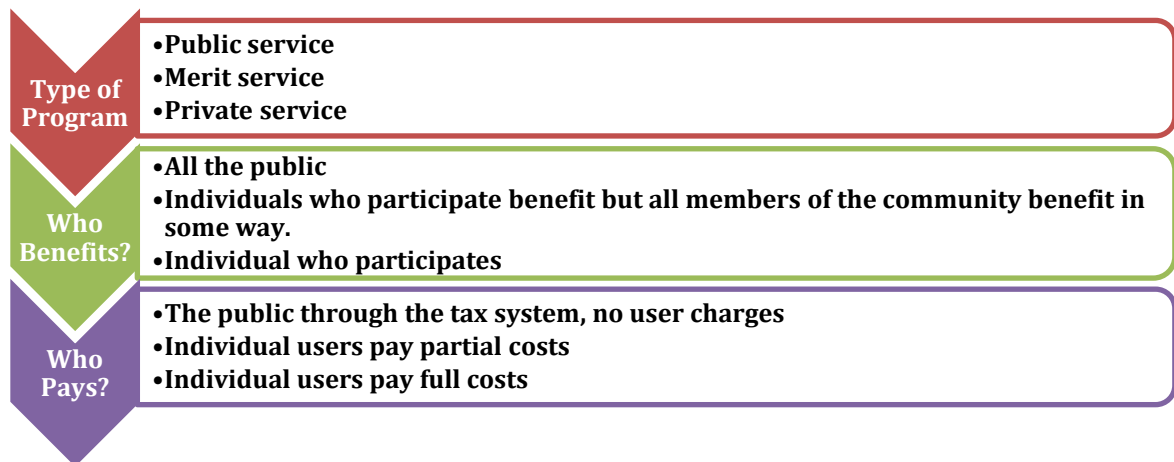
- **Professional Development:** Develop a strong ongoing professional development program to ensure operational sustainability. Each maintenance staff person should have a training matrix and checked off as completed or not completed as part of their annual evaluation.
- **Utilize the Work Order Management System:** A work order system should be used to track lifecycle maintenance requirements that are tied to weekly and monthly work orders. This will help the staff to stay ahead of preventative maintenance and limit breakdowns. Further, utilizing the system will provide staff the necessary “actual cost” data for work being performed.
- **Systematic Approach to Contracting Services:** Through the development of management processes, the Parks Division must begin to track unit activity costs through the implementation of a work order management system and in turn, would internally analyze the unit cost to perform work internally against the unit cost to perform work by a third party vendor.
- **Parks Division Staffing:** PROS Consulting recommends the following staffing additions:

STAFF POSITION	CLASSIFICATION	STATUS	TIMELINE
Maintenance Worker 1 for Parks (7 FTE)	Full-time	NEW	Within 3 years
Maintenance Worker 1 for Irrigation (2 FTE)	Full-time	NEW	Within 3 years

1.4.4 SERVICE CLASSIFICATION

KEY FINDING

The **Park and Recreation Department currently does not classify its programs and services.** Classifying programs and services is an important process for an agency to follow in order to remain aligned with the community's interests and needs, the mission of the organization, and to sustainably operate within the bounds of the financial resources that support it. The criteria utilized and recommended in program classification stems from the foundation's concept detailed by Dr. John Crompton and Dr. Charles Lamb. In Marketing Government and Social Services, they purport that programs need to be evaluated on the criteria of type, who benefits, and who bears the cost of the program. This is illustrated below:



KEY RECOMMENDATIONS

- **Implement the Classification of Services and Cost Recovery Goals:** Through the program assessment analysis, the major functional program areas were assessed and classified based on the criteria established in the previous section of the plan. This process included determining which programs and services fit into each classification criteria. Then cost recovery goals were established based on the guidelines included in this plan. The percentage of cost recovery is based on the classification of services and will *typically* fall within these ranges, *although anomalies will exist*:
 - Core 0-35%
 - Important 35-75%
 - Value Added 75%+
- **Implement a New Pricing Policy:** To gain and provide consistency among the Flower Mound Town Council, user groups, staff, and the community, a revised pricing policy must be adopted in order for the Flower Mound Parks and Recreation Department to operate effectively and efficiently to meet the program cost recovery goals identified above.
- **Develop Pricing Strategies:** As the Flower Mound Parks and Recreation Department embarks on the implementation of a new pricing policy, it will be necessary to develop pricing strategies that will not only increase sales but also maximize the utilization of Flower Mound parks, programs and recreation facilities. By creating pricing options, customers are given the

opportunity to choose which option best fits their schedule and price point. The consulting team recommends that the Flower Mound Parks and Recreation Department continue to explore pricing strategies that create options for the customer.

- o Consider a pricing strategy that provides a discount for non-primetime program offerings and facility rentals.
- o Consider a pricing strategy that introduces premium pricing to reflect the exclusiveness of a program or service.
- o Consider a pricing strategy that provides a discount for online registration of programs

1.4.5 LEVEL OF SERVICE AND FACILITY ANALYSIS

KEY FINDINGS

- **Current System Inventory and Level of Service:** The Flower Mound Parks and Recreation Department currently has a quality staff that operates and manages a unique system of parks, facilities, centers and open spaces that are generally in good condition.
- **Unmet Facility Needs:** Per the statistically valid survey conducted by ETC Institute, the three recreation facilities with the highest percentage of households that indicated a need for the facility were: small neighborhood parks (67%), paved multi-use trails (65%), and nature trails (63%). When ETC Institute analyzed the needs in the community, only one facility, small neighborhood parks, had a need that affected more than 15,000 households.
- **Opportunity Exists:** The opportunity exists to expand parks and facilities due to community demand and future growth.

KEY RECOMMENDATIONS

- **Prioritized Park and Facility Rankings:** In reviewing the current park and facility offerings against the desired offerings of the community, there is an opportunity to expand facilities and the prioritized needs are shown in the table to the right:

Facility	Priority
Paved multi-use trails	High
Small neighborhood parks	
Nature trails (paved and unpaved)	
Large community parks	
Outdoor swimming pools/water parks	
Outdoor amphitheaters	
Off-leash dog park	
Unpaved multi-use trails	
Community garden	Medium
Outdoor water splash pads	
Picnic areas/pavilions	
Outdoor tennis courts	
Playground equipment	
Indoor gymnasiums	
Outdoor basketball courts	
Disc golf course	
Outdoor fishing areas	Low
Soccer fields	
Campgrounds	
Skate park	
Baseball & softball fields	
Football & lacrosse fields	
Boardwalks	
Cricket fields	
Equestrian trails	

- Park and Facility Level of Service Recommendations:** Based on a thorough review of the parks and recreation system and extensive public input, it is recommended that the Town pursue further development of specific parks and recreation amenities. Specific recommendations are shown in the chart below and are based on population growth and increasing the current level of service standard for the projected population in 2021.

Flower Mound Level of Service Standards

2016 Inventory - Developed Facilities		Service Levels				2016 Facility Standards		2021 Facility Standards	
Park Type	Total Inventory	Current Service Level based upon population		Recommended Service Levels; Revised for Local Service Area		Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed
Pocket Parks	5.17	0.08	acres per 1,000	0.20	acres per 1,000	Need Exists	8 Acre(s)	Need Exists	10 Acre(s)
Neighborhood Parks	180.34	2.64	acres per 1,000	3.00	acres per 1,000	Need Exists	25 Acre(s)	Need Exists	41 Acre(s)
Community Parks	291.93	4.27	acres per 1,000	5.00	acres per 1,000	Need Exists	50 Acre(s)	Need Exists	77 Acre(s)
Regional Parks	243.00	3.56	acres per 1,000	4.00	acres per 1,000	Need Exists	30 Acre(s)	Need Exists	52 Acre(s)
Sports Complex	101.01	1.48	acres per 1,000	1.48	acres per 1,000	Need Exists	0 Acre(s)	Need Exists	8 Acre(s)
Specialty Parks	5.09	0.07	acres per 1,000	0.10	acres per 1,000	Need Exists	2 Acre(s)	Need Exists	2 Acre(s)
Greenbelt/Linear Parks	151.47	2.22	acres per 1,000	2.00	acres per 1,000	Meets Standard	- Acre(s)	Meets Standard	- Acre(s)
Undeveloped Acres	28.94	0.42	acres per 1,000	0.00	acres per 1,000	Meets Standard	- Acre(s)	Meets Standard	- Acre(s)
Total Park Acres	1,006.95	14.31	acres per 1,000	15.78	acres per 1,000	Need Exists	115 Acre(s)	Need Exists	190 Acre(s)
OUTDOOR AMENITIES:									
Shelters/Pavilions	27.00	1.00	site per 2,532	1.00	site per 3,500	Meets Standard	- Site(s)	Meets Standard	- Site(s)
Soccer Fields	19.00	1.00	field per 3,598	1.00	field per 4,000	Meets Standard	- Field(s)	Meets Standard	- Field(s)
Multi-Purpose Fields (Football, Cricket, etc.)	4.00	1.00	field per 17,089	1.00	field per 10,000	Need Exists	3 Field(s)	Need Exists	3 Field(s)
Ball Fields	29.00	1.00	field per 2,357	1.00	field per 3,000	Meets Standard	- Field(s)	Meets Standard	- Field(s)
Basketball Courts	13.00	1.00	court per 5,258	1.00	court per 10,000	Meets Standard	- Court(s)	Meets Standard	- Court(s)
Tennis Courts	6.00	1.00	court per 11,392	1.00	court per 6,000	Need Exists	5 Court(s)	Need Exists	6 Court(s)
Playgrounds	35.00	1.00	site per 1,953	1.00	site per 2,500	Meets Standard	- Site(s)	Meets Standard	- Site(s)
Dog Parks	1.00	1.00	site per 68,354	1.00	site per 40,000	Need Exists	1 Site(s)	Need Exists	1 Site(s)
Skate Park	-	1.00	site per #DIV/0!	1.00	site per 50,000	Need Exists	1 Site(s)	Need Exists	1 Site(s)
Sand Volleyball	-	1.00	site per #DIV/0!	1.00	site per 30,000	Need Exists	2 Site(s)	Need Exists	2 Site(s)
Paved Multi-Use Trails	59.90	0.88	miles per 1,000	0.50	miles per 1,000	Meets Standard	- Mile(s)	Meets Standard	- Mile(s)
Outdoor Pools	1.00	1.00	site per 68,354	1.00	site per 40,000	Need Exists	1 Site(s)	Need Exists	1 Site(s)
INDOOR AMENITIES:									
Recreation Center (Square Feet)	61,000.00	0.89	SF per person	2.00	SF per person	Need Exists	75,708 Square Feet	Need Exists	86,598 Square Feet

1.4.6 CAPITAL IMPROVEMENTS

In order to plan and prioritize capital investments, the consulting team recommends that the Park and Recreation Department applies specific guiding principles that balances the maintenance of current assets over the development of new facilities. The departmental CIP framework is also utilized to determine and plan CIP projects and make budget decisions that are sustainable over time. These criteria (e.g., safety compliance, commitment, efficiency, revenue) and priorities are also focused on maintaining the integrity of the current infrastructure and facilities before expanding and/or enhancing programs and facilities.

The synthesis of data from this planning process indicates strong support for this concept of prioritization. Even with the indications of a modest economic turnaround, funding is not sufficient to take care of all existing assets and build new facilities.

The result is the recommendation to develop a three-tier plan that acknowledges a stark fiscal reality, leading to the continuous rebalancing of priorities and their associated expenditures. Each tier reflects different assumptions about available resources.

- The Critical Alternative** has plans for prioritized spending within existing budget targets. The intention of this alternative is to refocus and make the most of existing resources with the primary goal being for the department to maintain services. The actions associated with the

Fiscally Constrained Alternative address deferred maintenance at existing facilities and is funded through existing tax dollars.

- The **Sustainable Alternative** describes the extra services or capital improvement that should be undertaken when additional funding is available. This includes strategically enhancing existing programs, beginning new alternative programs, adding new positions, or making other strategic changes that would require additional operational or capital funding. In coordination with the Town Manager's Office and Town Council, the Park and Recreation Department would evaluate and analyze potential sources of additional revenue, including but not limited to capital bond funding, partnerships, program income, grants, and existing or new taxes.
- The **Visionary Alternative** represents the complete set of services and facilities desired by the community. It is fiscally unconstrained but can help provide policy guidance by illustrating the ultimate goals of the community, and by providing a long-range look to address future needs and deficiencies. In this Master, the Vision Alternative addresses aging facilities to make improvements in operational effectiveness and the overall sustainability of the park and recreation system. Funding for vision projects would be derived from partnerships, private investments and new tax dollars.



CRITICAL RECOMMENDATIONS – MAINTAINING WHAT WE HAVE

This section outlines the projects that focus on the repair and lifecycle replacement of existing parks, facilities, and amenities.

CRITICAL PROJECTS (Repair Existing)			
Asset	Project Type	Brief Description	Years in which to be completed
Bluebonnet Park	Repair	Playground Replacement; Trail backfill trail. Improve irrigation on soccer fields.	1-5
Chinn Chapel Soccer	Repair	Playground Replacement	1-5
Colony Park	Repair	Irrigation improvements and tree planting. Renovate basketball court. Trail improvements including backfill. Level practice infield and replace backstop.	1-5
Cortadera Park	Repair	Dredge pond	1-5
Culwell Park	Repair	Upgrade playground surfacing. Renovate/upgrade perimeter sidewalk.	1-5
Gaston Park	Repair	Playground Replacement	
Gerault Park	Repair	Renovate/replace Pavilion w/4 picnic tables, electric outlets, barbeque grill, and trash receptacle; Playground replacement	1-5
Glenwick Park	Repair	Playground Replacement	1-10
Grand Park	Repair	Playground Replacement; backfill trail	1-5
Grove Park	Repair	Playground Replacement	1-5
Hideaway Park	Repair	ADA Accessibility	1-5
Jake's Hilltop Park	Repair	Partial pavilion conversion for maintenance purposes and scoreboards	1-5
Lakewood Park	Repair	Playground and Pavilion Replacement	1-5
Leonard Johns Park	Repair	ADA accessibility	1-5
Oak Park	Repair	ADA accessibility improvements and playground replacement	1-5
Parker Square Park	Repair	Lifecycle replacement of amenities	1-5
Peacock Park	Repair	Playground Replacement	1-5
Pecan Orchard Park	Repair	Playground Replacement	1-5
Rustic Timbers Park	Repair	Creek bank stabilization, ADA improvements, Upgrade playground surfacing, consider relocating play area out of the floodplain.	1-5
Shadow Ridge Park	Repair	ADA Accessibility Improvements; backfill trail	1-5
Spring Lake Park	Repair	Drainage/Sidewalk Improvements; Clear vegetation for casting area at pond	1-5
Spring Meadow Park	Repair	Playground Replacement	1-5
Staton Oak Park	Repair	Replace irrigation system	1-5
Stone Creek Park	Repair	Lifecycle replacement of park amenities including playground; ADA Improvements; add irrigation; renovate/replace pavilion	1-5
Tealwood Oaks Park	Repair	ADA accessibility especially in the southern portion of the park in the picnic area along the creek; upgrade bridges and all amenities	1-5
Thrush Park (west)	Repair	Playground Replacement	1-5
Wilkerson Park	Repair	Backfill trails; drainage improvements;	1-5

SUSTAINABLE RECOMMENDATIONS - IMPROVING WHAT WE HAVE

Options described in this section provide the extra services or capital improvement that could be undertaken when additional funding is available to meet need(s) with a focus on enhancements to existing facilities. The following provides a summary of the sustainable options recommended by the consulting team.

SUSTAINABLE PROJECTS (Upgrade and Renovation)			
Asset	Project Type	Brief Description	Years in which to be completed
Bakersfield Park	Upgrade	LED lighting upgrade; parking lot lighting improvements; restroom and multi-purpose field lighting; add 5 picnic pavilions	1-10
Bluebonnet Park	Upgrade	Flower bed around signage needs improvement; park and trail connection is needed;	1-10
Canyon Falls Park	Upgrade	Master Plan	1-10
Chinn Chapel Soccer Complex	Upgrade	LED lighting upgrade; LED parking lot lighting improvements. ADA, drainage, and fencing improvements.	1-10
Community Activity	Expansion	Expansion of Community Center	1-10
Cortadera Park	Upgrade	Add loop trail to connect amenities, add irrigation, and add fencing between soccer field and pond.	1-10
Dunham Ranch	Upgrade	Update Master Plan	1-10
Dixon Park	Upgrade	Add picnic pavilion with two picnic tables, grill, and trash receptacle. Add "No Overnight Parking" signage.	1-10
Forest Park	Upgrade	Add ADA compliant picnic station.	1-10
Gaston Park	Upgrade	Master Plan	1-10
Gerault Park	Upgrade	LED lighting upgrade; parking lot lighting improvements. Regrade the north field, add a monument sign, and convert one field to synthetic turf.	1-10
Glenwick Park	Upgrade	LED lighting upgrade	1-10
Grand Park	Upgrade	Pavilion w/1 picnic table, electric outlets, barbeque grill, and trash receptacle.	1-10
Green Acres Farm	Upgrade	Master Plan	1-10
Heritage Park	Upgrade	LED parking lot lighting improvements; Restroom at Dog Park on the East side; Upgrade playground surfacing on West	1-10
Lawson Park	Upgrade	Wildflower improvements	1-10
Leonard Johns Park	Upgrade	Addition of restroom	1-10
Northshore Park	Upgrade	Add pavilion w/2 picnic tables, grill, trash receptacles, picnic/shade structures.	1-10
Peacock Park	Upgrade	Boardwalk with Bioswale for Environmental and Wildlife education	1-10
Post Oak Park	Upgrade	Restroom, interpretive signage; wayfinding signage; trail Improvements; remove stock pond; boardwalk improvements	1-10
Prairie Trail Park	Upgrade	Master Plan	1-10
Rheudasil Park	Upgrade	Implement Master Plan	1-10
Spring Lake Park	Upgrade	Adult Fitness Stations	1-10
Spring Meadow Park	Upgrade	Add Irrigation, Pavilion w/1 picnic table, grill, trash receptacle, loop trail,	1-10
Tealwood Oaks Park	Upgrade	Add pavilion with 2 picnic tables and grill; consider parking addition.	1-10
Timber Creek Park	Upgrade	Install Butterfly Garden and ADA Accessibility	1-10
Thrush Park	Upgrade	Master Plan	1-10
Tiger Field	Upgrade	Add a restroom facility	1-10
Timber Creek Park	Upgrade	Install Butterfly Garden and additional picnic tables on concrete pads (ADA Accessibility)	1-10
Westchester Park	Upgrade	Install restrooms; provide ADA accessibility, new backstop, improve parking lot, add splash pad, and backfill trails	1-10
West Windsor Park	Upgrade	Landscape Beautification	1-10
Wilkerson Park	Upgrade	LED Light Upgrade for ballfield; add landscaping and irrigation around parking lot.	1-10

VISIONARY RECOMMENDATIONS - DEVELOPING NEW OPPORTUNITIES

Recommendations described in this section represents the complete set of services and facilities desired by the community. It is fiscally unconstrained but can help provide policy guidance by illustrating the ultimate goals of the community, and by providing a long-range look to address future needs and deficiencies. The following new development and redevelopment projects have been identified as relevant to the interests and needs of the community and are relevant to the Town's focus because they feature a high probability of success.

VISIONARY PROJECTS (New, Significant Upgrades)			
Asset	Project Type	Project Title	Years in which to be completed
Park Development	NEW	Canyon Falls	1-5
Park Development	NEW	Dunham Ranch Recreational Area	1-10
Facility Development	NEW	Recreation Center - West Flower Mound	1-10
Facility Development	NEW	Tennis Center	1-10
Trail Master Plan	NEW	Update Trails Master Plan	6-10
Land Acquisition and Park Development	NEW	Mini/Pocket Parks - 10 acre	6-10
Land Acquisition and Park Development	NEW	Neighborhood Parks - 41 acres	6-10
Land Acquisition and Park Development	NEW	Community Parks- 77 acres	6-10
Land Acquisition and Park Development	NEW	Regional Parks - 52 acres	6-10

1.5 ACTION PLAN

An Action Plan in matrix form presenting a summary of all major recommendations, specific actions and priorities is presented as a separate document from this report. This matrix is organized by the following categories:

Community Vision for Park Land and Trails Community Mandates	
Create Great Parks and Trails that create a sense of place that makes living in Flower Mound the place to be.	
Strategy	Develop a network of parks, trails and open spaces that protects the natural areas in Flower Mound, connects to population centers that will support the needs of all residents through well designed parks and recreation amenities.
Strategy	Develop creek trails along streams that run through Flower Mound.
Strategy	Develop hard surface trails that create a network of accessibility and equity.
Strategy	Adopt Design Principles for each type of park (neighborhood, community, regional, special purpose) to guide landscape architects and design architects to follow and for the operational staff to follow when the amenity or park is developed.
Strategy	Determine which parks are the Signature Parks that are defined as parks that frame the highest quality of land management maintenance and park related services that everyone in the community can identify with its purpose for recreation and in selling the quality of life aspects for living in Flower Mound.
Strategy	Ensure Healthy Biodiversity.
Strategy	Establish a lifecycle asset management plan for the Department.
Strategy	Create a Trails Master Plan to follow the Parks, Recreation and Open Space Master Plan process to highlight updating existing trails, increasing access and connectivity but adding new trails to developing areas in the Town.
Strategy	Encourage to be funded and built in appropriate areas of the Town and to be maintained by private entities

Community Vision for Facilities	
Create signature recreational facilities that support all ages and make living in Flower Mound the best place to live, work, and play.	
Strategy	Update the CAC to support a higher level of users to keep up with the demands of residents
Strategy	Consider developing plans for a future community center on the west end of Flower Mound to support the resident needs that exists today and in the future.
Strategy	Create recreation amenities desired by the community as it applies to the future approved level of service standards in the Master Plan
Strategy	Consider program themes for park and facility updates to maximize use and value
Strategy	Consider updating existing parks to maximize use for residents to increase basic amenities



Community Vision for Programming	
Increase community participation in programs to 35%.	
Strategy	Refine core program services in Outdoor Adventure and Recreation, Wellness/Fitness, After School, Tennis, Arts and Teens
Strategy	Track program lifecycles of programs and drop programs in their down cycle by adding new programs to take their place
Strategy	Develop additional senior programs in Arts, Travel and Fitness and Wellness
Strategy	Create more marketing strategies to inform the community of the services provided
Strategy	Develop a yearly program plan specifically for the core program areas across the Town not just at the CAC and Senior Center
Strategy	Create equitable partnerships across the system with sports and not-for-profit groups
Strategy	Continue to grow the department's marketing and outreach to target current and potential users through additional mediums and Web 2.0 technology
Strategy	Create a stronger volunteer system that builds advocacy and support for the park and recreation system
Strategy	Continue to develop special events as a core service and economic tool for the Town



Community Vision for Operations and Staffing	
Empower and prepare the Department	
Strategy	Ensure job descriptions are reviewed and updated and a complete salary assessment is done every five years to meet pay levels that keep staff salaries competitive
Strategy	Institute demonstrated management practices and measure performance in parks and recreation services.
Strategy	Create a dedicated funding source to support operations and maintenance
Strategy	Allow the Department to keep revenues earned to support operational cost
Strategy	Develop earned income opportunities to support capital and operational needs
Strategy	Seek to become 40% self-supporting from user fees, permits, reservations, earned income and effective partnerships
Strategy	Develop a long term financial plan for the department that is consistent with the goals of the Town and supports the initiatives and strategies reflected in the Master Plan to ensure long term sustainability

The Action Matrix can be used to develop and prioritize work plans. It can be used as a road map for continued improvements in the department. The key to success for the department is to continue to build on current success and address the major issues and recommendations in a systematic manner. This requires retaining what the department has achieved while adding programs, services, and facility improvements that will generate revenue, reduce operational expenditures, and enhance the experience for the users. In addition, focus needs to be placed on filling the off-peak times through effective pricing, and programming. The most important consideration is to keep the department fresh through programming and strategic improvements for the users and guests to ensure long-term success.

CHAPTER TWO - COMMUNITY PROFILE

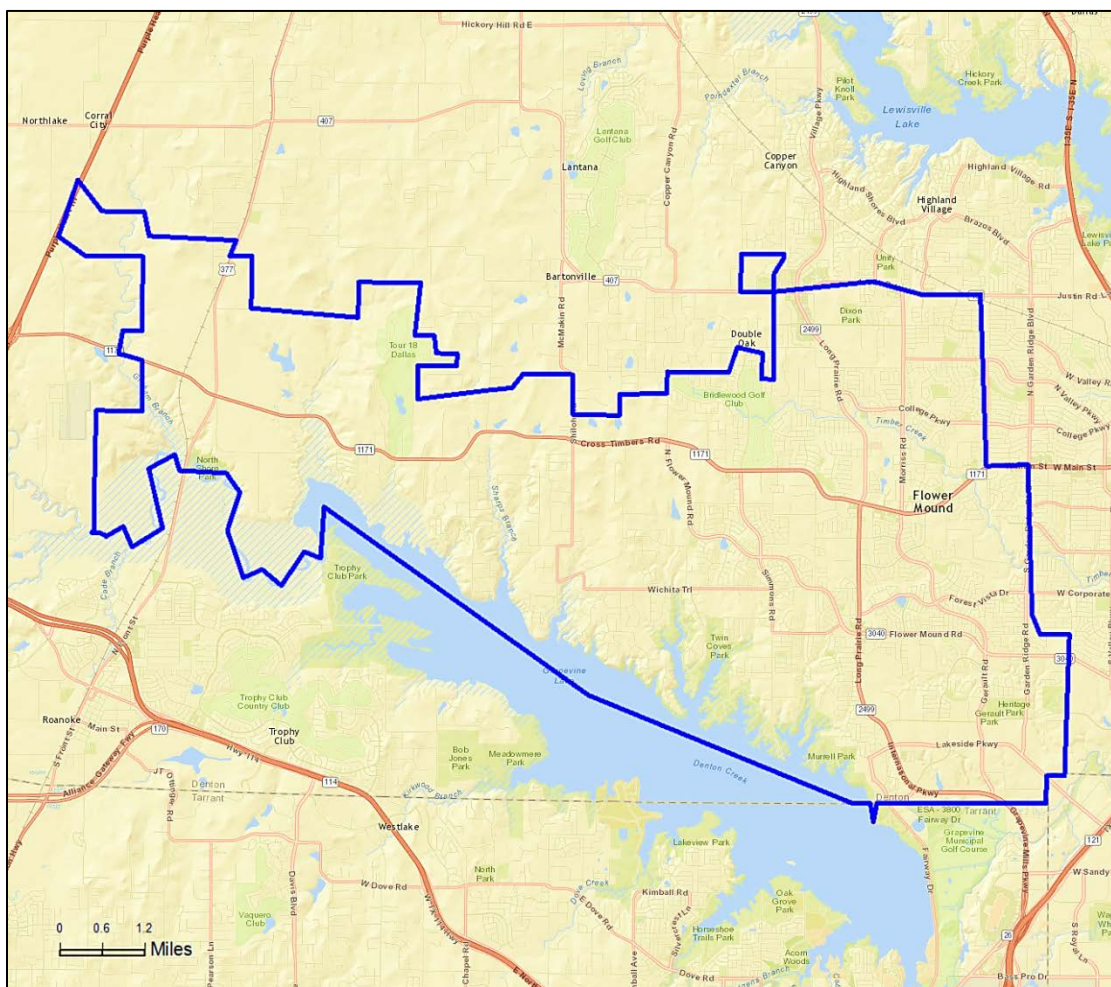
2.1 DEMOGRAPHIC ANALYSIS

The Demographic Analysis provides an understanding of the population within the Town of Flower Mound, Texas. This analysis is reflective of the total population, and its key characteristics such as population density, age distribution, households, gender, ethnicity, and household income.

It is important to note that future projections are all based on historical patterns and unforeseen circumstances during or after the time of the projections could have a significant bearing on the validity of the final projections.

2.1.1 METHODOLOGY

Demographic data used for the analysis was obtained from U.S. Census Bureau and from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. All data was acquired in May 2016 and reflects actual numbers as reported in the 2010 Census, and estimates for 2016 and 2021 as obtained by ESRI. Straight line linear regression was utilized for projected 2026 and 2031 demographics. The geographic boundary for the Town of Flower Mound was utilized as the demographic analysis boundary shown below.



RACE AND ETHNICITY DEFINITIONS

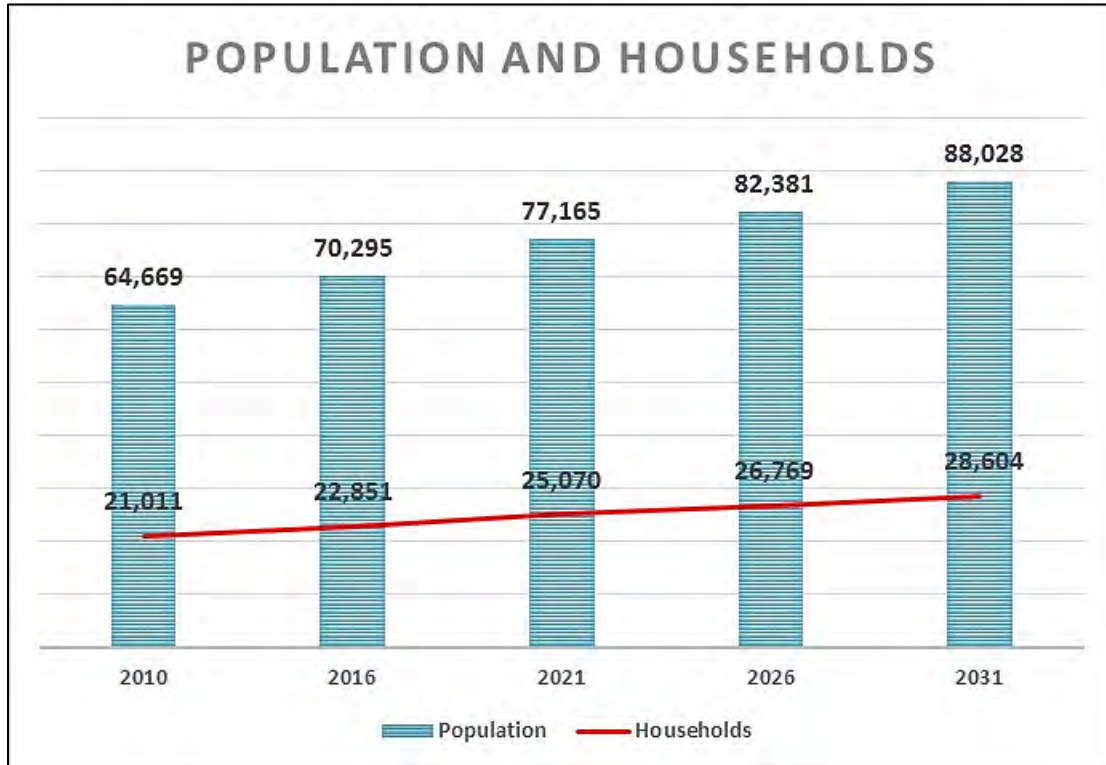
The minimum categories for data on race and ethnicity for Federal statistics, program administrative reporting, and civil rights compliance reporting are defined as below. The Census 2010 data on race are not directly comparable with data from the 2000 Census and earlier censuses; caution must be used when interpreting changes in the racial composition of the US population over time. The latest (Census 2010) definitions and nomenclature are used within this analysis.

- American Indian – This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment
- Asian – This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam
- Black – This includes a person having origins in any of the black racial groups of Africa
- Native Hawaiian or Other Pacific Islander – This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands
- White – This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa
- Hispanic or Latino – This is an ethnic distinction, a subset of a race as defined by the Federal Government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race

2.1.2 TOWN OF FLOWER MOUND POPULACE

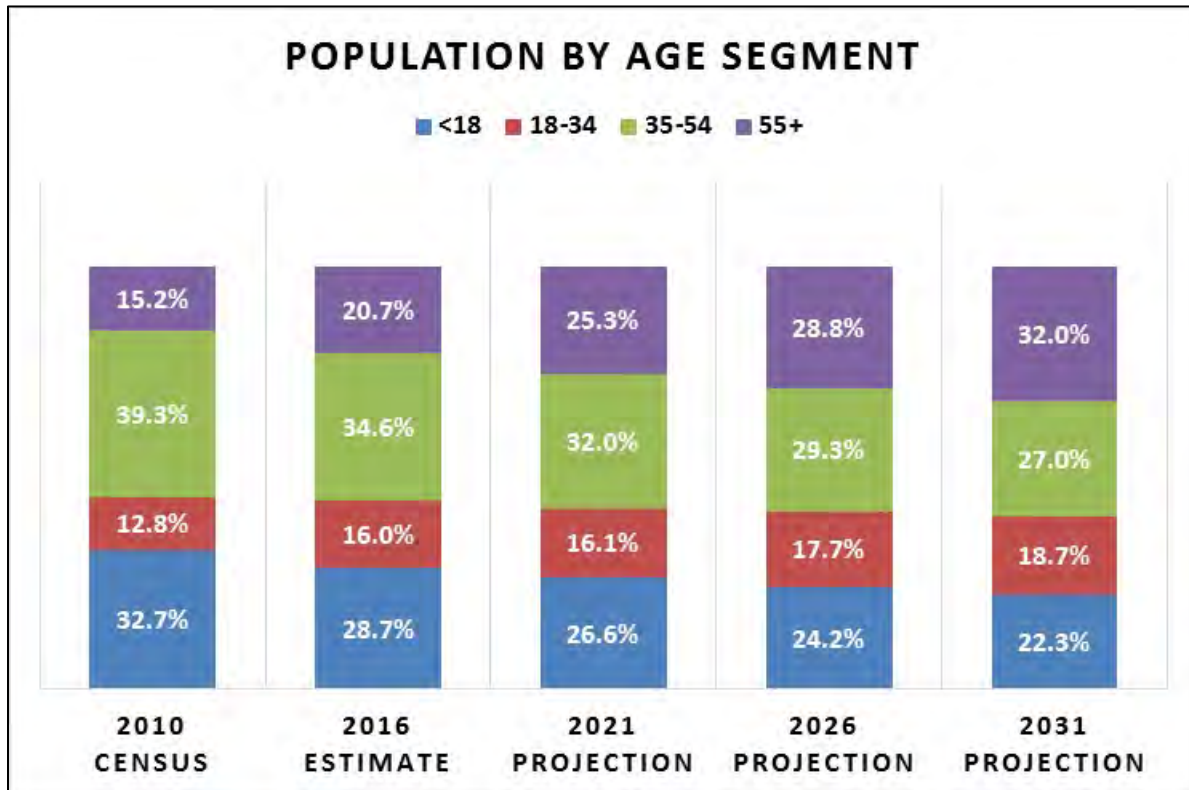
POPULATION

The Town has witnessed a large growth in recent years. From 2010 to 2016, the Town's total population underwent an increase of 8.7%, from 64,669 to 70,295. Projecting ahead, the total population of the Town is expected to continue to increase over the next 15 years. Based on predictions through 2031, the local population is anticipated to have approximately 80,028 residents living within 28,604 households.



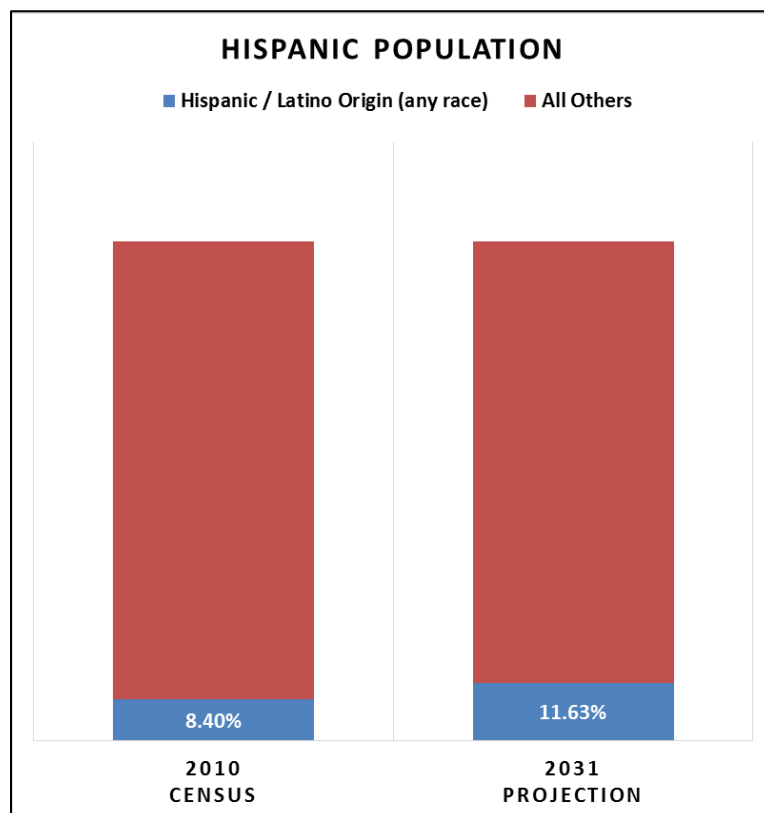
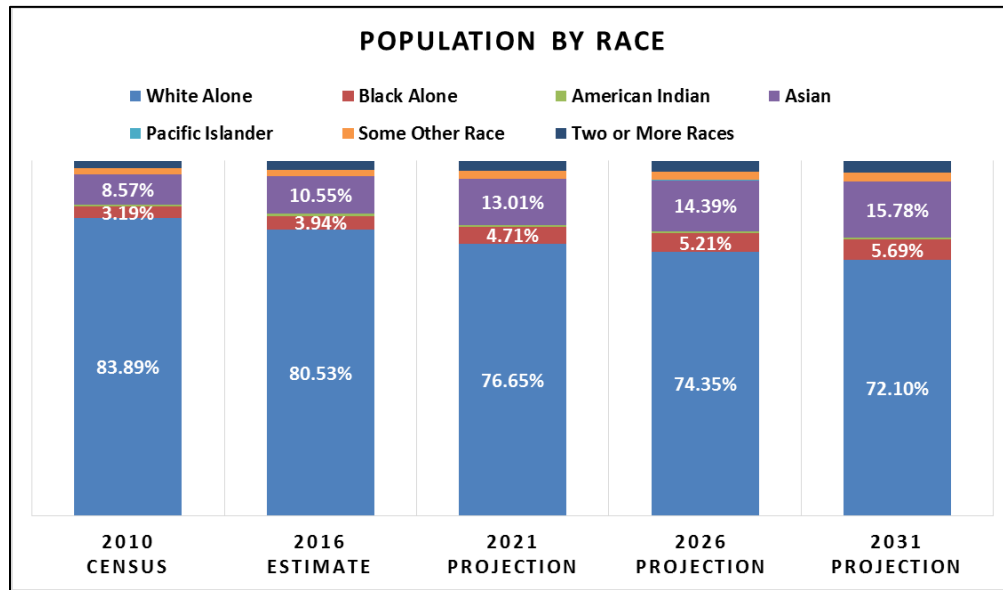
AGE SEGMENTATION

Evaluating the distribution by age segments, the Town's largest age segment is the 35-54 group. Currently, the 35-54 group represents 35% of the population, which is slightly larger than the second most populous age segment (<18). The smallest is the 18-34 age segment which constitutes 16% of the population and this group is projected to remain the smallest through 2031. The 55+ age population is expected to see the most growth over the next 15 years; increasing to nearly a third of the population by 2031.

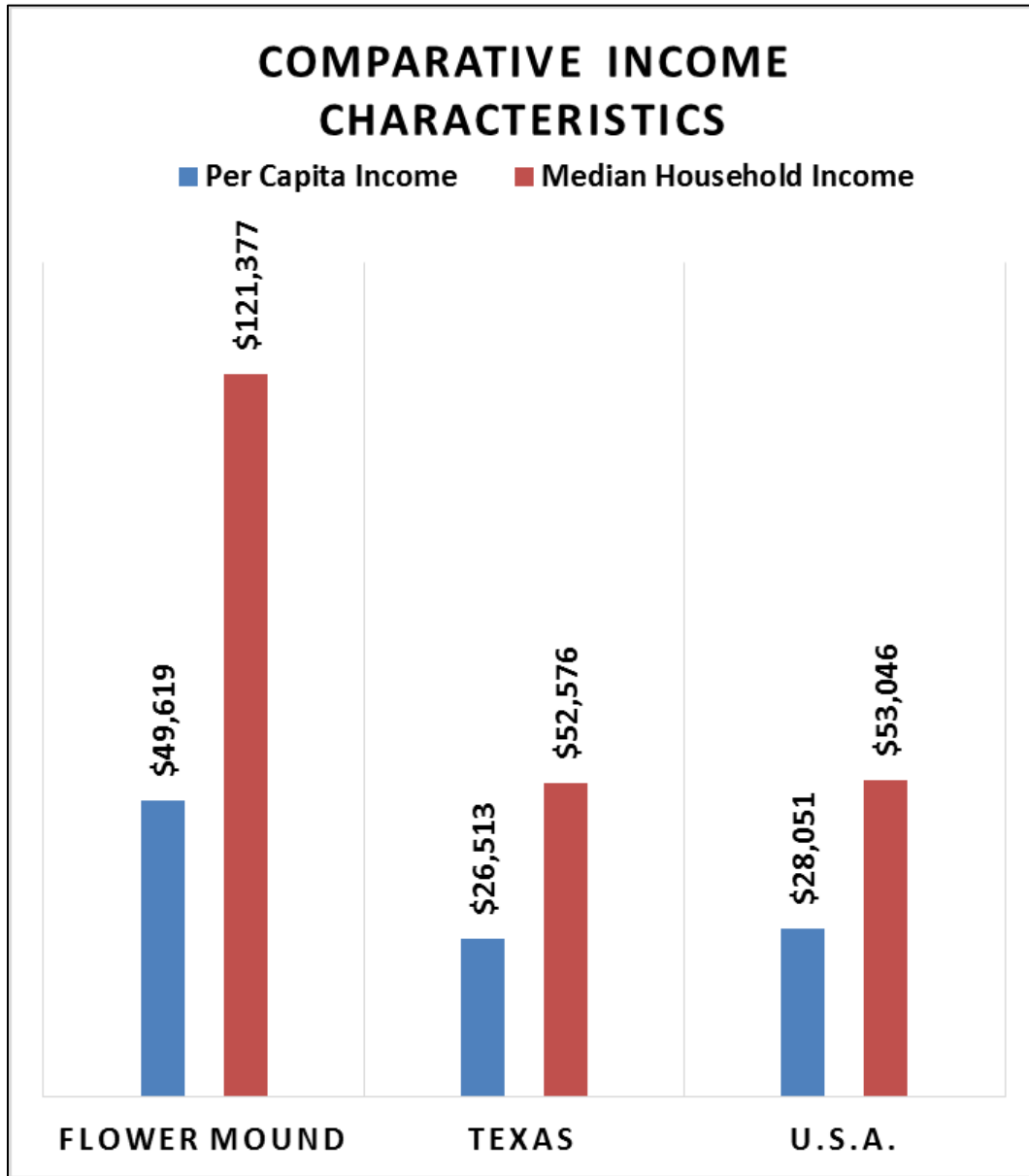


RACE AND ETHNICITY

In analyzing race and ethnicity, the Town is diversifying. The 2016 estimate shows that 81% of the population falls into the White Alone category. Predictions for 2031 expect the White Alone population to decrease to 72.10%. The Hispanic/Latino population represented 8.40% of the 2010 population, and is expected to reach 11.63% by 2031. The Asian population is the largest minority group and is projected to represent 16% of the population by 2031.



As seen in the chart below, the Town's per capita and median household income surpasses both state and national averages. The Town of Flower Mound's income averages is projected to increase in the years to come.



TOWN OF FLOWER MOUND IMPLICATIONS

The following implications are derived from the analyses provided above. Each implication is organized by the outlined demographic information sections.

POPULATION

The population is increasing and is projected to experience 27% population growth over the next 15 years. The number of households is projected to experience a 25% growth rate over the same timeframe. With a growing population, recreation services must continue to grow to commensurate to the population. Additionally, development will continue over the next 15 years and the parks and recreation system will need to strategically invest, develop, and maintain facilities in relation to housing development areas.

AGE SEGMENTATION

The Town's aging trend is significant because programs and facilities focused on an active adult (55+ population) will assume an even greater importance as the population changes in the years to come. Age segments have different likings towards activities. For example, older adults may enjoy passive recreation activities more so than active. However, with the millennial generation surpassing the baby boomer population, multi-generational facilities and services will be crucial to help support different age segments throughout the Town in the years to come.

RACE AND ETHNICITY

A more diverse population will require continued foresight and planning on the Town of Flower Mound's behalf. Traditional programming and service offerings may not be appropriate for a population comprised of a large minority population. For example, the Hispanic/Latino population may use passive recreation differently than other user groups and for different durations. Picnic shelters for large (typically multi-generational) families may be more important to the Hispanic/Latino population whereas it may not be as high significance to the White Alone population. Understanding how different races and ethnicities, found within the Town, use park amenities and learn about park programs can help the system better plan for new developments and market programs.

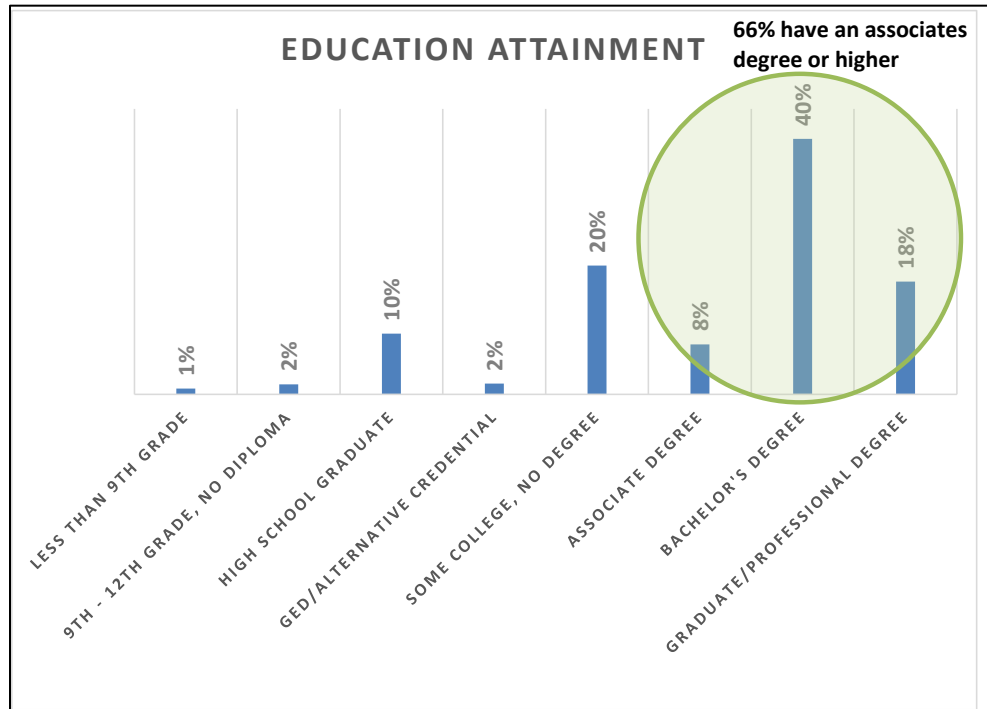
HOUSEHOLDS AND INCOME

With a median and per capita household income exceeding the state and national averages, it would be important for the Town to provide offerings that are first class with exceptional customer service. It would also benefit the system to look into different funding and revenue strategies to help the Department cover costs (Refer to Chapter 10 Funding Options).

2.2 MARKET PROFILE

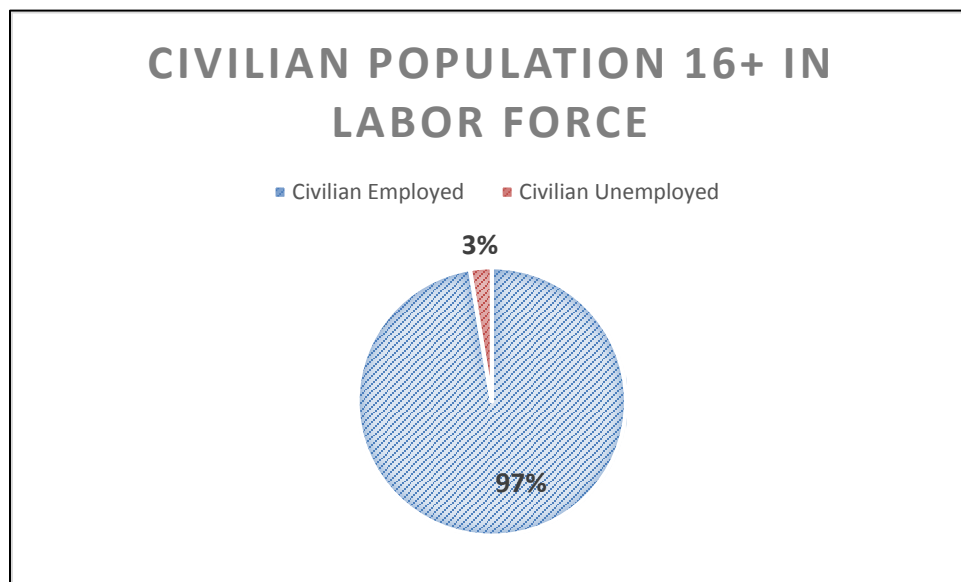
2.2.1 LEVEL OF EDUCATION

The following chart depicts the education level of adults 25 years and older within the Town of Flower Mound. Approximately, 66% of residents have an Associate's degree or higher.



2.2.2 UNEMPLOYMENT RATE

As seen below, 3% of residents within Flower Mound were unemployed in 2015. Flower Mound's unemployment rate is lower than the current national unemployment rate (5.4%) and Texas State unemployment rate (4.2%); as reported by the Bureau of Labor Statistics in April 2015.



2.3 TRENDS ANALYSIS

Information released by Sports & Fitness Industry Association's (SFIA) 2016 Study of Sports, Fitness, and Leisure Activities Topline Participation Report reveals that the most popular sport and recreational activities include: fitness walking, treadmill, running/jogging, free weights and road bicycling. Most of these activities appeal to both young and old alike, can be done in most environments, are enjoyed regardless of level of skill, and have minimal economic barriers to entry. These popular activities also have appeal because of their social application. For example, although fitness activities are mainly self-directed, people enjoy walking and biking with other individuals because it can offer a degree of camaraderie.

Fitness walking has remained the most popular activity of the past decade by a large margin, in terms of total participants. Fitness walking participation last year was reported to be nearly 110 million Americans. Although fitness walking has the highest level of participation, it did report a 2.4% decrease in 2015 from the previous year. This recent decline in fitness walking participation paired with upward trends in a wide variety of other activities, especially in fitness and sports, suggests that active individuals are finding new ways to exercise and diversifying their recreational interests. In addition, the popularity of many outdoor adventure and water-based activities has experienced positive growth based on the most recent findings; however, many of these activities' rapid increase in participation is likely a product of their relatively low user base, which may indicate that these sharp upward trends may not be sustained long into the future.

From a traditional team sport standpoint, basketball ranks highest among all sports, with approximately 23.4 million people reportedly participating in 2015. In general, nearly every sport with available data experienced an increase in participation, which is a reversal from the five-year trend of declining participation in sports. Sports that have experienced significant growth in participation are squash, boxing, lacrosse, rugby, roller hockey, and field hockey – all of which have experienced growth in excess of 30% over the last five years. More recently, roller hockey, racquetball, squash, indoor soccer, boxing, and flag football were the activities with the most rapid growth during the last year (2014-15).

According to the Physical Activity Council, an "inactive" is defined as an individual that doesn't take part in any physical activity. Over the last five years, the number of inactive individuals has increased 7.4% from 76 million in 2010 to 81.6 million in 2015. However, looking at just the past year, from 2014 to 2015, the US saw a slight decrease of 0.6% from 82.7 to 81.6 million individuals. Although this recent shift is very promising, inactivity remains a dominant force in society, evidenced by the fact that 27.7% of the population falls into this category.

The Sports & Fitness Industry Association (SFIA) Sports, Fitness & Recreational Activities Topline Participation Report 2016 was utilized to evaluate national sport and fitness participatory trends. The study is based on survey findings by the Physical Activity Council from a total of 32,658 online interviews carried out in 2015. The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the US.

2.3.1 NATIONAL TRENDS IN GENERAL SPORTS

The most heavily participated in sports for 2015 were golf (24.1 million) and basketball (23.4 million), which have participation figures well in excess of the other activities in the general sports category. The popularity of golf and basketball can be attributed to the ability to compete with relatively small number of participants. Golf also benefits from its wide age segment appeal, and is considered a life-

long sport. Basketball's success can be attributed to the limited amount of equipment needed to participate and the limited space requirements necessary, which make basketball the only traditional sport that can be played at the majority of American dwellings as a drive-way pickup game.

Since 2010, squash and other niche sports, like boxing, lacrosse and rugby, have seen strong growth. Squash has emerged as the overall fastest growing sport, as it has seen participation levels rise by 66% over the last five years. Based on the five-year trend, boxing (59%), rugby (44%), lacrosse (47%), roller hockey (39%), and field hockey (32%) have also experienced significant growth. In the most recent year, the fastest growing sports were roller hockey (10%), racquetball (8%), squash (7%), indoor soccer (6%), and boxing (6%). During the last five years, the sports that are most rapidly declining include touch football (-25%), wrestling (-22%), slow pitch softball (-16%), and racquetball (24.9% decrease).

Overall, activities in the general sports categories show very promising growth in the most recent year. Only three activities experienced a dip in participation, but none of these declined by more than 3%. In general, the strong recent growth in sports is a reversal of the five-year trends, as nearly every activity declining in the long run has tipped the scale to show positive growth in the past year.

National Participatory Trends - General Sports					
Activity	Participation Levels			% Change	
	2010	2014	2015	14-15	10-15
Golf	26,122	24,700	24,120	-2.3%	-7.7%
Basketball	25,156	23,067	23,410	1.5%	-6.9%
Tennis	18,719	17,904	17,963	0.3%	-4.0%
Baseball	14,198	13,152	13,711	4.3%	-3.4%
Soccer (Outdoor)	13,883	12,592	12,646	0.4%	-8.9%
Badminton	7,645	7,176	7,198	0.3%	-5.8%
Softball (Slow Pitch)	8,477	7,077	7,114	0.5%	-16.1%
Football, Touch	8,663	6,586	6,487	-1.5%	-25.1%
Volleyball (Court)	7,315	6,304	6,423	1.9%	-12.2%
Football, Tackle	6,850	5,978	6,222	4.1%	-9.2%
Football, Flag	6,660	5,508	5,829	5.8%	-12.5%
Soccer (Indoor)	4,920	4,530	4,813	6.2%	-2.2%
Volleyball (Sand/Beach)	4,752	4,651	4,785	2.9%	0.7%
Gymnastics	4,418	4,621	4,679	1.3%	5.9%
Ultimate Frisbee	4,571	4,530	4,409	-2.7%	-3.5%
Track and Field	4,383	4,105	4,222	2.9%	-3.7%
Racquetball	4,603	3,594	3,883	8.0%	-15.6%
Cheerleading	3,134	3,456	3,608	4.4%	15.1%
Ice Hockey	2,140	2,421	2,546	5.2%	19.0%
Pickleball	N/A	2,462	2,506	1.8%	N/A
Softball (Fast Pitch)	2,513	2,424	2,460	1.5%	-2.1%
Lacrosse	1,423	2,011	2,094	4.1%	47.2%
Wrestling	2,536	1,891	1,978	4.6%	-22.0%
Roller Hockey	1,374	1,736	1,907	9.9%	38.8%
Squash	1,031	1,596	1,710	7.1%	65.9%
Field Hockey	1,182	1,557	1,565	0.5%	32.4%
Boxing for Competition	855	1,278	1,355	6.0%	58.5%
Rugby	940	1,276	1,349	5.7%	43.5%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

2.3.2 NATIONAL TRENDS IN AQUATIC ACTIVITY

Swimming is unquestionably a lifetime sport, and all aquatic activities have experienced participation growth among the American population. In 2015, fitness swimming is the absolute leader in overall participation (26 million) for aquatic activities, due in large part to its broad, multigenerational appeal. In the most recent year, competition swimming reported the strongest growth (7%) among aquatic activities, followed by fitness swimming (4%) and aquatic exercise (1%). It should be noted, in 2011, recreational swimming was broken into competition and fitness categories in order to better identify key trends.

Aquatic Exercise also has a strong participation base, and has experienced steady growth since 2010. Aquatic exercise has paved the way as a less stressful form of physical activity, while allowing similar benefits as land based exercises, including aerobic fitness, resistance training, flexibility, and better balance. Doctors are now recommending aquatic exercise for injury rehabilitation, mature patients, and patients with bone or joint problems, due to the significant reduction of stress placed on weight-bearing joints, bones, muscles, and also the effect of the water in reducing swelling from injuries.

National Participatory Trends - Aquatics					
Activity	Participation Levels			% Change	
	2010	2014	2015	14-15	10-15
Swimming (Fitness)	N/A	25,304	26,319	4.0%	N/A
Aquatic Exercise	8,947	9,122	9,226	1.1%	3.1%
Swimming (Competition)	N/A	2,710	2,892	6.7%	N/A
NOTE: Participation figures are in 000's for the US population ages 6 and over					
	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

2.3.3 NATIONAL TRENDS IN GENERAL FITNESS

Overall, national participatory trends in fitness have experienced strong growth in recent years. Many of these activities have become popular due to an increased interest among people to improve their health by engaging in an active lifestyle. These activities also have very few barriers to entry, which provides a variety of options that are relatively inexpensive to participate in and can be performed by nearly anyone with no time restrictions.

The most popular fitness activity by far is fitness walking, which had nearly 110 million participants in 2015, which represents a 2.4% decrease from the previous year. Other leading fitness activities based on total number of participants include treadmill (50 million), running/jogging (48 million), hand weights (43 million), stretching (36 million), and stationary cycling (36 million).

Over the last five years, the activities growing most rapidly are non-traditional / off-road triathlons (119%), trail running (63%), traditional road triathlons (57%), high impact aerobics (41%), and yoga (20%). In the last year, activities with the largest gains in participation included non-traditional / off-road triathlons (24%), traditional / road triathlons (13%), barre (12%), and trail running (8%). It should be noted that many of the activities growing most rapidly have a relatively low user base, which allows

for more drastic shifts in terms of percentage. The recent decline in the extremely popular activities of fitness walking and running / jogging paired with widespread growth in activities with lower participation levels, may suggest that those engaging in fitness activities are actively looking for new forms of exercise.

National Participatory Trends - General Fitness					
Activity	Participation Levels			% Change	
	2010	2014	2015	14-15	10-15
Fitness Walking	112,082	112,583	109,829	-2.4%	-2.0%
Treadmill	52,275	50,241	50,398	0.3%	-3.6%
Running/Jogging	46,650	51,127	48,496	-5.1%	4.0%
Free Weights (Hand Weights) under 15 lbs	N/A	41,670	42,799	2.7%	N/A
Stretching	35,720	35,624	35,776	0.4%	0.2%
Stationary Cycling (Recumbent/Upright)	36,036	35,693	35,553	-0.4%	-1.3%
Weight/Resistant Machines	39,185	35,841	35,310	-1.5%	-9.9%
Free Weights (Dumbbells) over 15 lbs	N/A	30,767	31,409	2.1%	N/A
Elliptical Motion Trainer	27,319	28,025	27,981	-0.2%	2.4%
Free Weights (Barbells)	27,194	25,623	25,381	-0.9%	-6.7%
Yoga	20,998	25,262	25,289	0.1%	20.4%
Calisthenics/Bodyweight Exercise	N/A	22,390	22,146	-1.1%	N/A
Choreographed Exercise	N/A	21,455	21,487	0.1%	N/A
Aerobics (High Impact)	14,567	19,746	20,464	3.6%	40.5%
Stair Climbing Machine	13,269	13,216	13,234	0.1%	-0.3%
Cross-Training Style Workout	N/A	11,265	11,710	4.0%	N/A
Stationary Cycling (Group)	7,854	8,449	8,677	2.7%	10.5%
Pilates Training	8,404	8,504	8,594	1.1%	2.3%
Trail Running	4,985	7,531	8,139	8.1%	63.3%
Cardio Cross Trainer	N/A	7,484	7,982	6.7%	N/A
Boot Camp Style Cross-Training	N/A	6,774	6,722	-0.8%	N/A
Cardio Kickboxing	6,287	6,747	6,708	-0.6%	6.7%
Martial Arts	6,002	5,364	5,507	2.7%	-8.2%
Boxing for Fitness	4,788	5,113	5,419	6.0%	13.2%
Tai Chi	3,193	3,446	3,651	5.9%	14.3%
Barre	N/A	3,200	3,583	12.0%	N/A
Triathlon (Traditional/Road)	1,593	2,203	2,498	13.4%	56.8%
Triathlon (Non-Traditional/Off Road)	798	1,411	1,744	23.6%	118.5%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
Legend: Large Increase (greater than 25%) Moderate Increase (0% to 25%) Moderate Decrease (0% to -25%) Large Decrease (less than -25%)					

2.3.4 NATIONAL TRENDS IN OUTDOOR RECREATION

Results from the Participation Report demonstrate a dichotomy of growth and attrition among outdoor / adventure recreation activities. Much like the general fitness activities, these activities encourage an active lifestyle, can be performed individually or with a group, and are not limited by time restraints. In 2015, the most popular activities, in terms of total participants, from the outdoor / adventure recreation category include road bicycling (38 million), freshwater fishing (38 million), day hiking (37 million), and Camping within ¼ mile of vehicle/home (28 million).

From 2010-2015, outdoor / adventure recreation activities that have undergone the largest increases were adventure racing (136%), archery (33%), BMX bicycling (29%), traditional climbing (28%), and backpacking overnight (26%). Over the same time frame, activities declining most rapidly were in-line roller skating (-26%), camping within ¼ mile of home/vehicle (-15%), and recreational vehicle camping (-12%). More recently, activities growing most rapidly in the last year were adventure racing (21%), BMX bicycling (15%), traditional climbing (5%), and fly fishing (4%).

National Participatory Trends - Outdoor / Adventure Recreation					
Activity	Participation Levels			% Change	
	2010	2014	2015	14-15	10-15
Bicycling (Road)	39,730	39,725	38,280	-3.6%	-3.6%
Fishing (Freshwater)	39,911	37,821	37,682	-0.4%	-5.6%
Hiking (Day)	32,534	36,222	37,232	2.8%	14.4%
Camping (< 1/4 Mile of Vehicle/Home)	32,667	28,660	27,742	-3.2%	-15.1%
Wildlife Viewing (>1/4 Mile of Home/Vehicle)	21,158	21,110	20,718	-1.9%	-2.1%
Camping (Recreational Vehicle)	16,651	14,633	14,699	0.5%	-11.7%
Birdwatching (>1/4 mile of Vehicle/Home)	13,317	13,179	13,093	-0.7%	-1.7%
Fishing (Saltwater)	12,056	11,817	11,975	1.3%	-0.7%
Backpacking Overnight	7,998	10,101	10,100	0.0%	26.3%
Archery	6,323	8,435	8,378	-0.7%	32.5%
Bicycling (Mountain)	7,152	8,044	8,316	3.4%	16.3%
Skateboarding	7,080	6,582	6,436	-2.2%	-9.1%
Fishing (Fly)	5,523	5,842	6,089	4.2%	10.2%
Roller Skating, In-Line	8,128	6,061	6,024	-0.6%	-25.9%
Climbing (Sport/Indoor/Boulder)	4,542	4,536	4,684	3.3%	3.1%
Adventure Racing	1,214	2,368	2,864	20.9%	135.9%
Bicycling (BMX)	2,090	2,350	2,690	14.5%	28.7%
Climbing (Traditional/Ice/Mountaineering)	2,017	2,457	2,571	4.6%	27.5%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

2.3.5 NATIONAL TRENDS IN HUNTING / FISHING ACTIVITIES

Overall, activities related to hunting and fishing have seen strong participation growth in recent years. In 2015, the most popular of these activities in terms of total participants were freshwater fishing (38 million), target shooting with a handgun (16 million), and target shooting with a rifle (14 million).

Examining growth trends over the last five years, activities with the highest rate of growth were hunting with a handgun (36%), archery (up 33%), target shooting with a handgun (26%), and trap / skeet shooting (25%). Since 2010, only two activities underwent a decrease in participation – freshwater fishing (-6%) and saltwater fishing (-1%). Activities experiencing the most rapid growth over the most recent year include sport clay shooting (15%), trap / skeet shooting (25%), and hunting with a handgun (10%).

National Participatory Trends - Hunting / Fishing Activities					
Activity	Participation Levels			% Change	
	2010	2014	2015	14-15	10-15
Fishing (Freshwater)	39,911	37,821	37,682	-0.4%	-5.6%
Target Shooting (Handgun)	12,485	14,426	15,744	9.1%	26.1%
Target Shooting (Rifle)	12,637	13,029	13,720	5.3%	8.6%
Fishing (Saltwater)	12,056	11,817	11,975	1.3%	-0.7%
Hunting (Rifle)	10,632	10,081	10,778	6.9%	1.4%
Hunting (Shotgun)	8,276	8,220	8,438	2.7%	2.0%
Archery	6,323	8,435	8,378	-0.7%	32.5%
Fishing (Fly)	5,523	5,842	6,089	4.2%	10.2%
Shooting (Sport Clays)	4,291	4,645	5,362	15.4%	25.0%
Hunting (Bow)	4,067	4,411	4,564	3.5%	12.2%
Shooting (Trap/Skeet)	3,489	3,837	4,368	13.8%	25.2%
Hunting (Handgun)	2,493	3,091	3,400	10.0%	36.4%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

2.3.6 LOCAL SPORT AND MARKET POTENTIAL

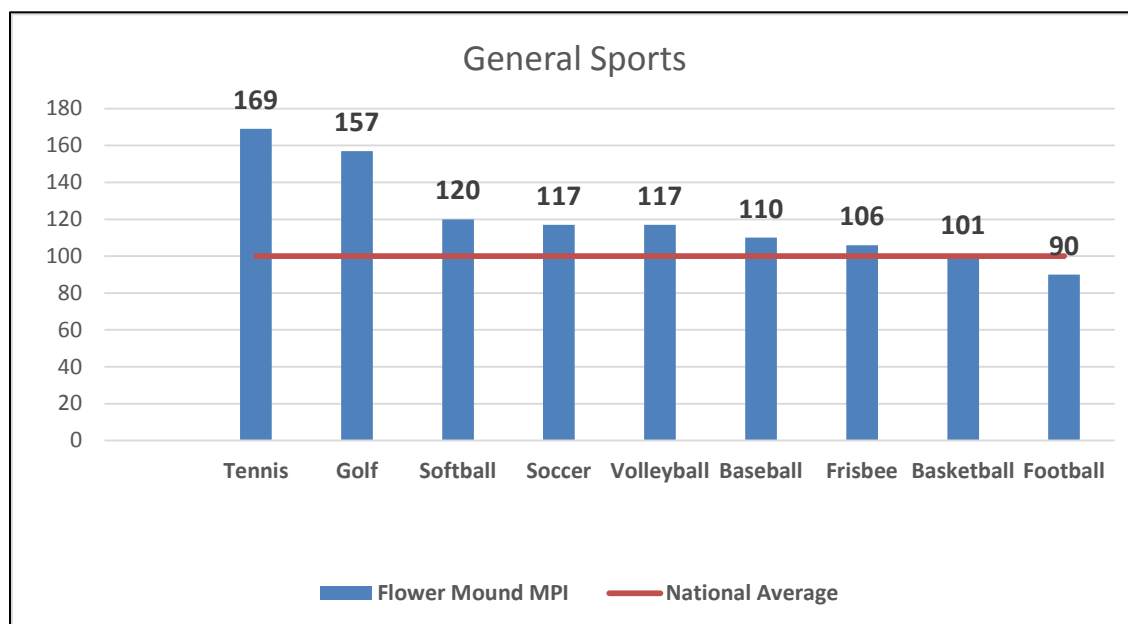
The following charts show sport and leisure market potential data from ESRI. A Market Potential Index (MPI) measures the probable demand for a product or service in the Town of Flower Mound, Texas. The MPI shows the likelihood that an adult resident of the target area will participate in certain activities when compared to the US National average. The National average is 100, therefore numbers below 100 would represent a lower than average participation rate, and numbers above 100 would represent higher than average participation rate.

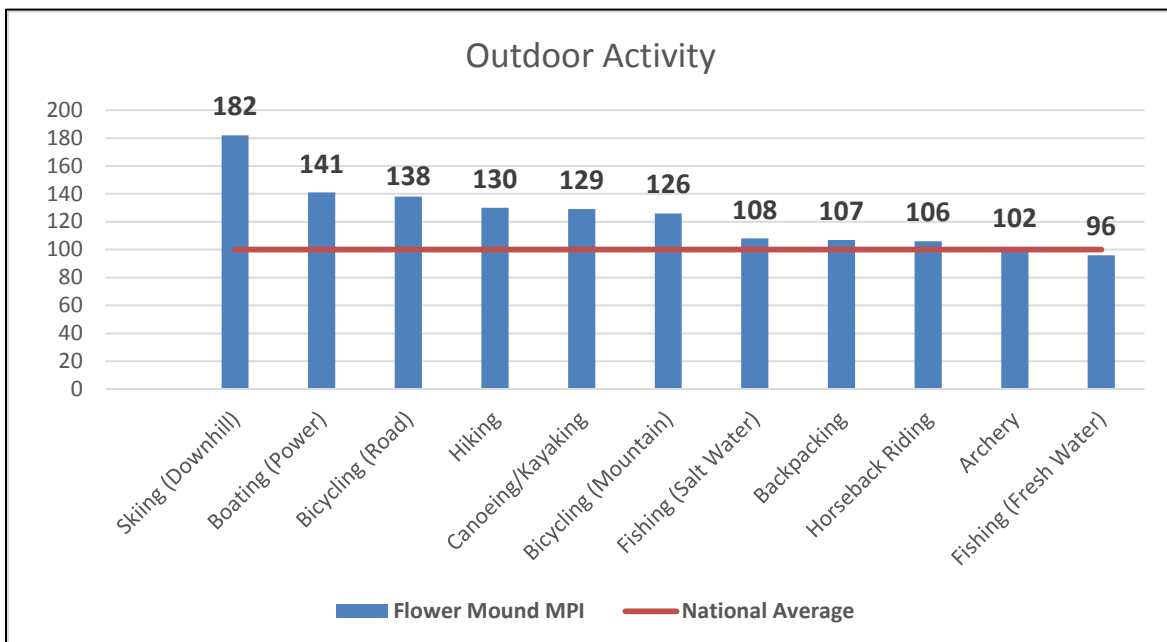
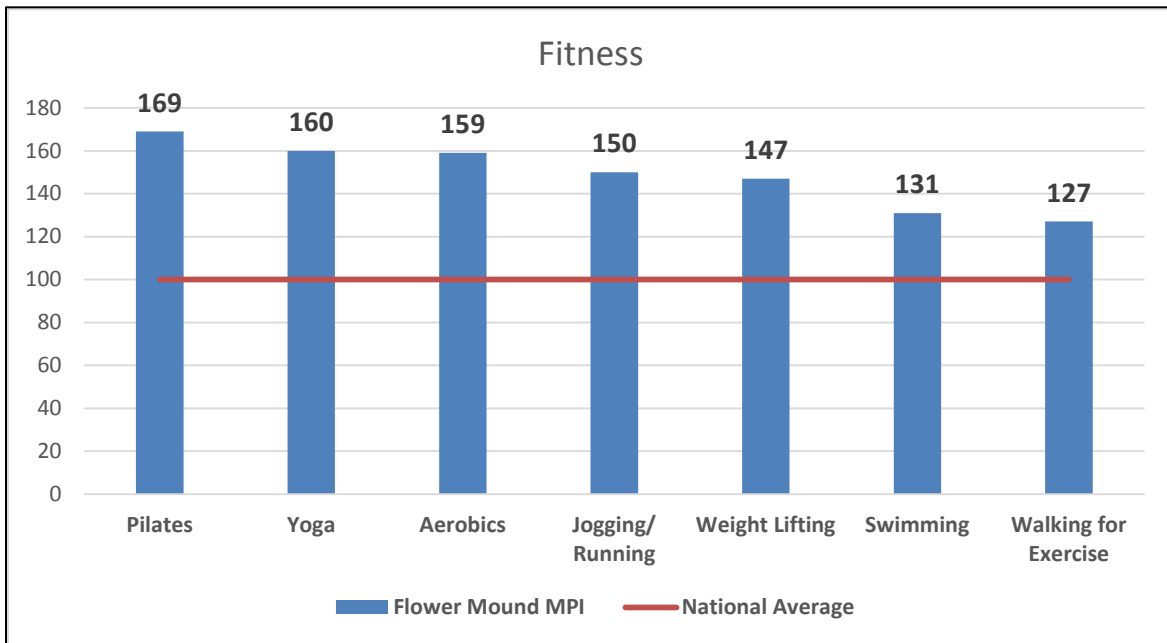
ESRI's MPI for a product or service for an area is calculated by the ratio of the local consumption rate for a product or service for the area to the US consumption rate for the product or service, multiplied by 100. MPIs are derived from the information integration from four consumer surveys.

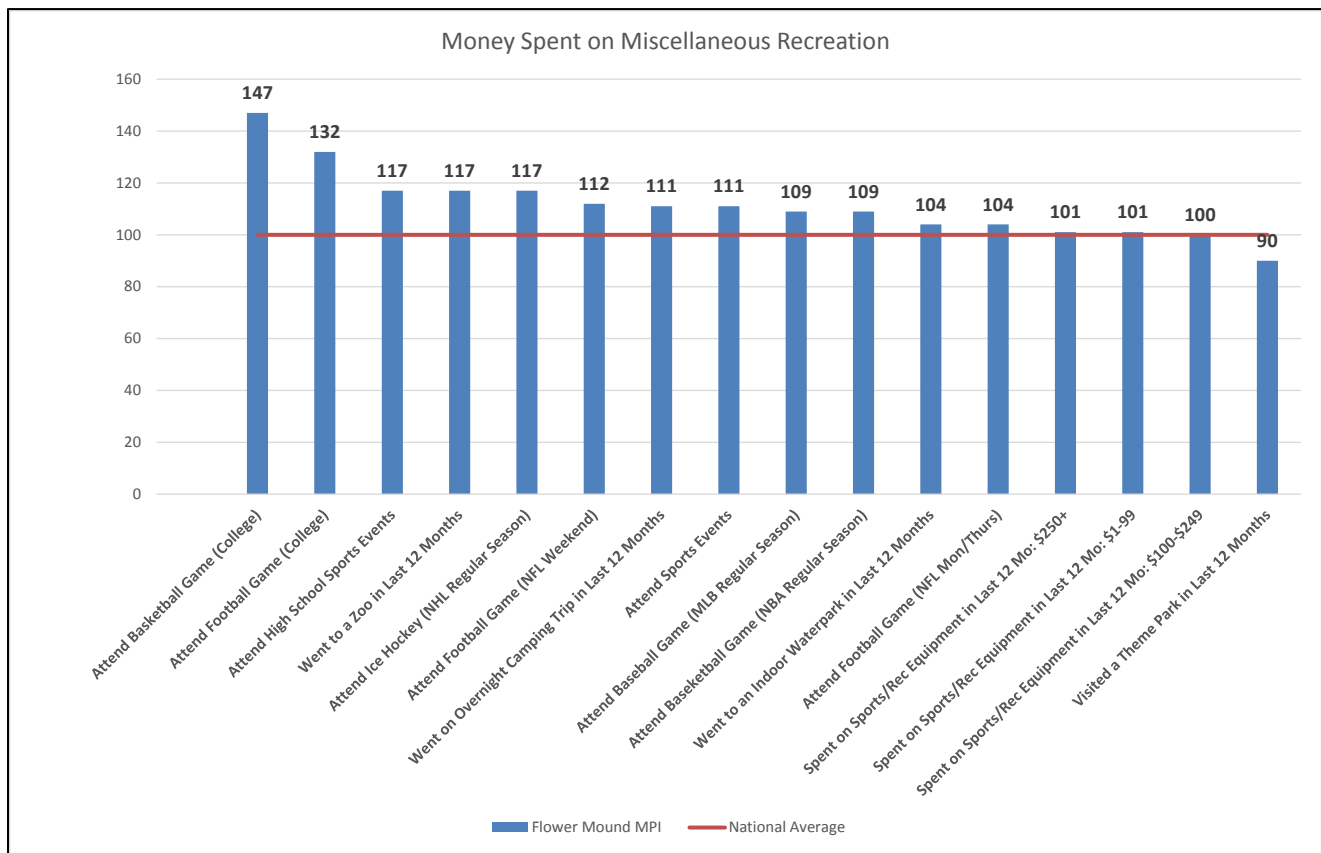
The Town is compared to the national average in four (4) categories – general sports, fitness, outdoor activity, and money spent on miscellaneous recreation. Overall, residents of Flower Mound demonstrate participation trends that have above average potential index numbers in all categories. Flower Mound exhibits **high interest in the following activities:**

- **Skiing Downhill**
- **Pilates**
- **Tennis**
- **Yoga**
- **Aerobics**
- **Golf**
- **Jogging/Running**

It is recommended that the Town examines the MPIs below to gain a sense of local consumption behavior based upon market research. The MPIs should be one component of an overall demand analysis including participation rates, market competition, community survey, and other community input information. The MPIs that equal or are above 100, are identified as being popular consumption activities; however, programming should not solely center on high MPI activities because service providers often need to provide niche activities.







CHAPTER THREE - BENCHMARK ANALYSIS

3.1 INTRODUCTION

PROS Consulting, along with Flower Mound Parks and Recreation, identified operating metrics to be benchmarked against comparable industry-leading Park and Recreation systems across the country. The complexity in this analysis was ensuring direct comparison through a methodology of statistics and ratios in order to provide objective information that is relevant and accurate, as best as possible.

It must be noted that the benchmark analysis is only an indicator based on the information provided; however, the consulting team and Flower Mound Parks and Recreation worked closely with participating benchmark agencies to obtain the most credible information and organize the data in a consistent and comparable format. The information sought was a combination of operating metrics and information on budgets, staffing, and inventories. In some instances, the information was not tracked or not reported. The attributes considered for selection in this benchmark study included:

- Jurisdiction population size
- Jurisdiction land area size
- CAPRA accreditation
- System focused on outdoor recreation, environmental education, and conservation

Benchmark analysis incorporates a mix of systems that are close in geographical proximity to Flower Mound, along with an industry-leading district. The benchmark includes the following agencies:

Agency	State	Jurisdiction Population	Jurisdiction Size (sq. mi.)	Population Density (per sq. mi.)	CAPRA Accreditation (year)
Flower Mound	TX	68,819	43.4	1,586	-
Allen	TX	96,227	26.3	3,659	-
Colleyville	TX	25,267	13.1	1,929	-
Coppell	TX	41,042	14.4	2,850	2010
Frisco	TX	149,803	61.8	2,424	2012
Grapevine	TX	50,542	31.9	1,584	-
Highland Village	TX	15,810	5.5	2,875	-
Lewisville	TX	104,494	36.4	2,871	-
Keller	TX	44,443	18.5	2,402	-
Plano	TX	278,537	71.6	3,890	1994
Richardson	TX	110,377	28.6	3,859	-
Southlake	TX	29,353	22.4	1,310	-
Westerville	OH	37,667	12.5	3,013	2005

Due to difference in how each system collects, maintains, and reports data, variances exist. These variations have an impact on the per capita and percentage allocations; hence the overall comparison must be viewed with this in mind. Also, there may be some portions where the data provided by the benchmarked systems was incomplete or unavailable.

The benchmark data collection for all systems was obtained in February through March of 2016. Population figures used for analysis reflect data from the Texas Demographic Center Population

Estimates Program, as of January 1, 2015. While it is possible that there may have been changes or updates in the data provided, to ensure consistency only the original figures obtained at that time have been used in the benchmark. The goal is to evaluate how Flower Mound Parks and Recreation is positioned among peer agencies as it applies to efficiency and effectiveness of practices through data that offers an encompassing view of each system's operations.

3.2 COMPARISON OF SERVICE AREA, INVENTORIES, AND OPERATIONS

3.2.1 SYSTEM ACREAGES

This section provides a general overview of each system within the benchmark analysis. The table below describes the total acreage, total developed acres, percentage of developed acres, and total park acres per 1,000 residents for each agency.

Agency	Jurisdiction Population	Total Acres Owned or Managed by System	Total Developed Acres	Percentage of Developed Acres	Total Park Acres per 1,000 Residents
Flower Mound	68,819	1,052	824	78%	15.29
Allen	96,227	1,245	720	58%	12.94
Colleyville	25,267	225	202	90%	8.90
Coppell	41,042	612	544	89%	14.91
Frisco	149,803	1,903	1,369	72%	12.70
Grapevine	50,542	1,559	771	49%	30.85
Highland Village	15,810	318	313	98%	20.11
Lewisville	104,494	1,468	1,002	68%	14.05
Keller	44,443	588	336	57%	13.23
Plano	278,537	3,831	2,507	65%	13.75
Richardson	110,377	1,165	837	72%	10.55
Southlake	29,353	1,198	419	35%	40.81
Westerville	37,667	600	397	66%	15.93

Total acreage reported for benchmark systems ranges from 225 acres to 3,831 acres, with a benchmark median of 1,165 acres. Flower Mound falls slightly below the median, managing just over 1,000 acres. In terms of percentage of developed acres, the benchmark agencies range from 35%-98%. With developed acreage accounting for 78% of its total, Flower Mound is well above the benchmark median of 68% developed. When comparing total acreage to each service area, there is a wide range of coverage, anywhere from 8.9 to 40.81 acres per 1,000 residents. Flower Mound's 15.29 acres per 1,000 residents ranks above the benchmark median (14.05 per 1,000) by approximately 1.25 acres.

KEY TAKEAWAYS

PERCENTAGE OF DEVELOPED ACRES

Least developed acres: Southlake – 35% developed

Most developed acres: Highland Village – 98% developed

Benchmark median – 68% developed

Flower Mound – 78% developed

TOTAL PARK ACRES PER 1,000 POPULATION

Benchmark leader: Southlake –40.81 acres/1,000 residents

Benchmark bottom: Colleyville – 9.48 acres/1,000 residents

Benchmark median – 14.05 acres/1,000 residents

Flower Mound – 15.29 acres/1,000 residents

3.2.2 TRAIL MILES

The table below describes total trail miles in each park system and the compares them to the population of each jurisdiction on a per 1,000 resident basis.

Agency	Jurisdiction Population	Total Trail Miles	Total Trail Miles per 1,000 Residents
Flower Mound	68,819	59.9	0.87
Allen	96,227	40.0	0.42
Colleyville	25,267	9.4	0.37
Coppell	41,042	7.0	0.17
Frisco	149,803	56.0	0.37
Grapevine	50,542	34.0	0.67
Highland Village	15,810	10.0	0.63
Lewisville	104,494	15.2	0.15
Keller	44,443	19.0	0.43
Plano	278,537	56.2	0.20
Richardson	110,377	40.0	0.36
Southlake	29,353	6.0	0.20
Westerville	37,667	26.0	0.69

The range of total trail miles of the benchmarked agencies is 6 to 59.9 miles. The range of trail miles per 1,000 residents is 0.15 to 0.87. Flower Mound ranks the highest in both total trail miles and trail miles per population.

KEY TAKEAWAYS

TRAIL MILES / 1,000 RESIDENTS

Benchmark leader: Flower Mound – 0.87 trail miles/1,000 residents

Benchmark bottom: Lewisville – 0.15 miles/1,000 residents

Benchmark median – 0.37 miles/1,000 residents

3.2.3 OPERATING BUDGET AND COST RECOVERY

This portion covers the annual budget expenses, earned income, and cost recovery levels. Budget items in this section include the most recent figures available. Non-tax revenues and operating expenses are compared to the population of each jurisdiction to determine the revenue and cost per capita. Dividing total non-tax revenue by total operating expense arrives at the operational cost recovery. Cost recovery is a critical performance indicator that measures how well each department's revenue generation covers the total operating expenditures.

Agency	Jurisdiction Population	Total Non-Tax Revenues	Revenue per Capita	Total Operating Expenses	Operating Expense per Capita	Operating Cost Recovery
Flower Mound	68,819	\$ 2,027,016	\$ 29	\$ 7,329,766	\$ 107	28%
Allen	96,227	\$ 2,393,008	\$ 25	\$ 12,095,222	\$ 126	20%
Colleyville	25,267	\$ 484,428	\$ 19	\$ 2,071,197	\$ 82	23%
Coppell	41,042	\$ 2,023,553	\$ 49	\$ 8,027,968	\$ 196	25%
Frisco	149,803	\$ 5,034,144	\$ 34	\$ 14,949,702	\$ 100	34%
Grapevine	50,542	\$ 3,005,000	\$ 59	\$ 10,046,378	\$ 199	30%
Highland Village	15,810	\$ 157,917	\$ 10	\$ 1,939,074	\$ 123	8%
Lewisville	104,494	\$ 1,579,709	\$ 15	\$ 7,412,181	\$ 71	21%
Keller	44,443	\$ 3,251,180	\$ 73	\$ 6,574,208	\$ 148	49%
Plano	278,537	\$ 11,472,425	\$ 41	\$ 45,166,408	\$ 162	25%
Richardson	110,377	\$ 4,230,350	\$ 38	\$ 12,022,706	\$ 109	35%
Southlake	29,353	\$ 965,000	\$ 33	\$ 5,967,181	\$ 203	16%
Westerville	37,667	\$ 4,148,878	\$ 110	\$ 9,594,116	\$ 255	43%

Typical annual operational expenditures for agencies in the benchmark study range from \$1.9 million to over \$45 million. By assessing revenues and expenses on a per capita basis, we are able compare the benchmark agencies on a level playing field. The per capita figures reveal that Westerville is the clear leader in revenue generation, with \$110 of earned income per resident. Westerville also spends more per resident than all other benchmark agencies, with \$255 of operational expense per person. At 49% operating cost recovery, Keller reported the most favorable balance between revenues and expenditures, followed by Westerville (43%) and Richardson (35%). Flower mound falls below the benchmark median for revenue per capita (\$34) and operating expense per capita (\$126), with \$29 in revenue per resident and \$107 in expenditures per resident. Flower Mound does report a favorable cost recovery level when compared to peer agencies, as total revenues recoup approximately 28% of the total operational expenses, which is just above the benchmark median for cost recovery (25%).

KEY TAKEAWAYS

REVENUE PER CAPITA

Benchmark leader: Westerville - \$110 / resident

Benchmark low: Highland Village - \$10 / resident

Benchmark median - \$34 / resident

Flower Mound - \$29 / resident

OPERATING EXPENSE PER CAPITA

Benchmark high: Westerville - \$255 / resident

Benchmark low: Lewisville - \$71 / resident

Benchmark median - \$126 / resident

Flower Mound - \$107 / resident

OPERATING COST RECOVERY

Benchmark leader: Keller - 49%

Benchmark low: Highland Village - 8%

Benchmark median - 25%

Flower Mound - 28%

3.2.4 OPERATING COST PER ACRE

The following chart looks at the relationship between the total operating expenses and developed acreage within each system to determine how much each department spends per maintained acre.

Agency	Total Operating Expenses	Total Developed Acres	Operating Cost per Developed Acre
Flower Mound	\$ 7,329,766	824	\$ 8,895
Allen	\$ 12,095,222	720	\$ 16,799
Colleyville	\$ 2,071,197	202	\$ 10,253
Coppell	\$ 8,027,968	544	\$ 14,757
Frisco	\$ 14,949,702	1,369	\$ 10,920
Grapevine	\$ 10,046,378	771	\$ 13,030
Highland Village	\$ 1,939,074	313	\$ 6,195
Lewisville	\$ 7,412,181	1,002	\$ 7,397
Keller	\$ 6,574,208	336	\$ 19,566
Plano	\$ 45,166,408	2,507	\$ 18,016
Richardson	\$ 12,022,706	837	\$ 14,364
Southlake	\$ 5,967,181	419	\$ 14,241
Westerville	\$ 9,594,116	397	\$ 24,167

In terms of cost per developed acre, Highland Village represents the benchmark low at \$6,195 spent per acre, while Westerville is spending the most per acre at over \$24,000. Flower Mound spends \$8,895 per developed acre, which is well below the benchmark median of \$14,241 per acre.

KEY TAKEAWAYS

OPERATING COST PER ACRE

Benchmark high: Westerville - \$24,167 / acre

Benchmark low: Highland Village - \$6,195 / acre

Benchmark median - \$14,241 / developed acre

Flower Mound - \$8,895 / developed acre

3.2.5 STAFFING AND FULL-TIME EQUIVALENTS (FTEs)

This section breaks down the total number of full-time equivalents in relation to the total population for each jurisdiction, which helps to quantify how well current staffing meets the demand for each service area.

The absolute levels of staffing have a large range variance, with benchmark agencies employing anywhere from 15 to 431 FTEs. When comparing staffing levels to the population being served, benchmark agencies are reporting very high ratios overall. Flower Mound's 13.6 FTEs per 10,000 residents falls just below the benchmark median of 14.6 FTEs per 10,000 residents. However, Flower Mound is well above the national median for all agencies reporting to the NRPA database (13.6 FTEs per 10,000 residents), as well as the national median for agencies with populations of 50-100 thousand (8.6 FTEs per 10,000 residents).

Agency	Jurisdiction Population	Total Full-Time Equivalents (FTEs)	Total FTEs per 10,000 Residents
Flower Mound	68,819	94	13.6
Allen	96,227	137	14.3
Colleyville	25,267	15	5.9
Coppell	41,042	86	21.0
Frisco	149,803	180	12.0
Grapevine	50,542	98	19.4
Highland Village	15,810	25	15.5
Lewisville	104,494	93	8.9
Keller	44,443	70	15.8
Plano	278,537	431	15.5
Southlake	29,353	63	21.5
Richardson	110,377	96	8.7
Westerville	37,667	55	14.6

KEY TAKEAWAYS

TOTAL FTEs / 10,000 RESIDENTS

Benchmark high: Southlake – 21.5 FTEs / 10,000 residents

Benchmark low: Colleyville – 5.9 FTEs / 10,000 residents

Benchmark median – 14.6 FTEs / 10,000 residents

Flower Mound – 13.6 FTEs / 10,000 residents

3.2.6 PARK LAND DEDICATION AND DEVELOPMENT FEE REQUIREMENTS

The following chart is a comparison of the land dedication fees required for each park district.

Agency	Park Land Dedication Requirements	Park Fee in Lieu of Dedication	Park Development Fee Requirements
Flower Mound	3.36 acres per 100 dwelling units or fees in lieu of land	Fees in lieu of parkland are calculated by FMV of the land X the acres required for dedication	\$1388 per dwelling unit
Allen	Yes	Yes	\$245 per lot/unit
Colleyville	1 acre per 36 units		\$1260 per dwelling unit
Coppell	N/A	N/A	\$1,285 per unit
Grapevine	N/A	Yes	varies
Highland Village	1 acre per 100 dwelling units or fees in lieu of land	\$350 per dwelling unit	Community Park \$684 per dwelling unit, Linear Park \$287 per dwelling unit, Neighborhood park- Depends on Service; \$1,447, \$1,097, \$1,025
Lewisville	N/A	\$750 per unit	N/A
Keller	One acre per 30 units. Developer can do a land dedication fee in lieu of minimum of \$30,000 to \$50,000 cap. Land dedication can be waived if improvements waived. \$1,166 per lot dedication		
Plano			\$76 Single family unit, \$232 Multifamily unit
Richardson	No land dedication fee in Richardson		

Agency	Park Land Dedication Requirements	Park Fee in Lieu of Dedication	Park Development Fee Requirements
Southlake	1 acre per 40 units	Residential Development: 1 acre of park land for every 40 residential dwelling units or prorated portion thereof; Non-Residential Development: 1 acre of park land for every 50 non-residential gross acres of development or prorated portion thereof	\$3,000 per unit
Westerville	They have a local option income tax. No land dedication fees in place		

3.2.7 2016 NRPA FIELD REPORT COMPARISON

The following chart compares a variety of metrics for Flower Mound against the national averages found in the 2016 NRPA Field Report. This report is based data collected for the NRPA PRORAGIS database of parks and recreation agencies across the country. Flower Mound's metrics are pitted against the median figures for all agencies in the database, as well as against agencies with a jurisdiction population between 50,000-99,999 residents. The table below then describes how far above or below Flower Mound is from the median, which is denoted by the variance column for each point of comparison. Figures shaded in green represent performance in excess of the median, while those in red signal results that fall below the median.

Metric	Flower Mound	NRPA Median for All Agencies	Variance	NRPA Median for Agencies with 50K-100K Residents	Variance
Acres per 1,000 residents	15.29	9.5	5.79	9.19	6.10
Non-Tax Revenue per Capita	\$ 29.45	\$ 18.22	11.23	\$ 29.57	\$ (0.12)
Annual Operating Expenditures	\$ 7,329,766	\$ 3,459,846	\$ 3,869,920	\$ 6,067,836	\$ 1,261,930
Operating Expense per Capita	\$ 106.51	\$ 76.44	\$ 30.07	\$ 84.50	\$ 22.01
Operating Expense per Total Acreage	\$ 6,967	\$ 6,476	\$ 491	\$ 7,457	\$ (490)
Operating Cost Recovery Level	28%	29%	-1%	36%	-8%
Total FTEs	94	33	61	57.2	36.8
Total FTEs per 10,000 Residents	13.6	7.4	6.20	8.6	5.00

CHAPTER FOUR - COMMUNITY NEEDS ASSESSMENT

4.1 SUMMARY OF OUTREACH AND INPUT OPPORTUNITIES

4.1.1 QUALITY AND IMPORTANCE

On a scale of 1-5 with 1 being poor and 5 being excellent, how would you rate the quality of parks and services provided by Flower Mound Parks and Recreation Department and why? Do you think this matches the perceptions of the community? If not, why?

OVERALL

- Town has been smart about growth (tremendous) - 4
- Facilities and Maintenance are both excellent.
- Long time users of park - System deserves a 4 based all the improvements that have been done
- Overall Excellent (5) - I think the plans of upgrades the staff have recommended have helped to build an excellent park system and created plans to carry it forward for the future. They are looking and planning for growth and how to service the town residents
- Excellent. (5). I see all that Flower Mound has to offer. We are way ahead of the communities around
- We are good at offering a lot of different parks and programs. (5)
- 4 out of 5 and we just opened the Hound Mound.

SPECIFIC AMENITIES AND SERVICES

- Athletic fields - excellent
- Trails are highly valued - excellent
- Playgrounds - excellent especially after the renovation of 11 playgrounds in the last year
- Rec Center - Great facility; reasonable prices
- Soccer perspective - game field coordination is excellent
- Senior Center is excellent
- Programs are excellent for children and everything was very well organized. (5)
- Hound Mound is highly valued

Conclusion: There are many recreational facilities and programs that people value and use frequently. People believe that Flower Mound's facilities and programs add value to the quality of life in their community.

4.1.2 PERCEPTIONS OF ACCESS AND OPPORTUNITIES

Are there any segments of the community (specific populations and/or communities in Flower Mound that need to be better served by Flower Mound Parks and Recreation Department? If so, who and why?

PLEASE NOTE: Though this question was to be targeted towards demographics of the community that are not served, focus groups and stakeholders provided responses based on the groups of the community that have unmet need.

- General Observations
 - o Improvements need to be sustainable and viable for cost recovery with highly functional space
 - o Service Levels - Support all residents of the town even if it is not traditional services
 - o Increased security is needed.
 - o 1171 corridor - new subdivisions - no recreational opportunities in this area to provide for the growth
- Cricket
 - o Multifunctional field space - space dedicated to cricket use two plus days/week
- Indoor Activities:
 - o Additional table tennis courts and indoor games space is needed
- Athletics:
 - o Land needs to be tracked for future development of multi sports fields to purchase undeveloped land - support sports tourism since we are so dependent on sales taxes.
 - o Additional indoor basketball courts and outdoor spaces.
 - o Tennis - more courts are needed/access to school courts is desired
 - o Soccer - need a complex
- Arts and Culture
 - o Art specific space is needed
 - o We need to be thinking about a performance arts space that can celebrate diversity like Lewisville or Grapevine has for their area of the town
- Bike trails/lanes
 - o Commuter biking - bike lanes
 - o Cyclists - bike lanes after the fact - hard "nut to crack"
- Open Space and Parks
 - o Large open space for teens - radio controlled model airplane flying...
 - o More picnicking opportunities - horse shoe pits
- Skateboarders
 - o Highly underserved and under promised
- Swimming pools
 - o Lack of pools for growing population... need access to school facilities
- Dog Park
 - o Though new dog park, dog owners are still underserved - 1 dog park for every 20,000 people is the "stated service level standard" by Animal Services Board
- Open Space
 - o Preservation is desired

Conclusion: There was a greater emphasis placed on the need to service specific groups of the community via additional recreational facilities than a desire to expand programs and services

4.1.3 ECONOMIC ROLE OF PARKS AND RECREATION

What role do you believe Flower Mound Parks and Recreation plays into the Town's economic development and why?

- Economic impact of parks and recreation needs to be measured – goes beyond quality of life
- Sports Tourism is desired that would benefit the “bottom line”
- County Commissioner believes it plays a major role in economic development of the Town
- Creating a balanced system by purchasing land on the west side of Flower Mound will increase the economic value of parks and recreation
- It is huge if the town has the appearance that it is being taken care of and the management of public space – Great school system
- Adds to the livability of the community and quality of life of residents.
- It plays a big part and if we are relocating to the town. It is a big element for the economic impact
- The options are very big for people to live close to the airport. We have dedicated resources to build community and stay in the community. We have spaces here to make something significant

Conclusion: Parks and Recreation plays a significant role in the quality of life in Flower Mound. However, it is not generally considered to be an economic driver. The possible addition of sports tourism facilities (i.e. Tennis Center) and the need to express quantitatively the economic impact that the parks and recreation system has on the community might change this perception.



4.1.4 VISIONS FOR THE FUTURE

What do you believe are the three most important issues/challenges facing Flower Mound Parks and Recreation in the next 10 years?

- Smart Growth Management of the Parks and Recreation System
 - o Being able to balance maintaining the existing system, renovating the existing system and building new parks and facilities
- Lifecycle Replacement and Maintenance
 - o We have spent a lot of money on parks over the last several years and some parks are in high need of repair. We need to do less on new stuff and maintain what we already own. The maintenance on the parks is very high which helps a lot and covers up the lifecycle maintenance that is needed.
 - o Great at new facilities; need to do a better job of updating existing parks
 - o More resources needed for long term maintenance of the parks system
- Trail Network Connections
 - o The Town is split by 2499 and this makes it difficult to connect trails
 - o Commuter bike system
- Working with the Development Community and HOAs
 - o The staff and the developers need to have a good work session on what the Town is trying to accomplish with trails and what they can and can't do
 - o Staff need to have a central purpose on what the system is trying to do with developers on parks and trails
 - o We need to have clear direction on what we can and can do as it applies to development of trails and HOA sites
- Athletic Facilities
 - o Land acquisition for new fields
 - o Lighted fields are lacking – location is an issue
 - o Outdoor basketball court complex
 - o Need more tracks to run on (i.e. track meet tracks)
 - o Tennis - generally behind the times in terms of number of facilities based on population growth
 - Not enough courts
 - Resurfacing, windscreens, junior lines... 1 court per 12,000... standard is 1 per 5000 from last master plan; school districts are closed to the public
 - Membership system to use tennis courts – scheduling of courts; revenue stream; business mindset; pilot system with tennis courts
- Parks
 - o Desire to have a “central park” Park
 - o Development of new parks in West Flower Mound
- West side of town – growth
 - o Need parks out west
 - o Need another CAC on west side
- Preservation of Natural areas/open space
 - o Open Space - Historical property development – tree farm
- Skate Park
- Dog Park – 1-2 more dog parks

- Infrastructure – traffic inhibits access to parks
- Cooperation with LISD – LISD fields, courts and facilities – cooperation and partnership to provide access to them.
- Change the Reservation System - Space in CAC; library; senior center – only a 30 day window...

Conclusion: A number of key themes emerged from the responses to this question

1. Creating a balanced, well maintained system so that experiences are consistent regardless of the location in the community and the age of assets, amenities and facilities.
2. Cooperation with the school system to gain access to tax-payer funded facilities
3. Recognition of growth on the west side of the community and need for expansion of parks and recreation system
4. Need to work with the development community to provide more than just pocket and neighborhood parks in or near their subdivisions. Land donation is more desired than cash in-lieu of. (review/revise Land Dedication Ordinance)
5. Expansion of system in areas of greatest need... Athletic fields, skate park, dog park and preservation of open spaces.
6. Connect and complete the trail system so that it is one continuous network that is accessible to the whole community.



4.1.5 FUNDINGS, ACQUISITION AND MAINTENANCE: PERCEPTIONS AND POSSIBILITIES

Like many other organizations in the area, funding sources are limited. Those sources include local property tax, impact fees and user fees. What funding sources do you feel are most important for the Town to use to support the communities needs for parks and recreation facilities and services?

- Divestiture of Property
 - o Possible selling off of property –(soccer fields near Highland)
- Grants – corporate foundations
 - o Maximizing the Texas Parks and Wildlife grants more
- Parks and Recreation Foundation for fundraising
- Corporate Social Responsibility
 - o Being able to tap into corporate dollars for donations, sponsorships and naming rights
- Land Leases to the private sector
- Membership/User Fees
 - o Dog Park
 - o Tennis Courts
- Land acquisition in lieu impact fees
 - o Impact fees are going to start dwindling
 - o Impact fees vs land dedication must be fully informed (land availability vs cost of land)
- Dedicated funding source for maintenance and future amenities
- Revenue via lakeside business district
- Sports Tourism
 - o Community enjoys hosting tournaments for visitors.
 - o Transient Occupancy Tax dollars

Conclusion: The importance and need to diversify funding sources to create an efficient, effective and sustainable parks and recreation system that meets the needs of the community was desired by the stakeholder and focus groups participants. Robust discussion identified funding strategies that should be explored.

4.2 STASTICALLY VALID SURVEY

4.2.1 OVERVIEW

ETC Institute administered a needs assessment survey for the Town of Flower Mound during the spring of 2016. The survey was administered as part of the Town's long range Parks, Recreation, and Open Space Master Plan for their residents. The survey results will aid the Town of Flower Mound in taking a resident-driven approach to making decisions that will enrich positively affect the lives of residents.

4.2.2 METHODOLOGY

ETC Institute mailed a survey packet to a random sample of households in the Town of Flower Mound. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it on-line at <http://flowermoundsurvey.org>.

A few days after the surveys were mailed, ETC Institute sent emails and placed phone calls to the households that received the survey to encourage participation. The emails contained a link to the on-line version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of the Town of Flower Mound from participating, everyone who completed the survey on-line was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered on-line with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the on-line survey was not counted.

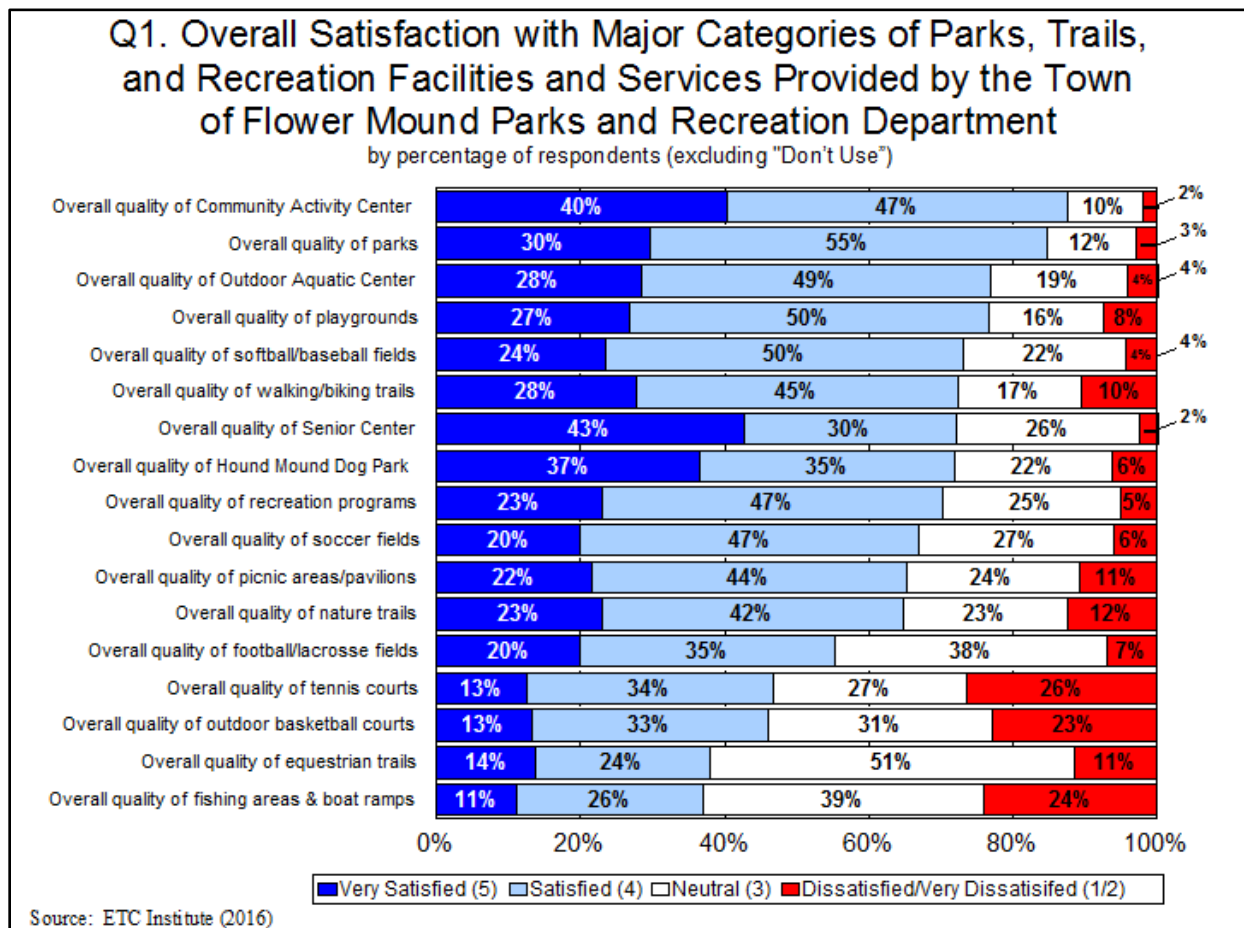
The goal was to obtain completed surveys from at least 400 residents. The goal was exceeded with a total of 454 residents completing the survey. The overall results for the sample of 454 households have a precision of at least +/-4.6% at the 95% level of confidence.

The major findings of the survey are summarized below and on the following pages. Complete survey results are provided as a separate document.

4.2.3 OVERALL LEVELS OF SATISFACTION WITH PARKS, TRAILS, AND RECREATION

FACILITIES AND SERVICES PROVIDED BY THE TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT

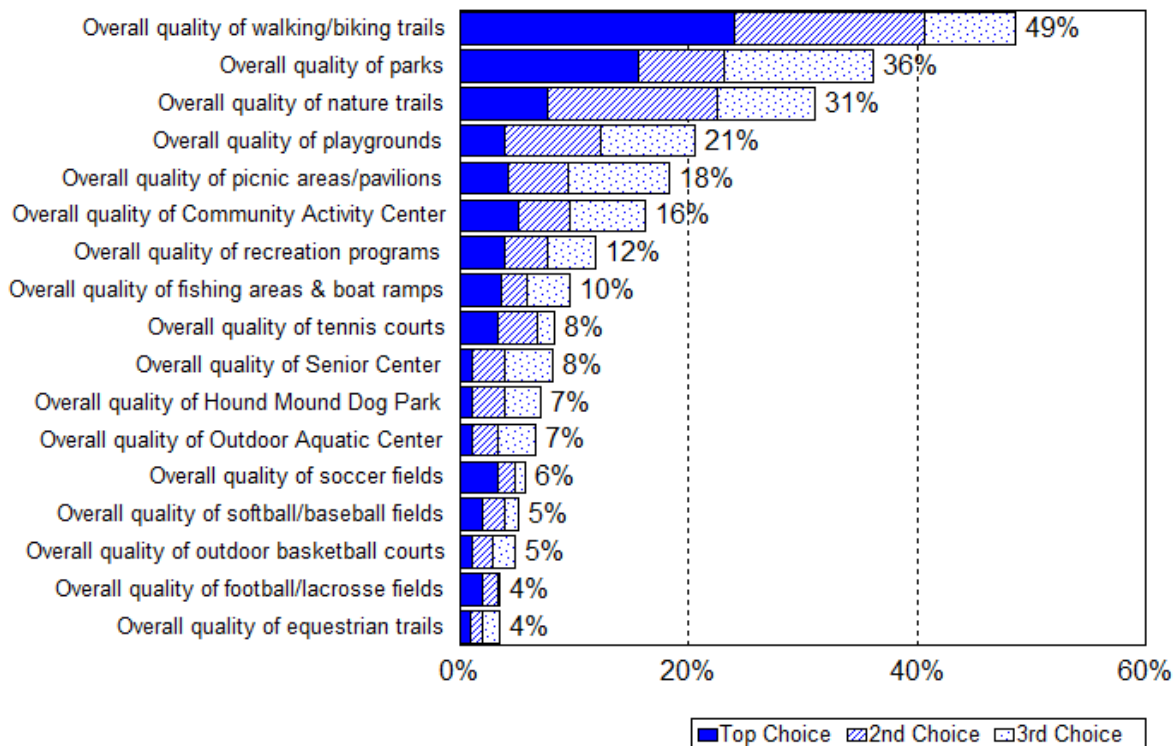
- Satisfaction:** Respondents were asked to rate their level of satisfaction for various facilities and services provided by the Town of Flower Mound Parks and Recreation Department. The overall quality of Community Activity Center (87%), overall quality of parks (85%), and overall quality of Outdoor Aquatic Center (77%) had the highest positive satisfaction (the sum of “very satisfied” and “satisfied” responses) ratings.



- **Attention:** Respondents were then asked to select three facilities or services from the same list that they think should receive the most attention over the next five years. Overall quality of walking and biking trails (49%), overall quality of parks (36%), and overall quality of nature trails (31%) were selected as one of the respondent's top three choices most often.

Q2. Which THREE of the Parks, Trails, Facilities, or Services Do You Think Should Receive the MOST ATTENTION over the next FIVE years

by percentage of respondents who selected the item as one of their top three choices



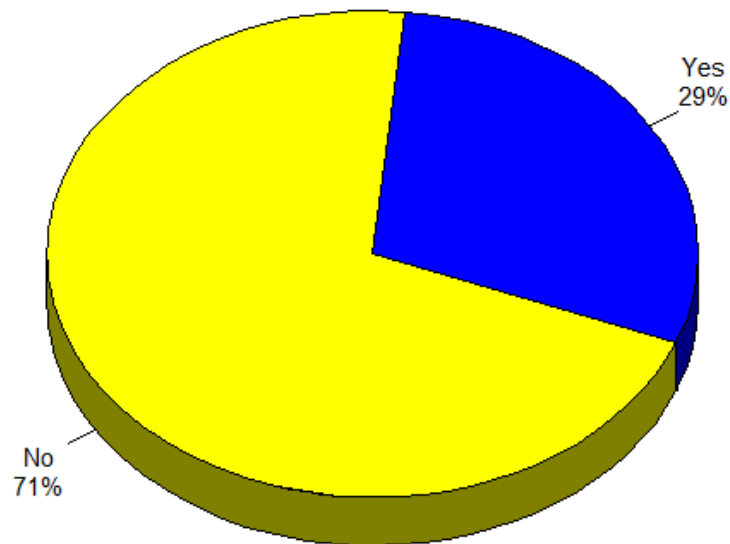
Source: ETC Institute (2016)

PROGRAM PARTICIPATION AND RATINGS

- **Overall Participation:** Twenty-nine percent (29%) of households surveyed indicated that they had participated in the Town of Flower Mound programs during the past 12 months.
 - The national benchmark for program participation is 34%.

Q3. Have You or Members of Your Household Participated in Any Recreational Programs Offered by the Town of Flower Mound Parks and Recreation Department Over the Past 12 Months?

by percentage of respondents



Source: ETC Institute (2016)

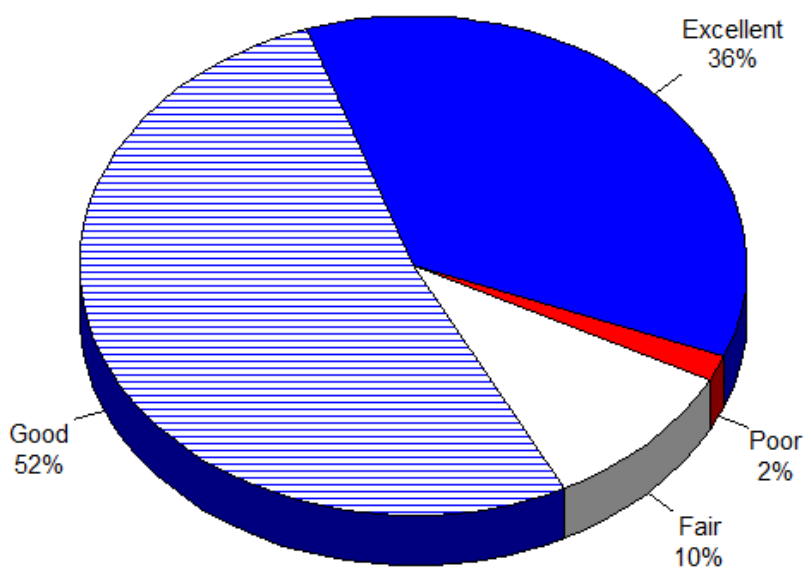
- **Ratings:**

- o Of households who had participated in programs, 88% rated the programs as either “excellent” (36%) or “good” (52%). Only 10% rated the programs as “fair” and 2% rated the programs as “poor”.

- The national benchmark for excellent is 35%.

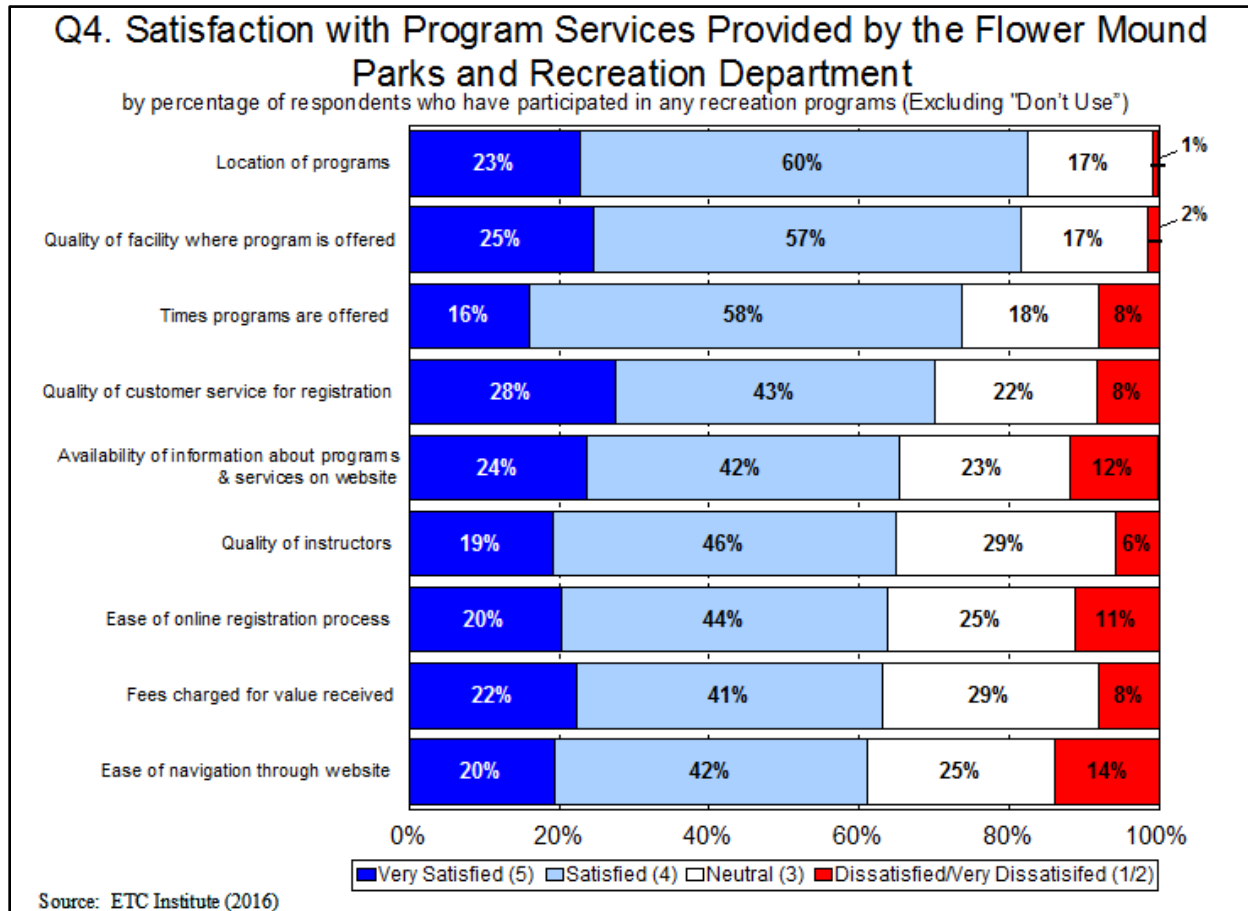
Q6. Overall Quality of Recreational Programs You and Members of Your Household Participated In

by percentage of respondents who have participated in any recreation programs (Excluding “Don’t Know”)



Source: ETC Institute (2016)

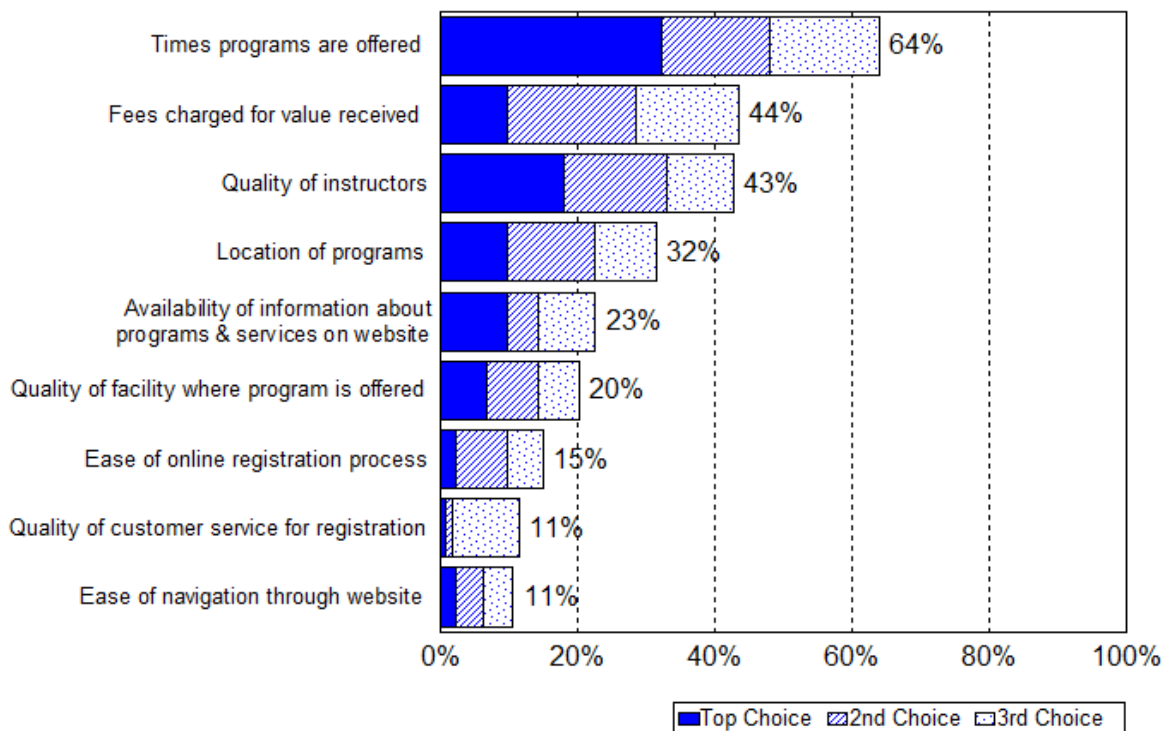
- o When asked about specific aspects of the Town of Flower Mound program services the location of programs (83%), quality of facility where program is offered (82%), and the times programs are offered (74%) received the highest positive satisfaction (the sum of “very satisfied” and “satisfied” responses) ratings.



- **Most Important:** When asked which three program services are most important to their household 64% of respondents selected the times programs are offered, 44% selected the fees charged for the value received, and 43% selected the quality of instructors.

Q5. Which THREE Program Services are the Most Important to You and Members of Your Household's Enjoyment of the Programs

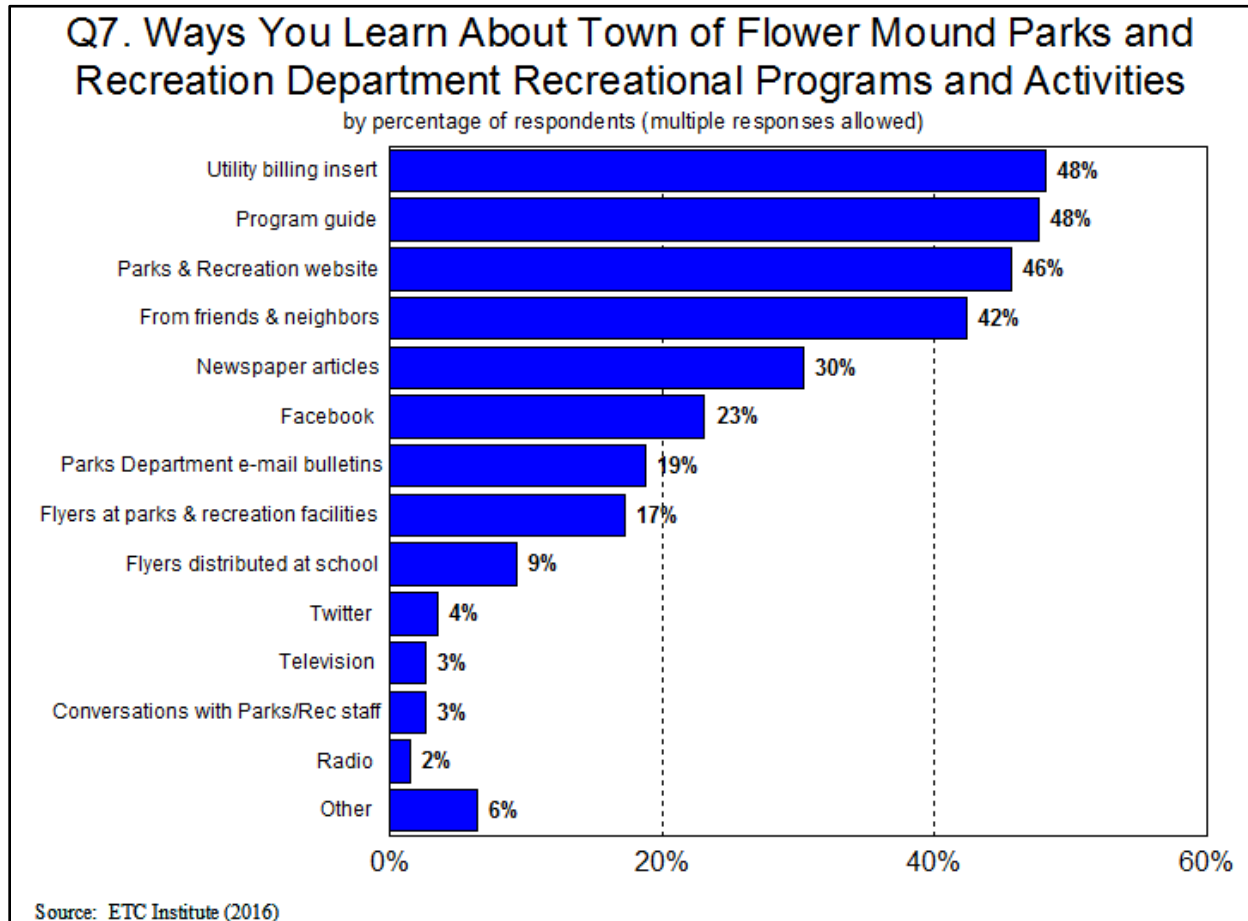
by percentage of respondents who have participated in any recreation programs and selected the item as one of their top three choices



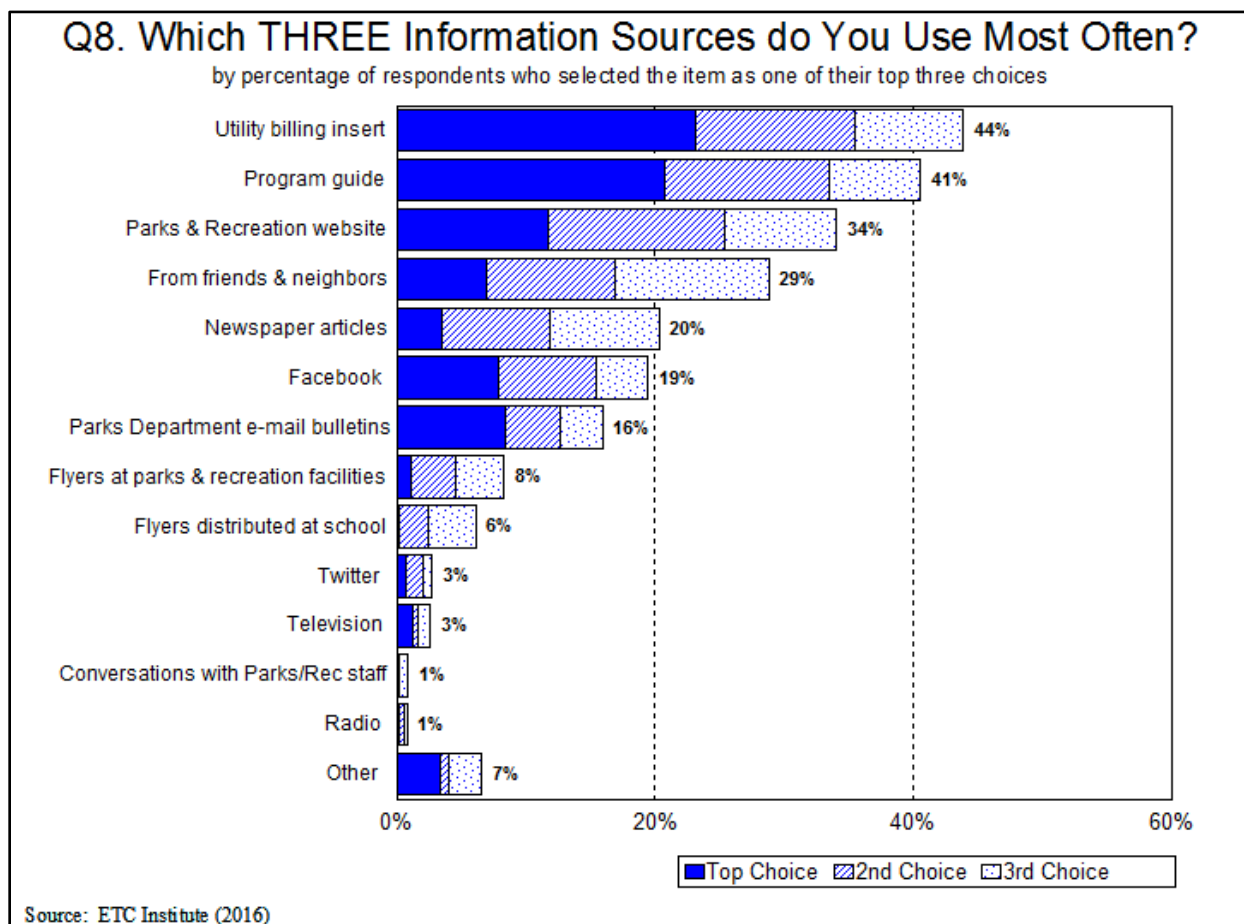
Source: ETC Institute (2016)

INFORMATION SOURCES

- Respondents were asked to list all the ways they learn about Town of Flower Mound Parks and Recreation Department recreational programs and activities from a list of 13 sources. The utility billing insert (48%), program guide (48%), and the parks and recreation website (46%) were the most common.

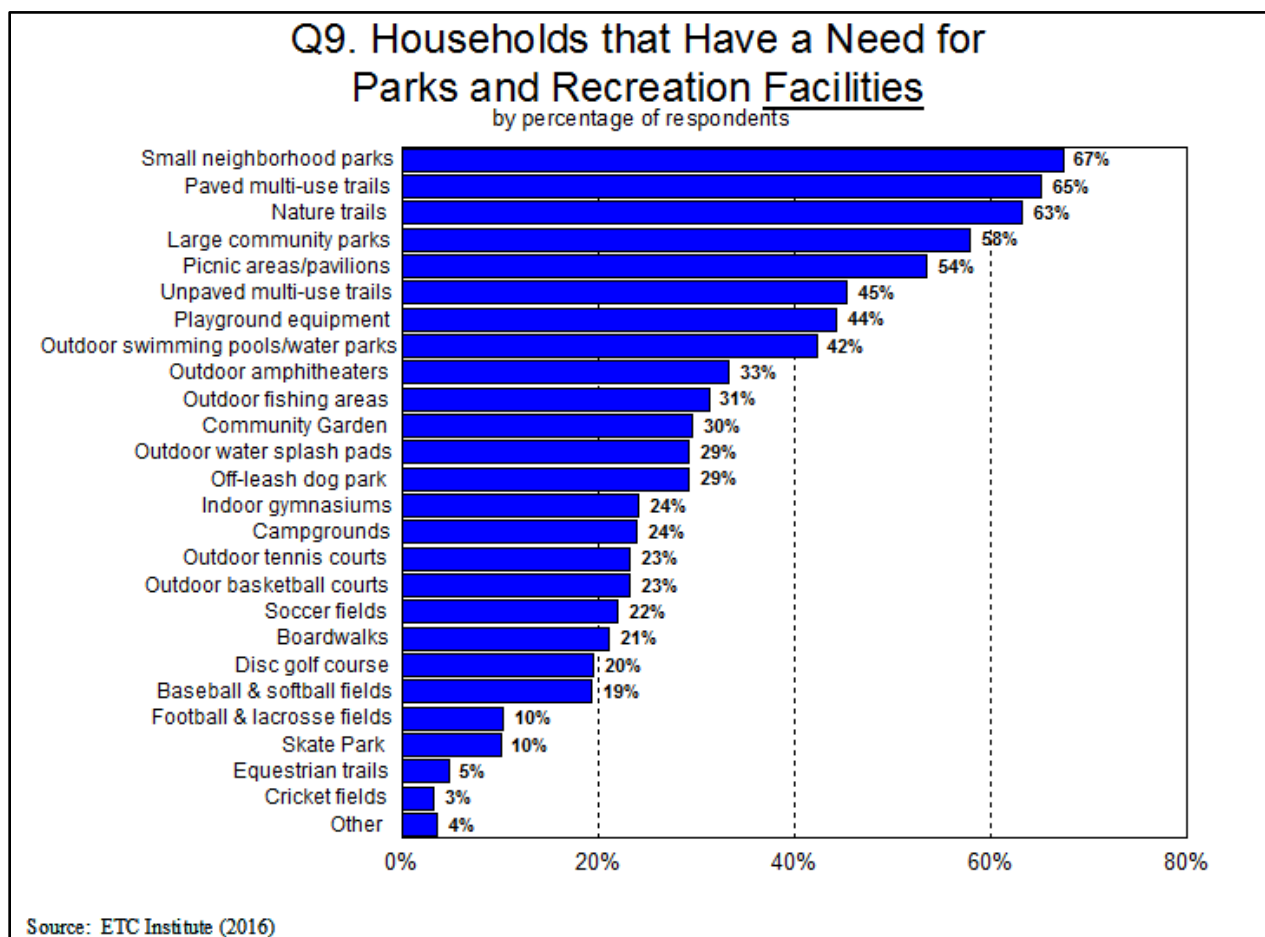


- Respondents were then asked to indicate which three sources they use most often: the utility billing insert (44%), program guide (41%), and parks and recreation website (34%) were the most used.



FACILITY NEEDS AND PRIORITIES

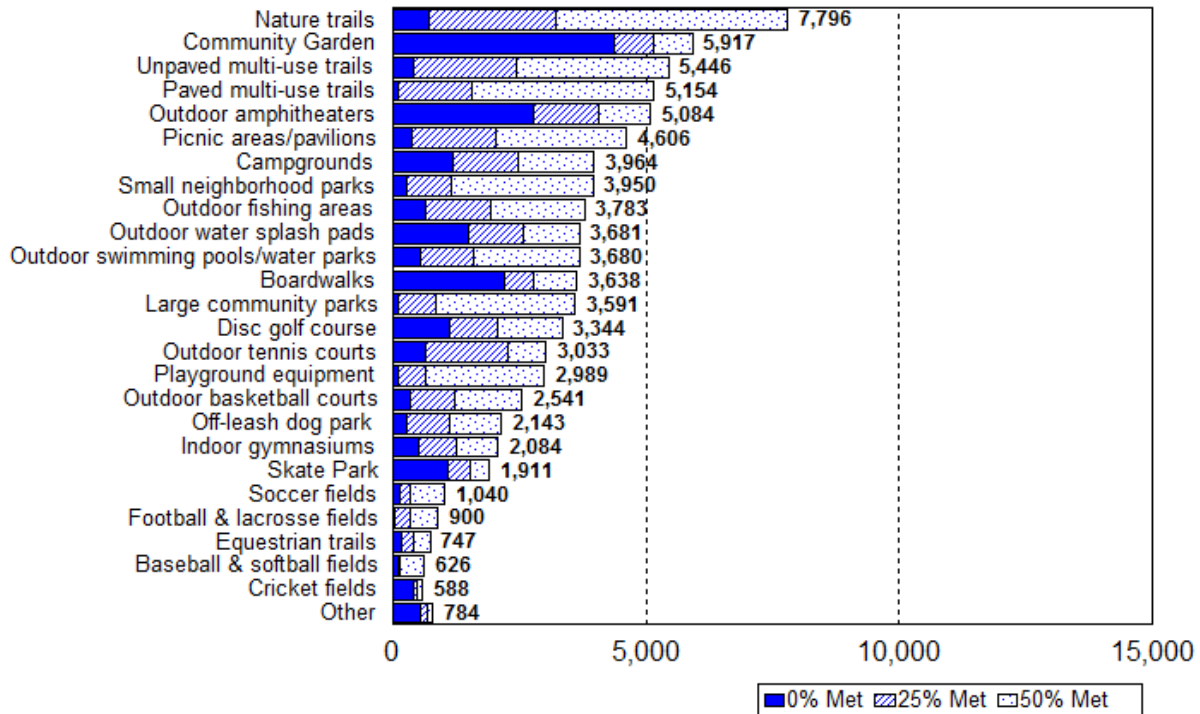
- **Facility Needs:** Respondents were asked to identify if their household had a need for 25 recreation facilities and rate how well their needs for each facility were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest “unmet” need for various facilities.
 - o The three recreation facilities with the highest percentage of households that indicated a need for the facility were: small neighborhood parks (67%), paved multi-use trails (65%), and nature trails (63%). When ETC Institute analyzed the needs in the community, only one facility, small neighborhood parks, had a need that affected more than 15,000 households (67% of 22,717 households).



- o The estimated number of households that have unmet needs for each of the 25 facilities that were assessed is shown in the table on the following below.

Q9-3. Estimated Number of Households in the Town of Flower Mound Whose Needs for Parks and Recreation Facilities Are Only Being Met 50% or Less

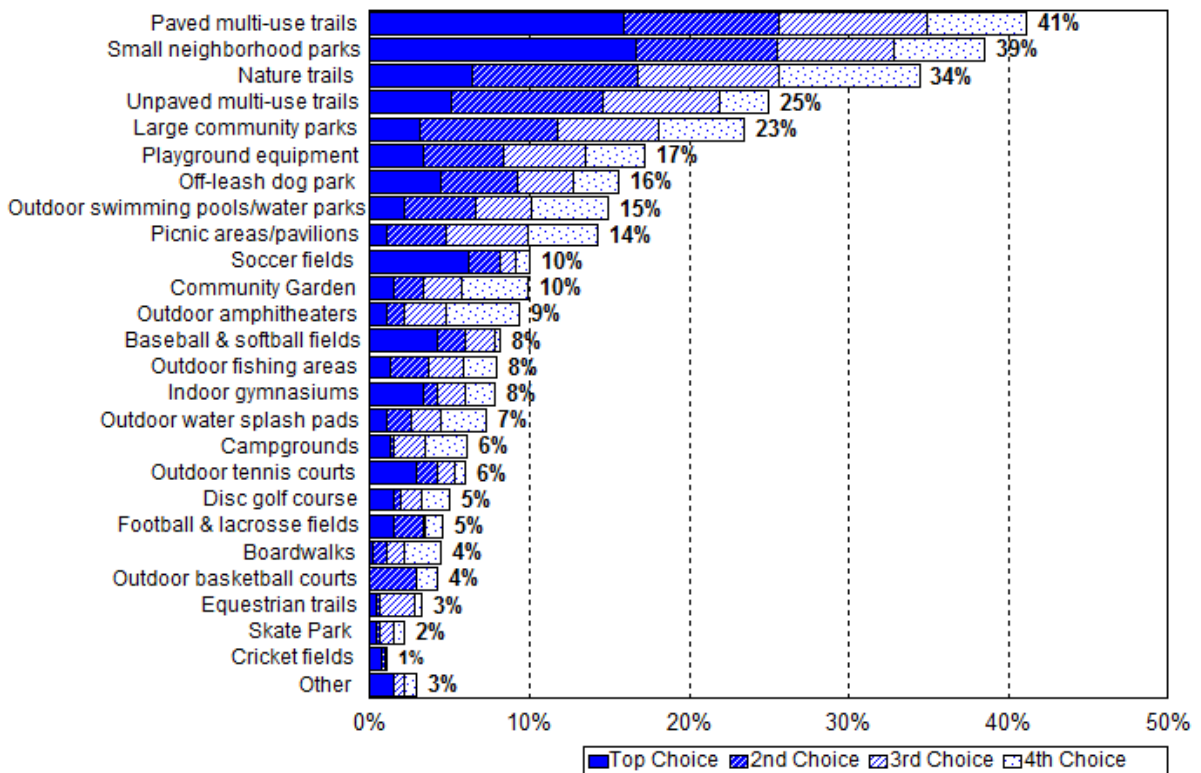
by number of households based on 22,717 households in the Town of Flower Mound



- Facility Importance:** In addition to assessing the needs for each facility, ETC Institute also assessed the importance that residents placed on each facility. Based on the sum of respondents' top four choices, the three most important facilities to residents were: paved multi-use trails (41%), small neighborhood parks (39%), and nature trails (34%). The percentage of residents who selected each facility as one of their top four choices is shown in the table below.

Q10. Parks and Recreation Facilities Most Important to Household

by percentage of respondents who selected the item as one of their top four choices

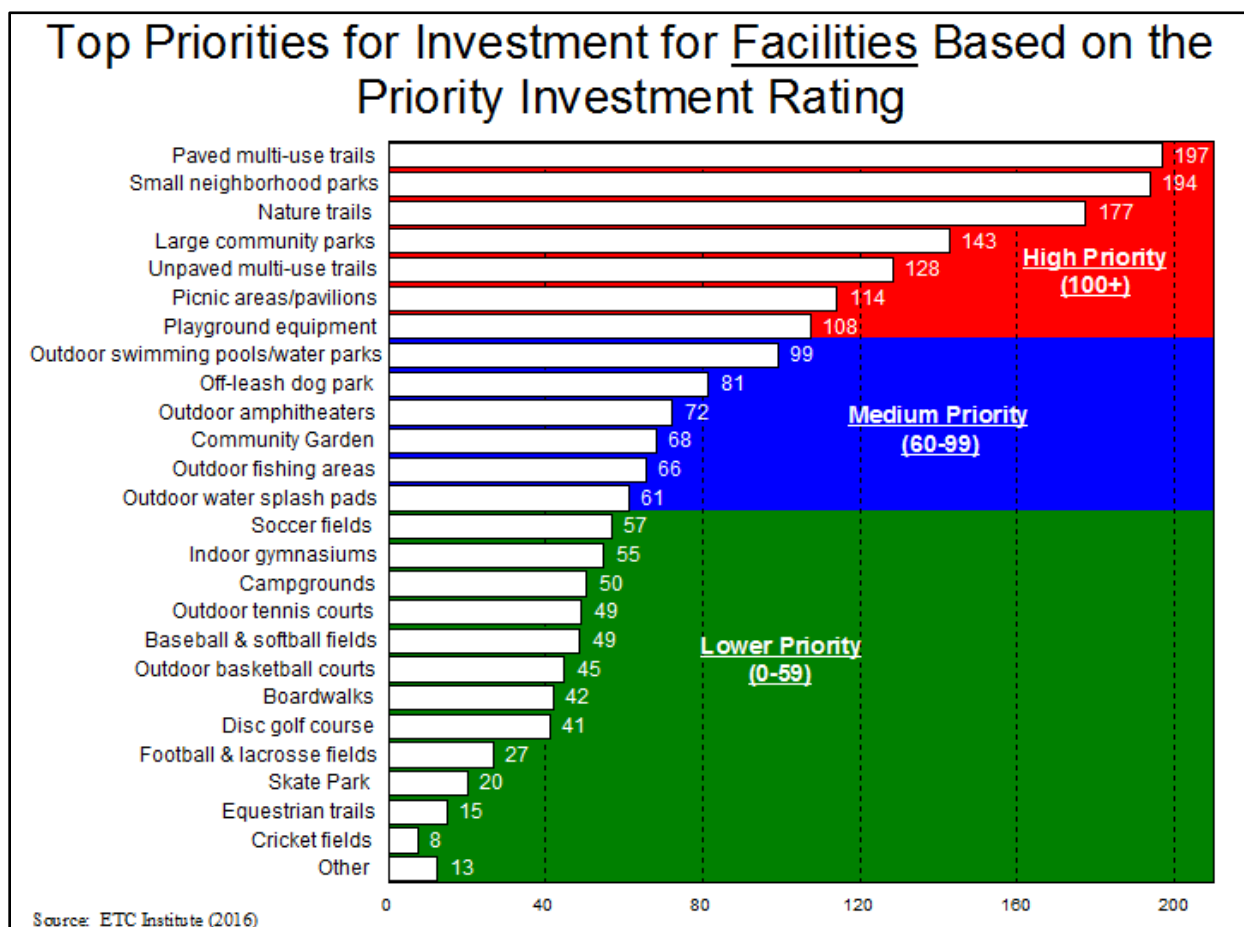


Source: ETC Institute (2016)

- **Priorities for Facility Investments:** The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on parks and recreation investments. The Priority Investment Rating (PIR) equally weights (1) the importance that residents place on facilities and (2) how many residents have unmet needs for the facility.

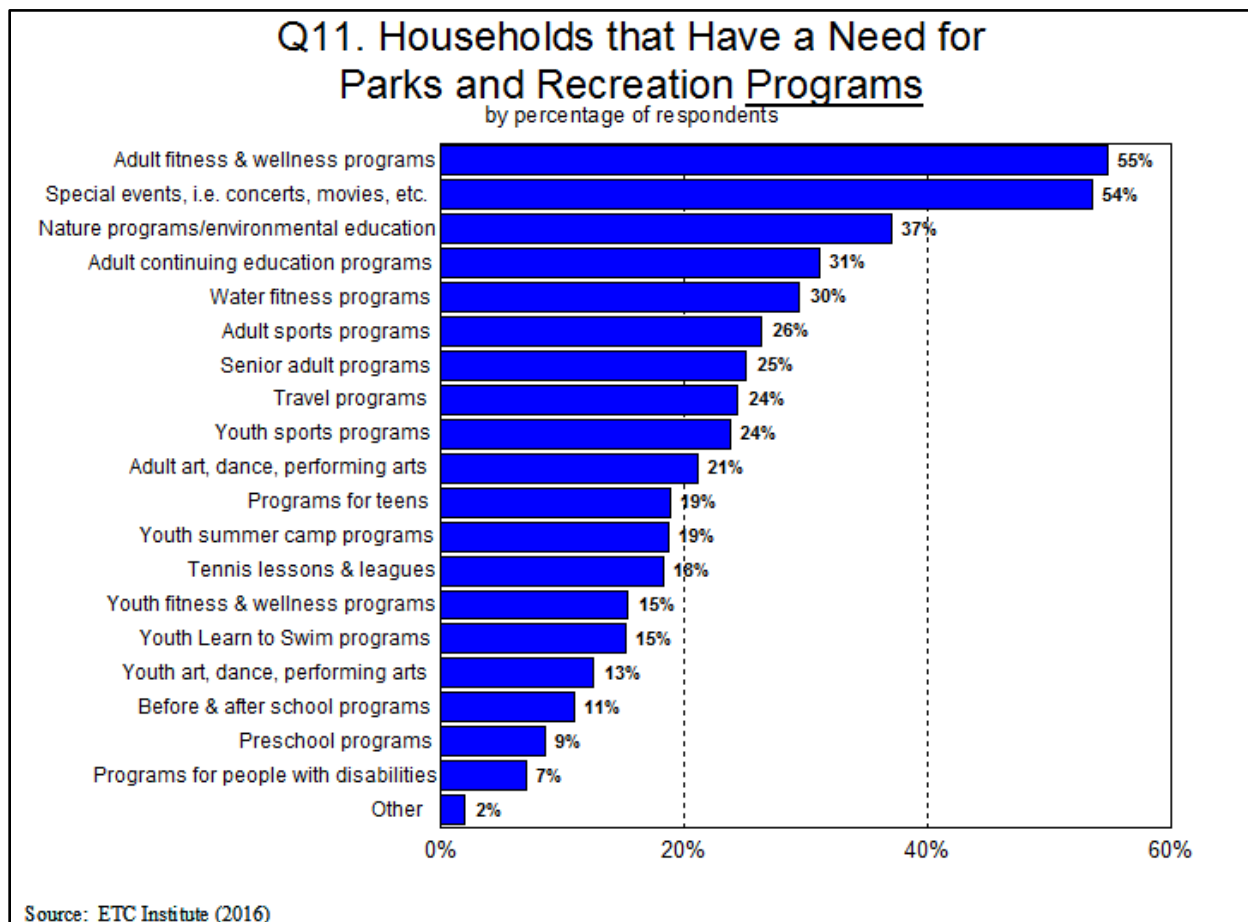
Based the Priority Investment Rating (PIR), the following seven facilities were rated as high priorities for investment:

- o Paved multi-use trails (PIR=197)
- o Small neighborhood parks (PIR=194)
- o Nature trails (PIR=177)
- o Large community parks (PIR=143)
- o Unpaved multi-use trails (PIR=128)
- o Picnic areas and pavilions (PIR=114)
- o Playground equipment (PIR=108)



PROGRAMMING NEEDS AND PRIORITIES

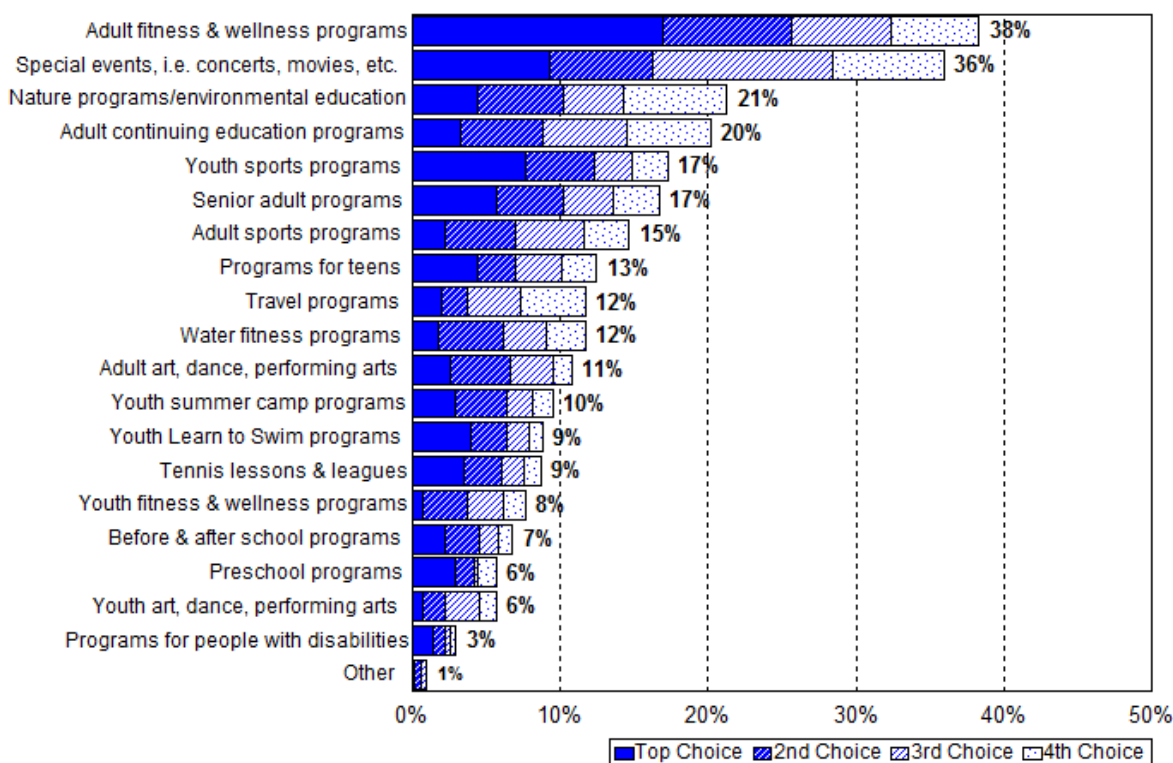
- **Programming Needs:** Respondents were also asked to identify if their household had a need for 19 recreational programs and rate how well their needs for each program were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had “unmet” needs for each program.
 - o The three programs with the highest percentage of households that had needs were: adult fitness & wellness programs (55%), special events, i.e. concerts, movies, etc. (54%), and nature programs and environmental education (37%). In addition to having the highest total need, all of these programs also have the highest unmet need among the 19 programming-related areas that were assessed. ETC Institutes estimates that a total of 7,108 households have unmet needs for adult fitness & wellness programs, 7,013 have unmet needs for special events, i.e. concerts, movies etc., and 6,144 have unmet needs for nature programs and environmental education. The estimated number of households that have unmet needs for each of the 19 programs that were assessed is shown in the chart below.



- Program Importance.** In addition to assessing the needs for each program, ETC Institute also assessed the importance that residents place on each program. Based on the sum of respondents' top four choices, the three most important programs to residents were: adult fitness & wellness programs (38%), special events, i.e. concerts, movies, etc. (36%), and nature programs and environmental education (21%). The percentage of residents who selected each program as one of their top four choices is shown in the table below.

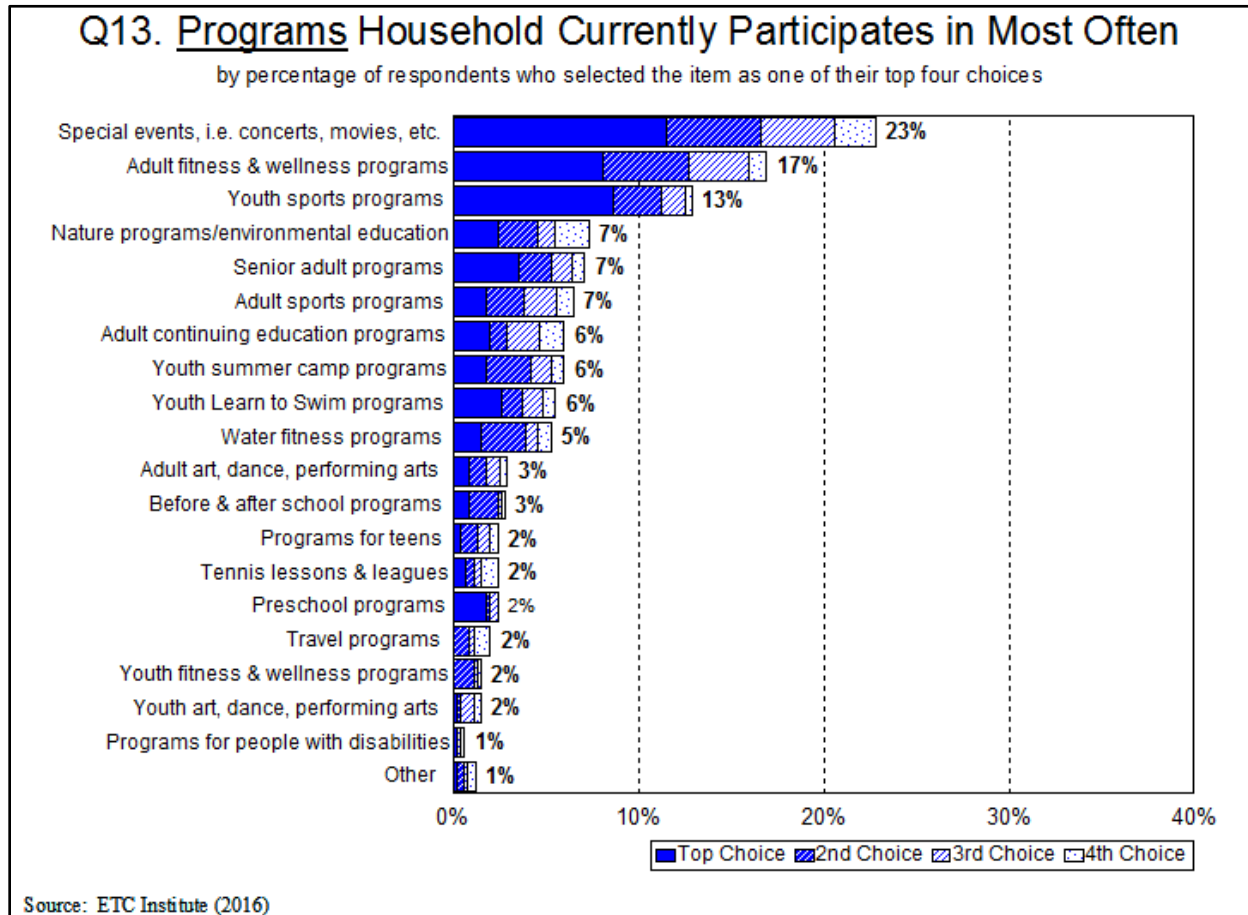
Q12. Parks and Recreation Programs Most Important to Household

by percentage of respondents who selected the item as one of their top four choices

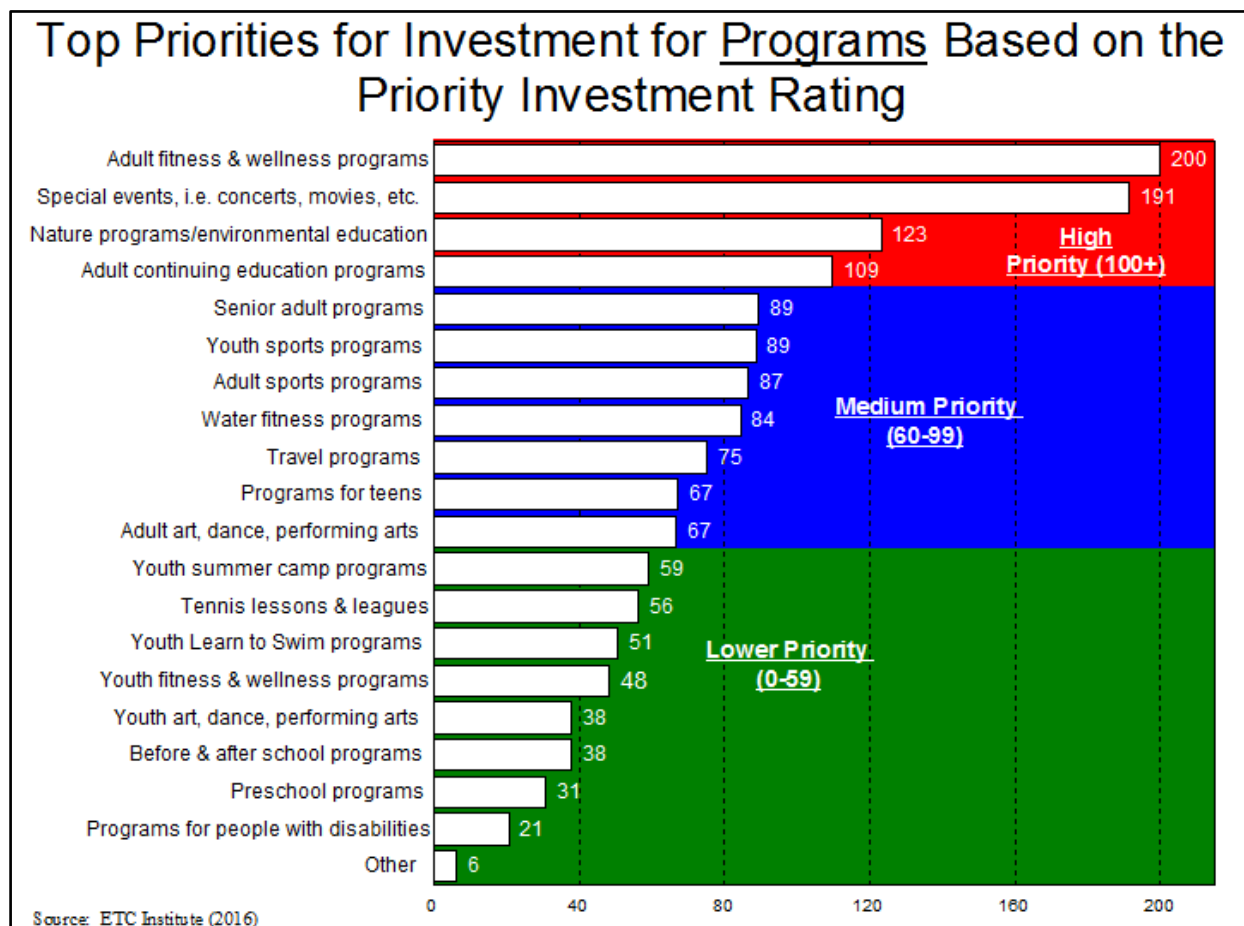


Source: ETC Institute (2016)

- Program Participation:** ETC Institute also assessed the current participation levels of residents in each program. Based on the sum of the respondent's top four choices, the three programs which residents currently participate most in are special events, i.e. concerts, movies, etc. (23%), adult fitness and wellness programs (17%), and youth sports programs (13%).



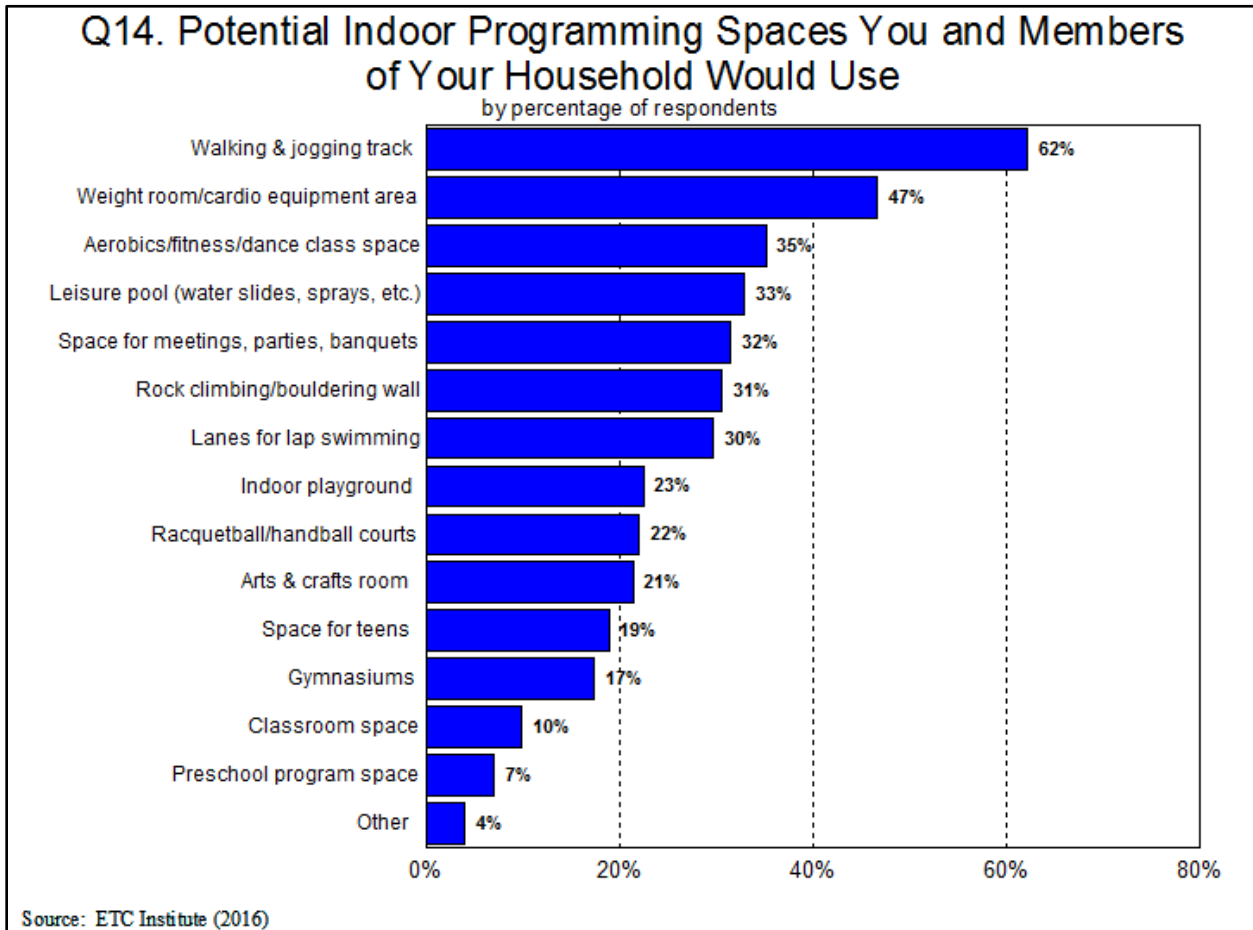
- **Priorities for Programming Investments:** Based on the priority investment rating (PIR), the following four programs were rated as “high priorities” for investment:
 - o Adult fitness & wellness programs (PIR=200)
 - o Special events, i.e. concerts, movies, etc. (PIR=191)
 - o Nature programs and environmental education (PIR=123)
 - o Adult continuing education programs (PIR=109)



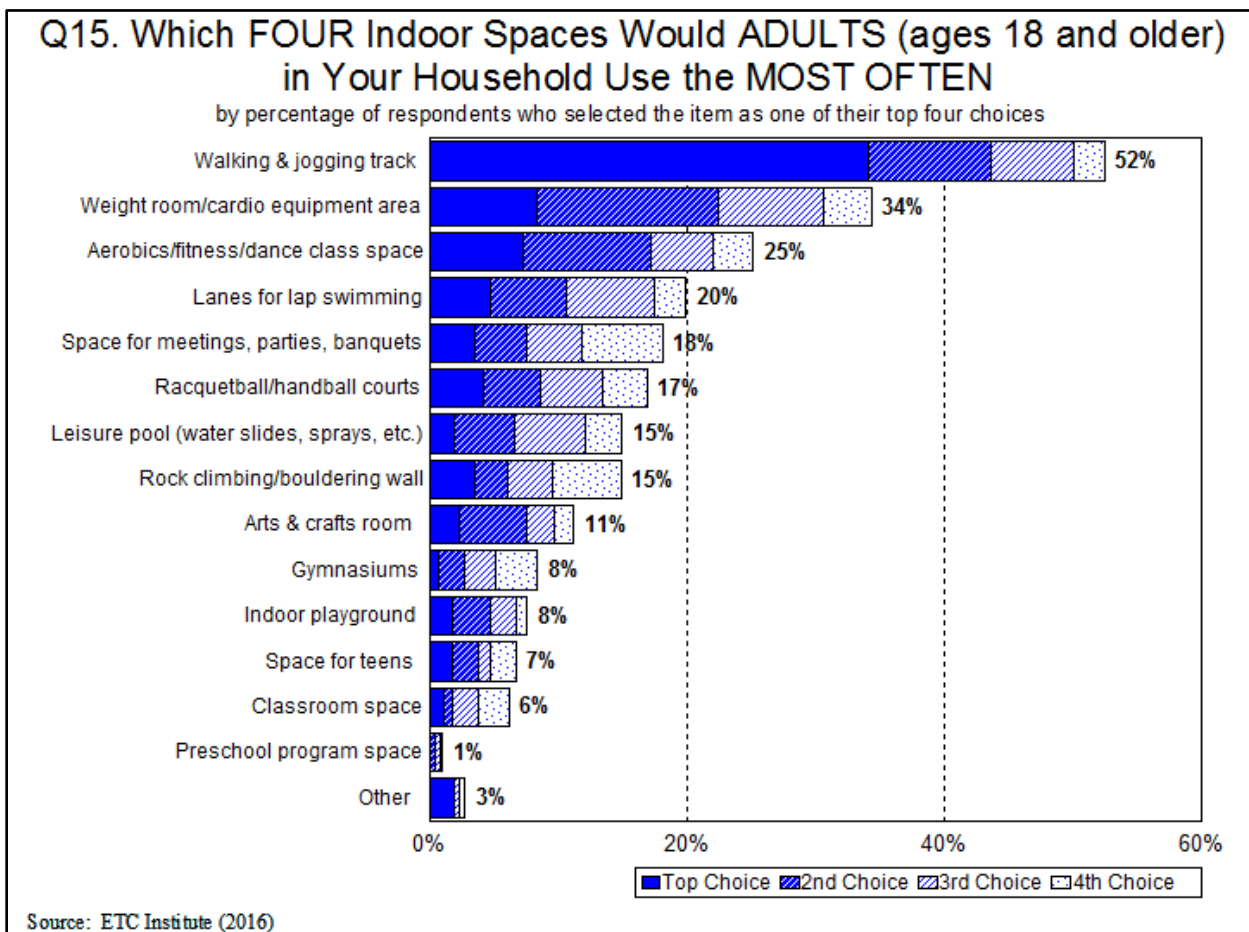
POTENTIAL INDOOR PROGRAMMING SPACES

Respondents were asked a series of questions regarding the possibility of developing new indoor programming spaces. They were asked which spaces they would be willing to use, and more specifically which spaces adults and youth in their household would be most likely to use.

- Sixty-two percent (62%) of respondents indicated they would use a walking and jogging track, 47% indicated they would use a weight room and cardio equipment area, and 35% indicated they would use aerobics, fitness, and dance class space.



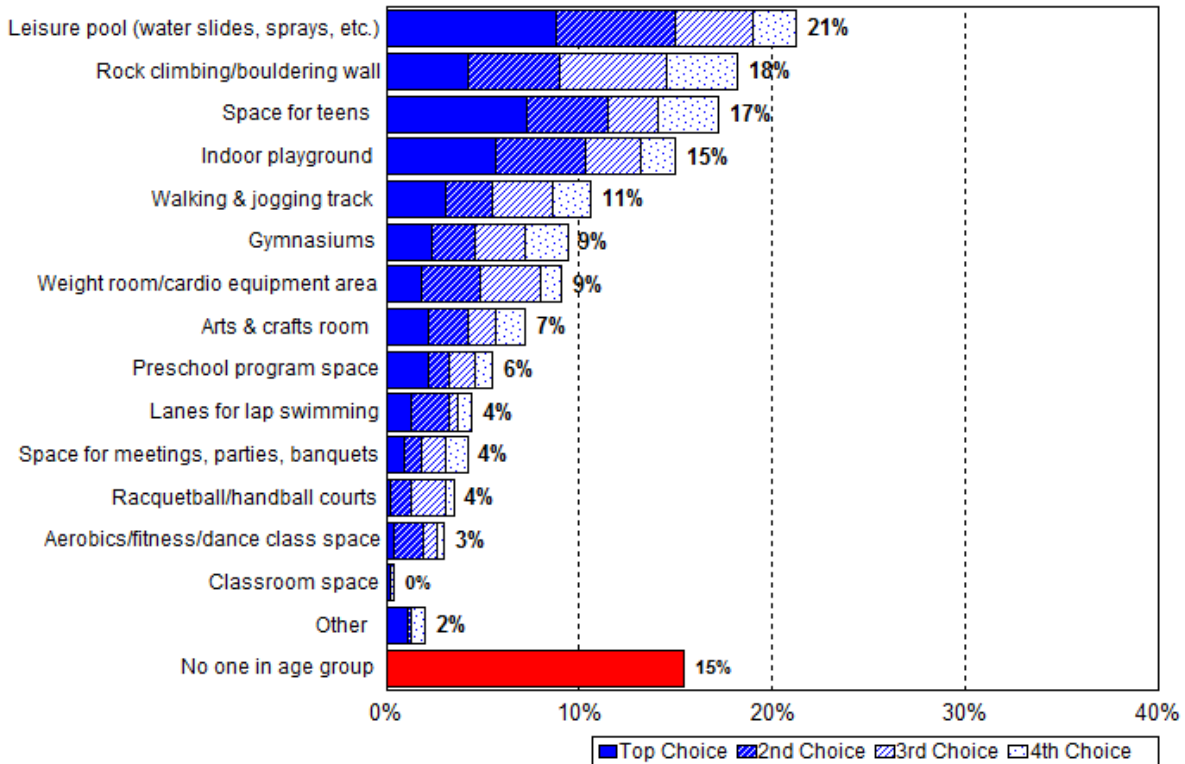
- o **Adults (ages 18 and over):** Based on the sum of the respondent's top four choices, the three spaces which adults would use most often are a walking and jogging track (52%), weight room and cardio equipment area (34%) and aerobics, fitness, and dance class space (25%).



- o **Youth (ages 17 and under):** Based on the sum of the respondent's top four choices, the three spaces which youth would use most often are leisure pool (water slides, sprays, etc.) (21%), rock climbing and bouldering wall (18%), and space for teens (17%).

Q16. Which FOUR Indoor Spaces Would YOUTH (ages 17 and younger) in Your Household Use the MOST OFTEN

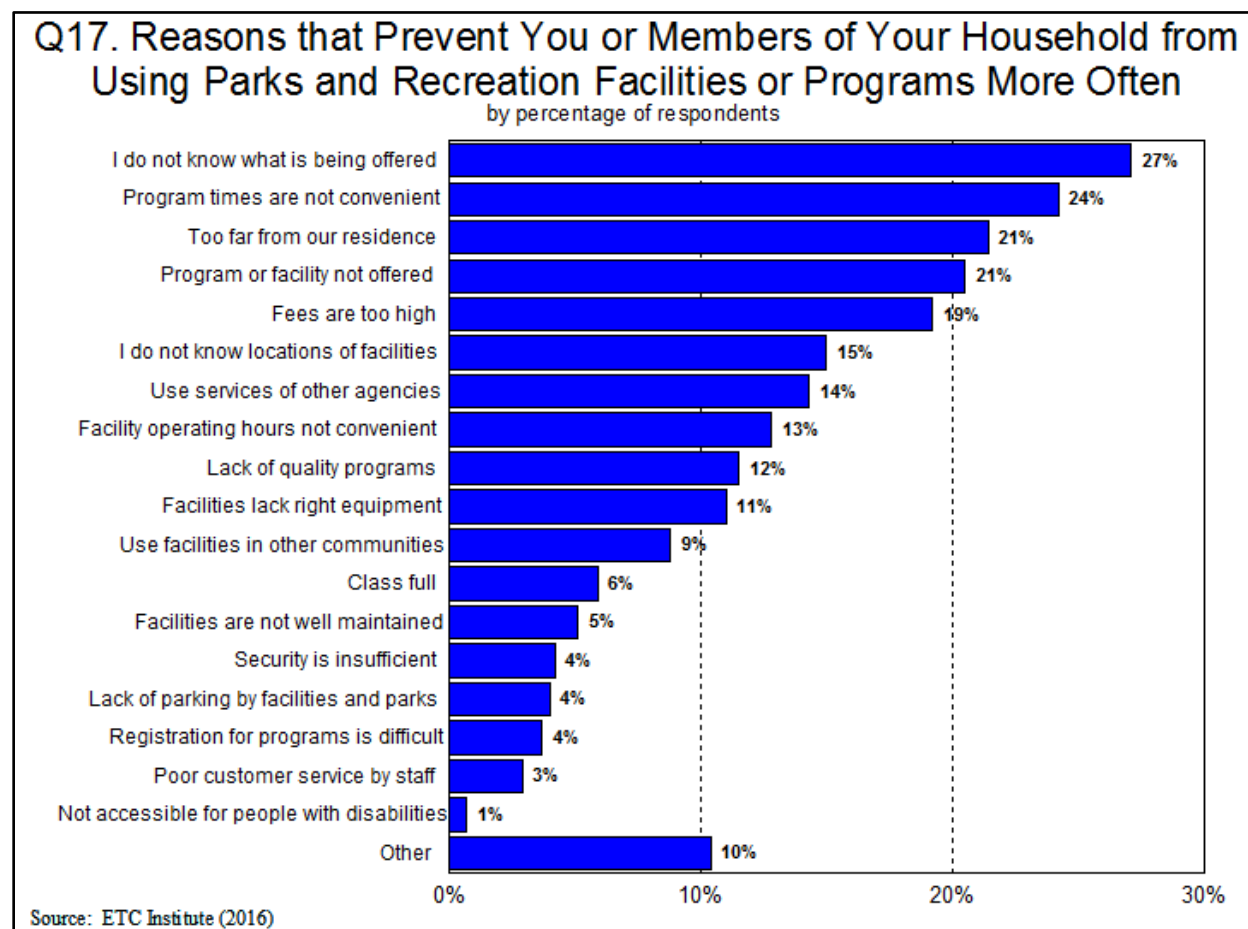
by percentage of respondents who selected the item as one of their top four choices



Source: ETC Institute (2016)

BARRIERS TO PARK, FACILITY AND PROGRAM USAGE

Respondents were asked from a list of 18 potential reasons to identify the reasons that prevent them from using parks and recreation facilities and programs of the Town of Flower Mound Parks and Recreation Department more often. The top four reasons selected were: I do not know what is being offered (27%), program times are not convenient (24%), too far from our residence (21%), and program or facility not offered (21%).



SUMMARY

When analyzing the programs and facilities offered by the Town of Flower Mound Parks and Recreation Department the same three programs and facilities are most important to respondent's households, have the highest level of unmet need, and top the list of priority investments. Focusing on these programs and facilities would provide the greatest benefit for the largest number of residents in the Town of Flower Mound. The three programs are: adult fitness and wellness programs, special events, and nature programs and environmental education. The three facilities are: small neighborhood parks, paved multi-use trails, and nature trails.

In order to ensure that the Town of Flower Mound continues to meet the needs and expectations of the community, ETC Institute recommends that the Parks and Recreation Department sustain and/or improve the performance in areas that were identified as "high priorities" by the Priority Investment Rating (PIR). The facilities and programs with the highest PIR ratings are shown in the table below.

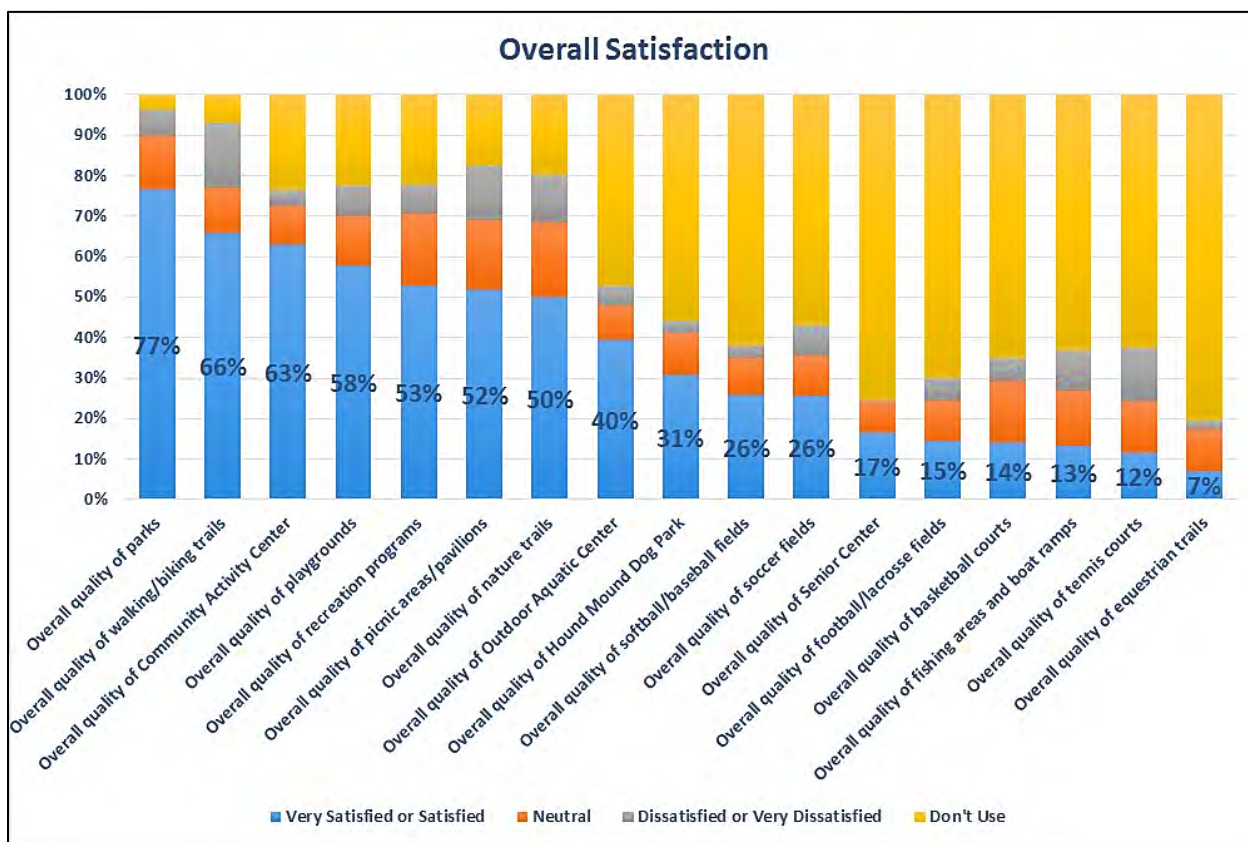
HIGHEST PRIORITIES (STATISTICALLY VALID SURVEY)	
FACILITIES	PROGRAMS
Paved multi-use trails	Adult fitness & wellness programs
Small neighborhood parks	Special events, i.e. concerts, movies, etc.
Nature trails	Nature programs and environmental education
Large community parks	Adult continuing education programs
Unpaved multi-use trails	
Picnic areas and pavilions	
Playground equipment	

4.3 WEB-BASED SURVEY FINDINGS

As part of the community input process, the PROS Consulting conducted an online survey for a better understanding of the characteristics, preferences, and satisfaction levels of the Town of Flower Mound residents in relation to parks, facilities and recreation activities. The survey went live on June 27th, 2016 and received a total of 416 responses through July of 2016.

4.3.1 PLEASE RATE YOUR OVERALL SATISFACTION WITH THE FOLLOWING MAJOR CATEGORIES OF PARKS, TRAILS, AND RECREATION FACILITIES AND SERVICES PROVIDED BY THE TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT FROM "VERY SATISFIED" TO "VERY DISSATISFIED." IF YOU DON'T USE ONE OF THESE ITEMS, PLEASE INDICATE "DON'T USE."

Seventy-seven percent (77%) respondents indicated that they are very satisfied or satisfied with the overall quality of parks, followed by overall quality of the walking/biking trails (66%) and the Community Activity Center (63%). Respondents overall had low percentages for dissatisfied or very dissatisfied satisfaction for parks, trails, and recreation facilities and services. Although, majority of the respondents do not use the different amenities and facilities provided by the Town of Flower Mound Parks and Recreation Department. Eighty percent (80%) of respondents do not use the equestrian trails, followed by the soccer fields (75%) and the Senior Center (70%).



4.3.2 WHICH THREE OF THE PARKS, TRAILS, FACILITIES, OR SERVICES FROM THE LIST IN QUESTION #1 DO YOU THINK SHOULD RECEIVE THE MOST ATTENTION FROM THE TOWN OF FLOWER MOUND OVER THE NEXT FIVE YEARS?

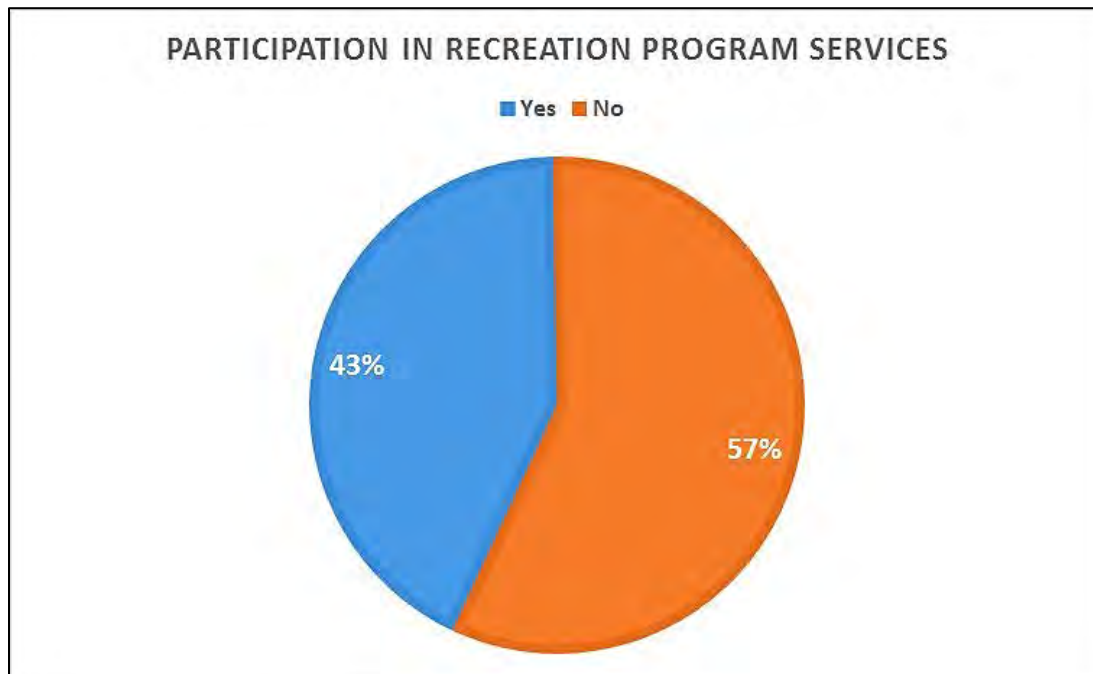
Top three selections for 1st choice for respondents were walking and biking trails (30%), playgrounds (13%) and nature trails (11%). Walking/biking trails and nature trails were among the three highest percentages for all three choices.

Parks, Trails, Facilities, or Services Needing Most Attention	1st Choice	2nd Choice	3rd Choice
Walking/biking trails	30.38%	20.21%	11.08%
Playgrounds	12.91%	7.61%	9.19%
Nature trails	11.14%	15.75%	11.35%
Tennis courts	9.37%	4.46%	4.59%
Parks	8.61%	14.96%	15.14%
Community Activity Center	5.57%	6.30%	5.68%
Fishing areas and boat ramps	4.30%	3.67%	5.41%
Outdoor Aquatic Center	3.04%	5.51%	3.78%
Picnic areas/pavilions	2.78%	5.51%	9.73%
Football/lacrosse fields	2.53%	2.62%	2.43%
Softball/baseball fields	2.53%	1.05%	0.81%
Recreation programs	2.28%	5.25%	8.65%
Hound Mound Dog Park	2.03%	1.05%	3.78%
Soccer fields	1.01%	3.41%	3.51%
Outdoor basketball courts	1.01%	0.79%	2.70%
Senior Center	0.51%	1.31%	1.08%
Equestrian trails	0.00%	0.52%	1.08%

4.3.3 OVER THE PAST 12 MONTHS, HAVE YOU OR ANY MEMBERS OF YOUR HOUSEHOLD PARTICIPATED IN ANY RECREATIONAL PROGRAMS OFFERED BY THE TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT?

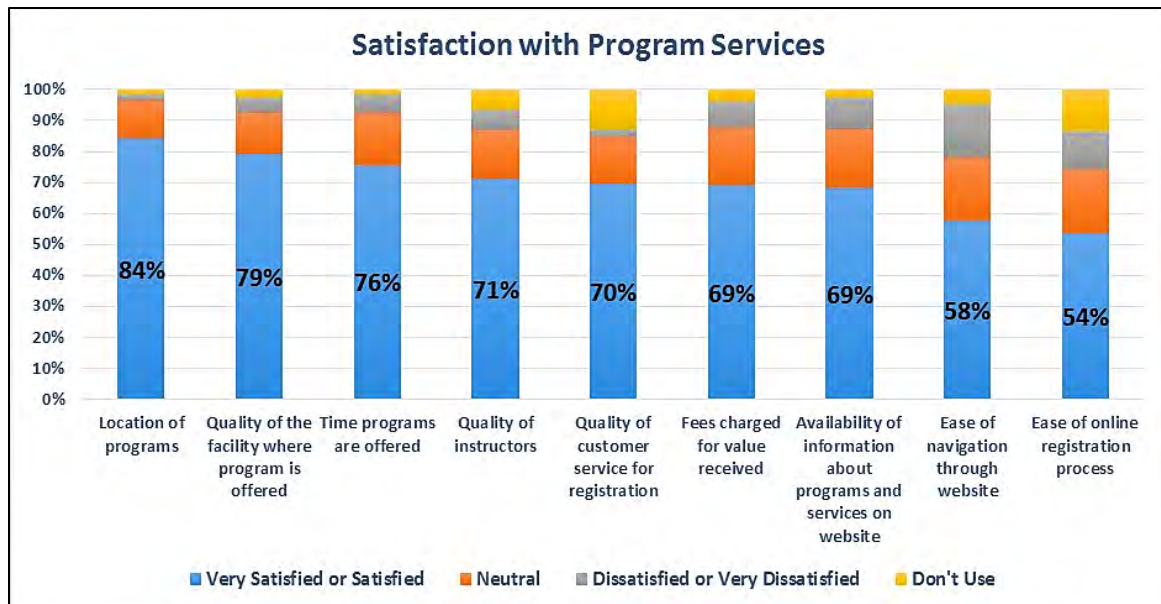
Over half of the respondents (57%) have not participated in any recreational programs offered by the Town of Flower Mound Parks and Recreation Department.

- The national benchmark for program participation is 34%.



4.3.4 PLEASE RATE YOUR OVERALL SATISFACTION WITH THE FOLLOWING PROGRAM SERVICES PROVIDED BY THE TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT FROM "VERY SATISFIED" TO "VERY DISSATISFIED." IF YOU DON'T USE ONE OF THESE ITEMS, PLEASE INDICATE "DON'T USE."

Those who have participated in programs have an overall high satisfaction level with program services. Location of programs, quality of facility where program is offered, and time programs are offered are rated the highest. Respondents seem to have difficulties with online program services. Availability of information about programs and services on website, ease of navigation through website and online registration process had the lowest satisfaction level.



4.3.5 WHICH THREE OF THE PROGRAM SERVICES LISTED ABOVE ARE THE MOST IMPORTANT TO YOU AND MEMBERS OF YOUR HOUSEHOLD'S ENJOYMENT OF THE PROGRAMS?

Top three most important program services for 1st choice selections were times programs are offered (30%), fees charged for value received (21%) and quality of instructors (20%). Times programs are offered and fees charged for value received were among the three highest percentages for all three choices.

Program Services Most Important	1st Choice	2nd Choice	3rd Choice
Times programs are offered	30.41%	22.92%	16.67%
Fees charged for value received	20.95%	18.75%	17.39%
Quality of instructors	19.59%	16.67%	15.22%
Location of programs	10.14%	15.97%	15.94%
Quality of the facility where program is offered	8.11%	8.33%	13.04%
Availability of information about programs and services on website	8.11%	5.56%	9.42%
Quality of customer service for registration	1.35%	0.00%	1.45%
Ease of navigation through the website	0.68%	4.86%	3.62%
Ease of online registration process	0.68%	6.94%	7.25%

4.3.6 OVERALL, HOW WOULD YOU RATE THE QUALITY OF THE RECREATION PROGRAMS THAT YOU AND MEMBERS OF YOUR HOUSEHOLD PARTICIPATE IN?

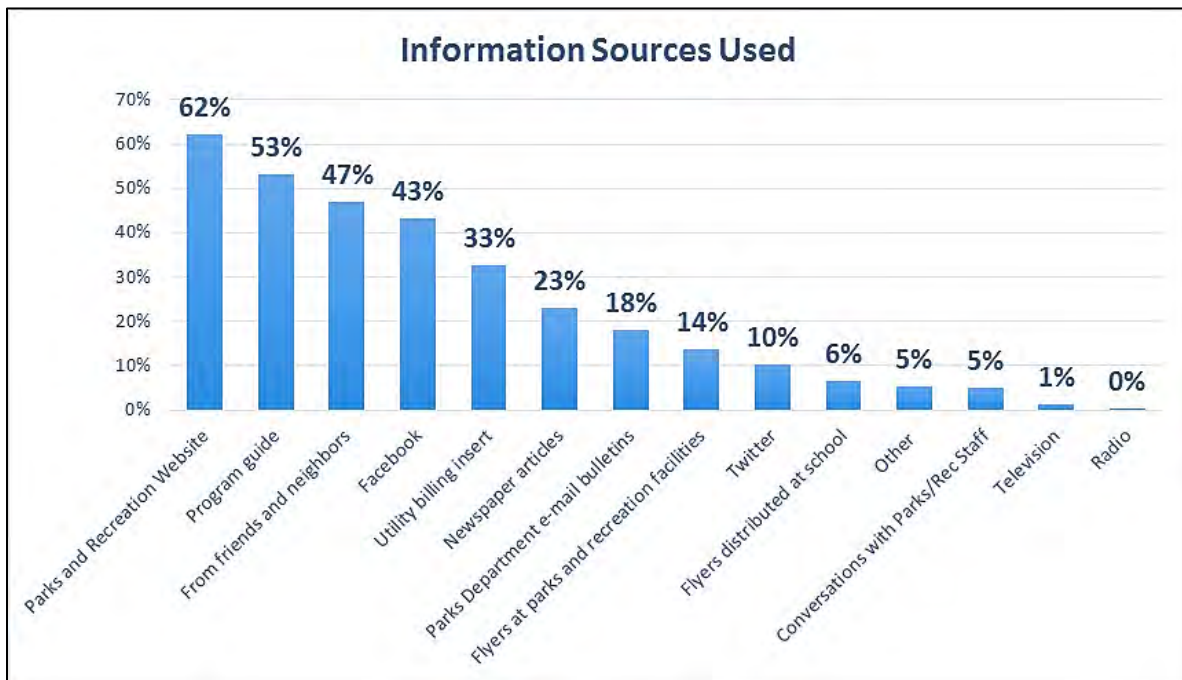
Eighty-five percent (85%) of respondents indicated the quality of recreation programs were excellent or good. Only 1% said they quality of programs was poor and 14% said fair.



4.3.7 PLEASE CHECK ALL THE WAYS YOU LEARN ABOUT TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT PROGRAMS AND ACTIVITIES.

Majority of the respondents obtain their information by using the Parks and Recreation Website (62%), followed by the program guide (53%) and from friends and neighbors (47%). Least effective information sources is radio (0%), television (1%), other (5%) and conversations with parks/rec staff (5%). Examples of “other” included:

- Flower Mound Style Magazine
- E-mail blast
- Efamilyguide.com
- Town web updates
- Electronic Street Signs
- Flyers at Flower Mound Library.



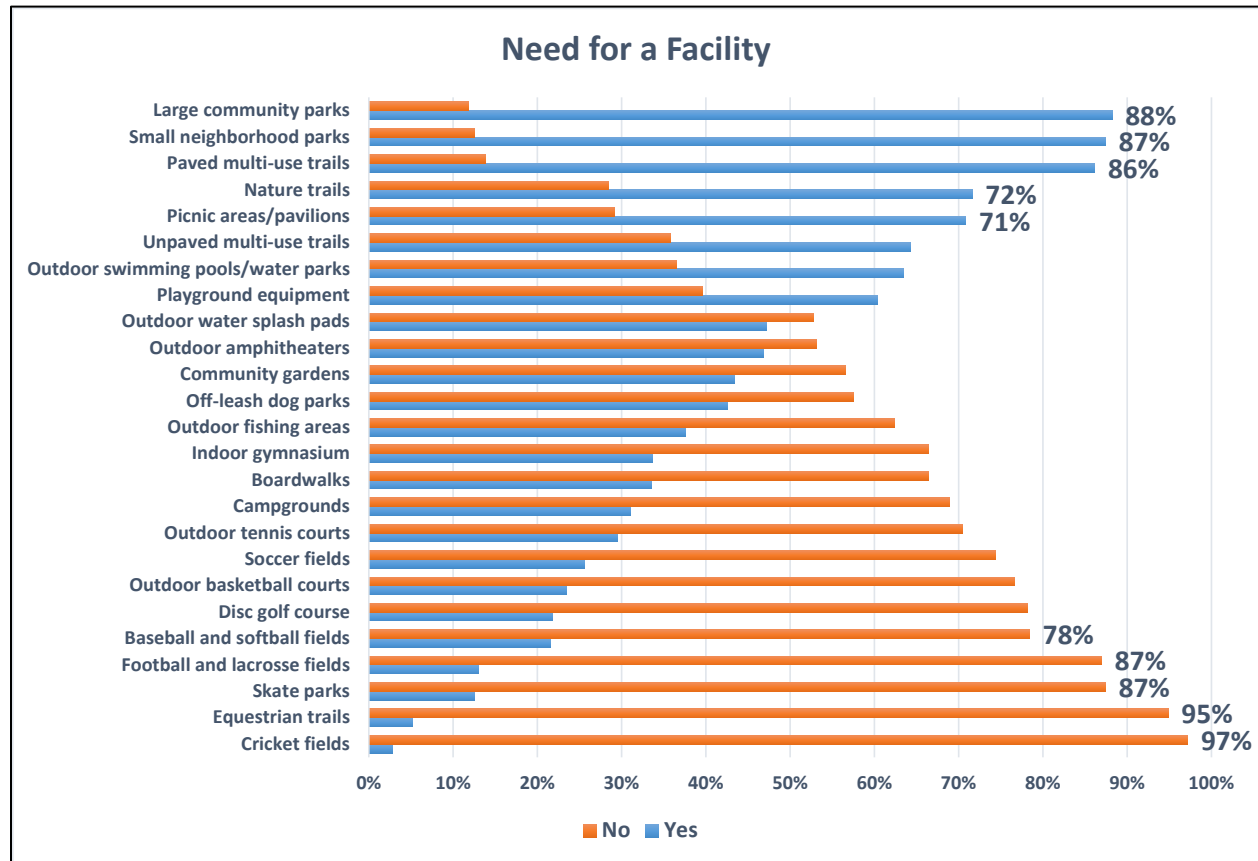
4.3.8 WHICH THREE OF THE INFORMATION SOURCES LISTED IN QUESTION 8 THAT YOU USE TO LEARN ABOUT TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT RECREATIONAL PROGRAMS AND ACTIVITIES DO YOU USE THE MOST OFTEN

Top three most used information sources for 1st choice selections were Facebook (23%), program guide (22%) and Parks and Recreation Website (21%). Program guide and Parks and Recreation Website were among the three highest percentages for all three choices.

Information Sources Used Most Often	1st Choice	2nd Choice	3rd Choice
Facebook	23%	13%	11%
Program guide	22%	15%	15%
Parks and Recreation Website	21%	24%	15%
Utility billing insert	10%	14%	12%
Parks Department e-mailing bulletins	8%	5%	4%
From friends and neighbors	6%	17%	17%
Twitter	4%	5%	3%
Newspaper articles	3%	6%	9%
Flyers at parks and recreation facilities	1%	1%	5%
Conservation with Parks/Rec staff	1%	0%	3%
Television	0%	0%	1%
Flyers distributed at school	0%	1%	3%
Radio	0%	0%	0%

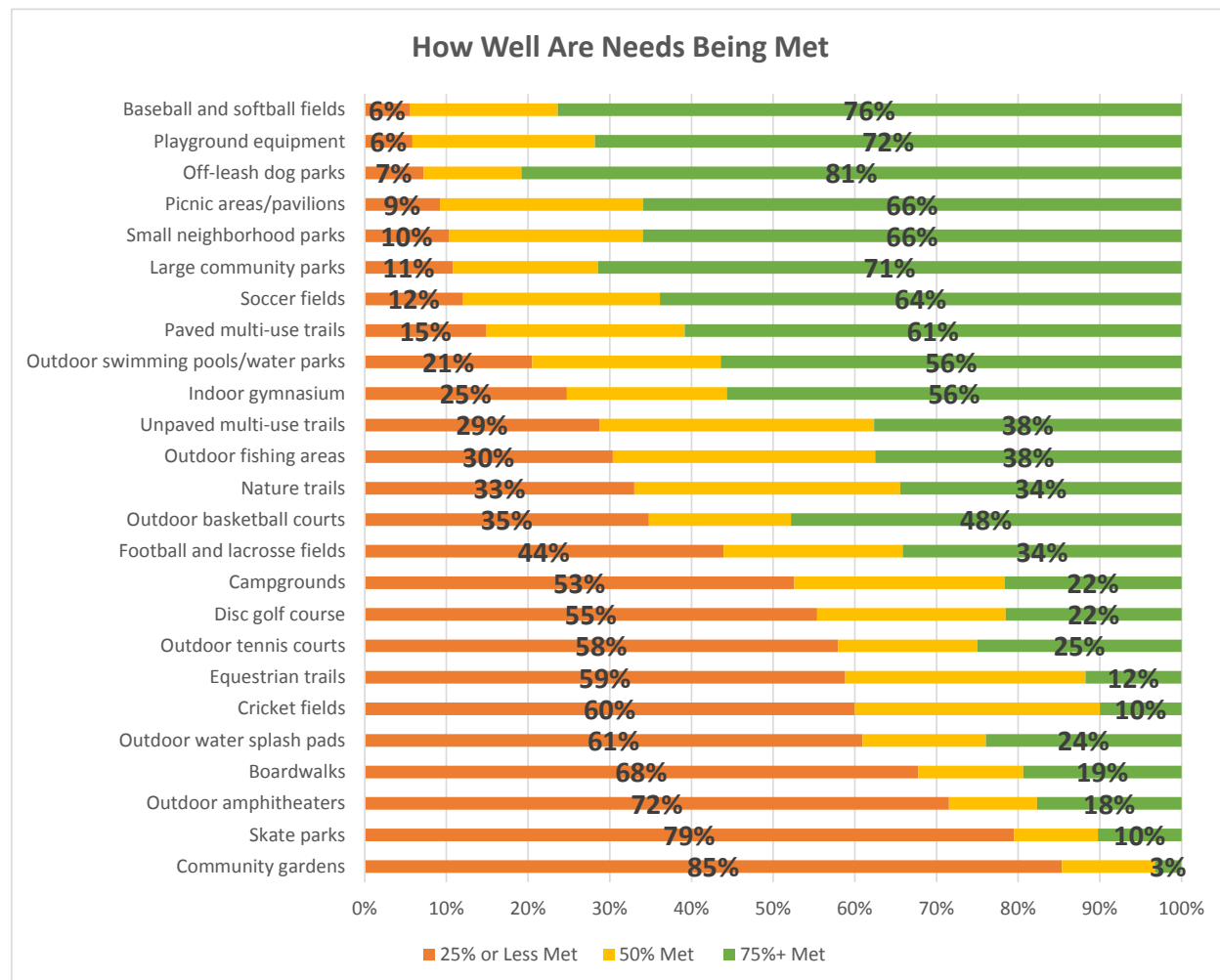
4.3.9 PLEASE INDICATE IF YOU OR A MEMBER OF YOUR HOUSEHOLD HAS A NEED FOR EACH OF THE PARKS AND RECREATION FACILITIES LISTED BELOW.

Top five replies that respondents have a need for are large community parks (88%), small neighborhood parks (87%), paved multi-use trails (86%), nature trails (72%) and picnic areas/pavilions (71%). Top five responses that respondents do not have a need for are cricket fields (97%), equestrian trails (95%), skate parks (87%), football and lacrosse fields (87%), and baseball and softball fields (78%).



4.3.10 IF YES, PLEASE RATE ALL THE PARKS, TRAILS AND RECREATION FACILITIES OF THIS TYPE IN THE TOWN OF FLOWER MOUND ON A SCALE FROM "100% MEETS NEEDS" TO "0% DOES NOT MEET NEEDS" OF YOUR HOUSEHOLD. 100% MET (FULLY MET) 75% MET, 50% MET, 25% MET, AND 0% MET (NOT MET AT ALL)

For parks and recreation facilities that respondents indicated "yes" for, community gardens, skate parks, outdoor amphitheaters, boardwalks, and outdoor splash pads had the highest unmet need (25% or less being met currently).



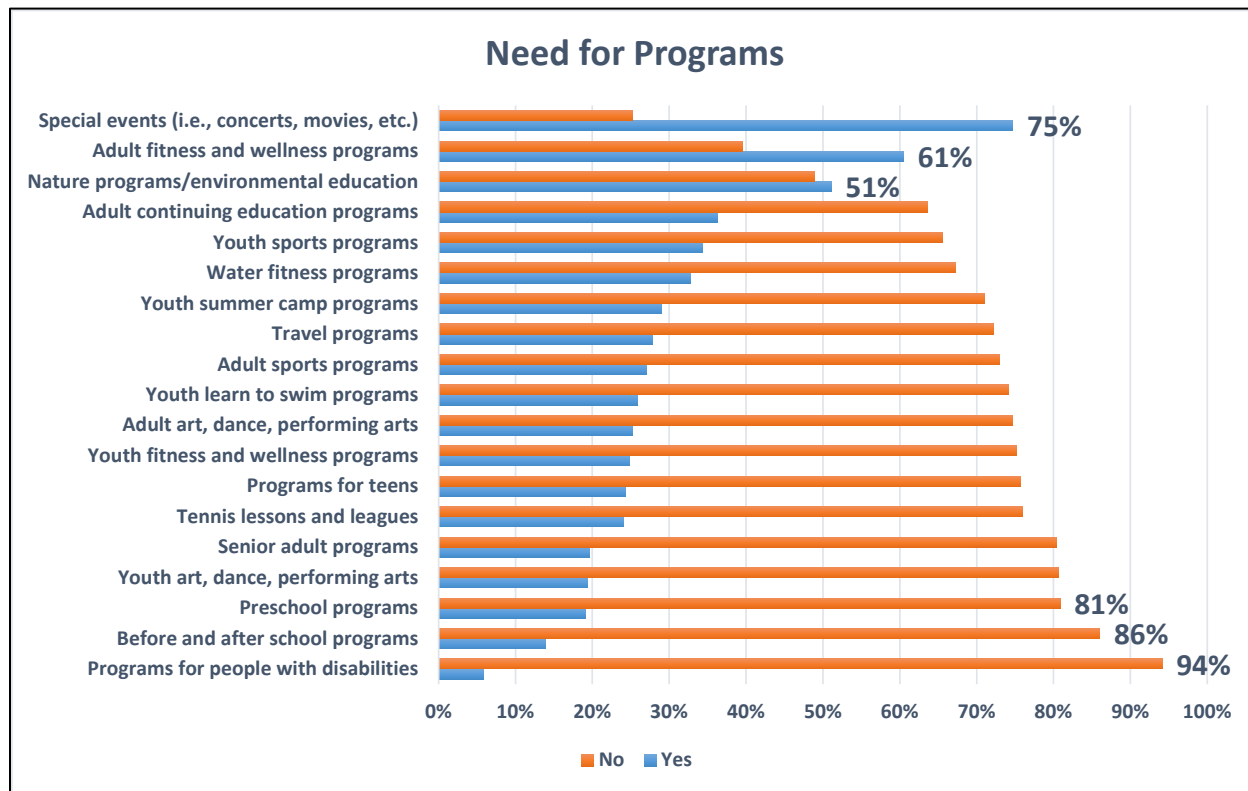
4.3.11 WHICH FOUR OF THE PARKS, TRAILS, OR RECREATION FACILITIES FROM THE LIST IN QUESTION #9 ARE MOST IMPORTANT TO YOUR HOUSEHOLD?

Top three most important facilities and amenities for 1st choice selections were paved multi-use trails (21%), small neighborhood parks (14%) and playground equipment (8%).

Parks, Trails, or Recreation Facilities Importance	1st Choice	2nd Choice	3rd Choice	4th Choice
Paved multi-use trails	20.61%	11.91%	13.40%	6.10%
Small neighborhood parks	13.64%	12.54%	11.11%	9.15%
Playground equipment	8.48%	5.64%	5.56%	4.07%
Outdoor tennis courts	7.27%	3.76%	2.94%	4.07%
Nature trails	6.67%	11.29%	13.40%	8.14%
Outdoor water splash pads	6.06%	5.33%	3.92%	4.07%
Large community parks	5.45%	7.21%	8.82%	12.54%
Outdoor swimming pools/water parks	4.55%	4.39%	7.52%	6.78%
Off-leash dog park	4.55%	2.19%	5.23%	5.08%
Unpaved multi-use trails	3.94%	14.11%	7.52%	3.73%
Baseball and softball fields	3.33%	2.19%	1.96%	1.36%
Football and lacrosse fields	3.03%	2.82%	0.98%	0.68%
Soccer fields	2.12%	4.08%	0.98%	2.03%
Outdoor fishing areas	1.82%	1.25%	2.61%	5.76%
Indoor gymnasiums	1.82%	1.88%	1.63%	2.71%
Community gardens	1.52%	1.88%	2.29%	5.42%
Skate parks	1.21%	0.00%	0.65%	0.68%
Outdoor amphitheaters	0.91%	0.31%	1.31%	4.41%
Outdoor basketball courts	0.61%	0.31%	0.98%	1.36%
Picnic areas/pavilions	0.61%	1.88%	2.94%	5.42%
Campgrounds	0.61%	1.57%	1.31%	1.02%
Cricket fields	0.30%	0.63%	0.33%	0.34%
Equestrian trails	0.30%	0.00%	0.33%	1.02%
Disc golf course	0.30%	1.25%	1.31%	1.36%
None	0.30%	0.00%	0.00%	0.68%
Boardwalks	0.00%	1.57%	0.98%	2.03%

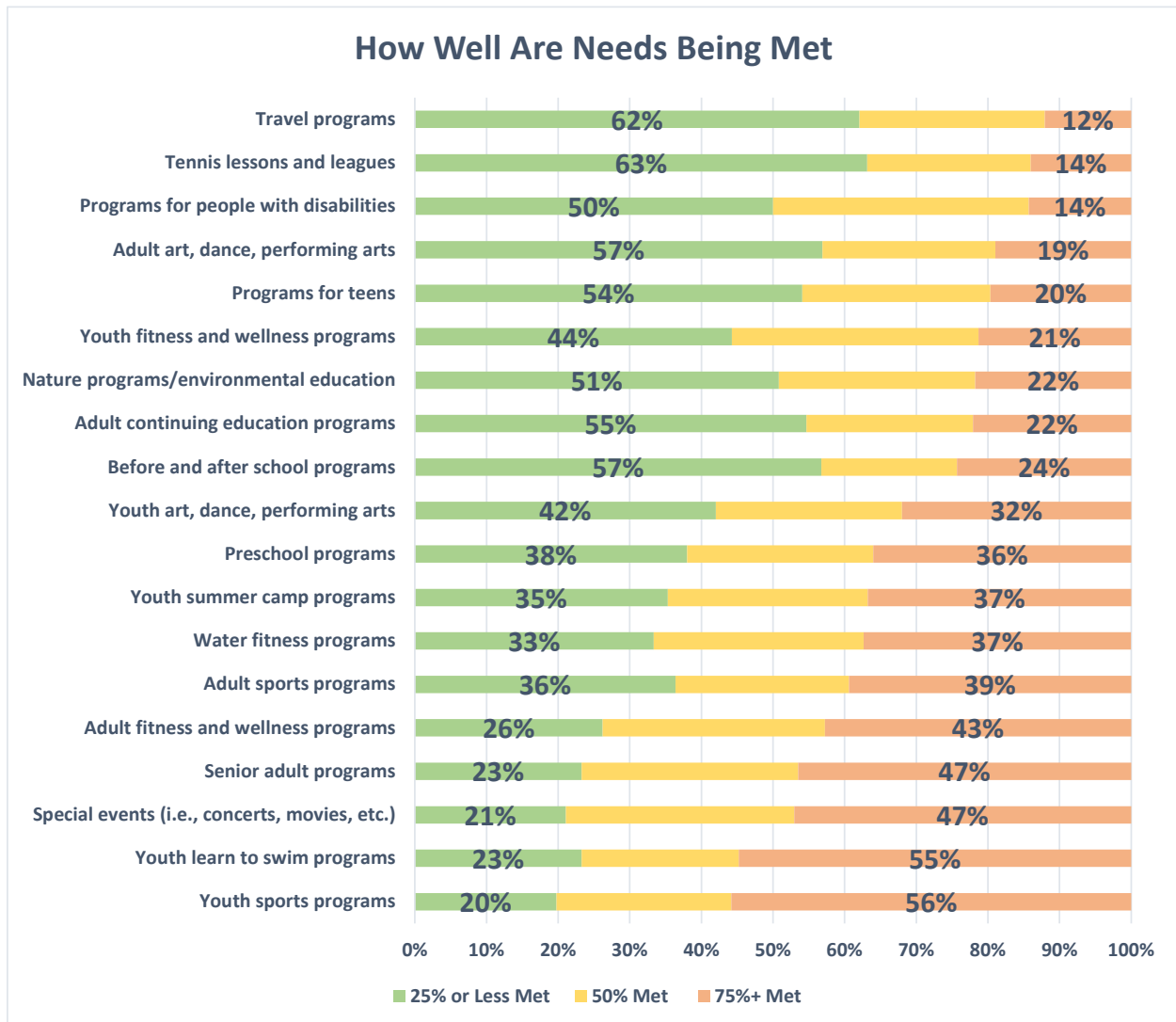
4.3.12 PLEASE INDICATE IF YOU OR A MEMBER OF YOUR HOUSEHOLD HAS A NEED FOR EACH OF THE RECREATION PROGRAMS LISTED BELOW BY SELECTING YES OR NO.

Top three replies that respondents have a need for are special events (75%), adult fitness and wellness programs (61%) and nature programs/environmental educations (51%). Top three replies that respondents do not have a need for are programs for people with disabilities (94%), before and after school programs (86%) and preschool programs (81%).



4.3.13 IF YES, PLEASE RATE ALL THE FOLLOWING RECREATION PROGRAMS OF THIS TYPE FROM "100% MEETS NEEDS" OR TO "DOES NOT MEET NEEDS" OF YOUR HOUSEHOLD. 100% MET (FULLY MET) 75% MET, 50% MET, 25% MET, 0% MET (NOT MET AT ALL)

For programs that respondents indicated “yes” for, tennis lessons and leagues, travel programs, adult art/dance/performing arts, before and after school programs, and programs for teens had the highest unmet need (25% or less being met currently).



4.3.14 WHICH FOUR OF THE PROGRAMS FROM THE LIST IN QUESTION #11 ARE MOST IMPORTANT TO YOUR HOUSEHOLD?

Top three most important programs for 1st choice selections were adult fitness and wellness programs (14%), tennis lessons and leagues (11%) and special events (11%). Special events was among the three highest percentages for all four choices.

Program Importance	1st Choice	2nd Choice	3rd Choice	4th Choice
Adult fitness and wellness programs	13.60%	12.20%	8.48%	5.58%
Tennis lessons and leagues	11.03%	3.15%	4.91%	3.05%
Special events (i.e., concerts, movies, etc.)	11.03%	16.93%	16.52%	14.72%
Nature programs/environmental education	10.66%	7.87%	7.14%	10.15%
Youth learn to swim programs	7.72%	3.54%	2.68%	2.54%
Preschool programs	6.25%	3.15%	1.79%	1.02%
Youth sports programs	6.25%	7.87%	5.36%	3.55%
Senior adult programs	5.15%	4.72%	2.68%	2.54%
Programs for teens	4.41%	4.72%	4.02%	5.08%
Before and after school programs	4.04%	1.57%	2.68%	2.03%
Youth fitness and wellness programs	3.68%	1.57%	1.79%	4.57%
Youth summer camp programs	3.31%	5.12%	6.25%	3.55%
Adult continuing education programs	2.94%	5.51%	9.82%	9.64%
None	2.94%	1.97%	4.02%	8.63%
Adult sports programs	2.21%	3.54%	3.13%	4.57%
Adult art, dance, performing arts	1.84%	4.72%	5.36%	5.08%
Travel programs	1.10%	2.76%	3.13%	5.58%
Water fitness programs	0.74%	5.91%	4.46%	5.08%
Youth art, dance, performing arts	0.74%	1.97%	4.91%	3.05%
Programs for people with disabilities	0.37%	1.18%	0.89%	0.00%

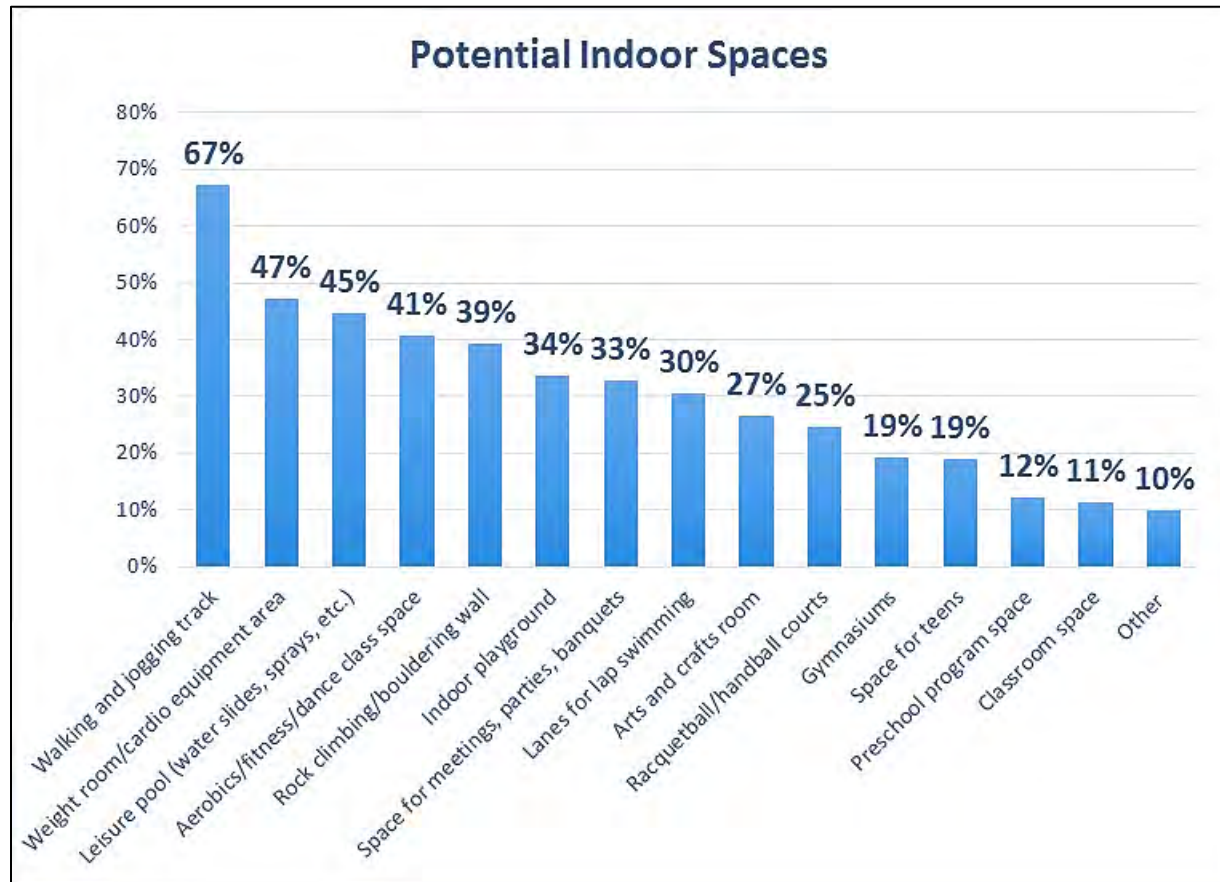
4.3.15 WHICH FOUR OF THE PROGRAMS FROM THE LIST IN QUESTION #11 DO YOU CURRENTLY PARTICIPATE IN MOST OFTEN AT TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT FACILITIES?

Top three programs most often participated in for 1st choice selections were special events (24%), none (16%) and youth sports programs (12%). Special events and none was among the three highest percentages for all four choices.

Programs Most Often Participated	1st Choice	2nd Choice	3rd Choice	4th Choice
Special events (i.e., concerts, movies, etc.)	24.36%	20.00%	10.68%	8.24%
Youth sports programs	11.54%	6.90%	4.85%	1.18%
Adult fitness and wellness programs	11.11%	9.66%	3.88%	3.53%
Tennis lessons and leagues	7.26%	2.76%	3.88%	3.53%
Youth learn to swim programs	6.84%	5.52%	2.91%	3.53%
Senior adult programs	4.70%	6.90%	2.91%	0.00%
Nature programs/environmental education	3.85%	6.90%	5.83%	5.88%
Adult sports programs	3.42%	4.83%	5.83%	4.71%
Youth summer camp programs	2.14%	2.07%	6.80%	2.35%
Preschool programs	1.71%	1.38%	0.97%	1.18%
Youth fitness and wellness programs	1.28%	2.76%	0.97%	0.00%
Programs for teens	1.28%	1.38%	0.00%	1.18%
Water fitness programs	1.28%	4.14%	2.91%	2.35%
Adult continuing education programs	1.28%	2.07%	7.77%	9.41%
Before and after school programs	0.85%	0.69%	0.00%	2.35%
Youth art, dance, performing arts	0.43%	0.69%	1.94%	1.18%
Adult art, dance, performing arts	0.43%	2.76%	0.97%	1.18%
Programs for people with disabilities	0.00%	0.00%	0.97%	0.00%
Travel programs	0.00%	0.00%	2.91%	2.35%

4.3.16 THE TOWN OF FLOWER MOUND PARKS IS STUDYING THE POSSIBILITY OF DEVELOPING NEW INDOOR PROGRAMMING SPACES. FROM THE FOLLOWING LIST, PLEASE CHECK ALL THE POTENTIAL INDOOR PROGRAMMING SPACES YOU AND MEMBERS OF YOUR HOUSEHOLD WOULD USE.

Sixty-seven (67%) of respondents selected walking and jogging track as an amenity for a new indoor programming space. Other program spaces included weight room/cardio equipment area (47%), leisure pool (45%), and aerobics/fitness/dance class space (41%).



4.3.17 WHICH FOUR OF THE INDOOR SPACES FROM THE LIST IN QUESTION #14 WOULD ADULTS (AGES 18 AND OLDER) IN YOUR HOUSEHOLD USE THE MOST OFTEN?

Top three program spaces most often used by adults (18+) for 1st choice selections were walking and jogging track (35%), weight room/cardio equipment (10%) and aerobics/fitness/dance class space (9%). Weight room/cardio equipment was among the three highest percentages for all four choices.

Indoor/Outdoor Spaces Most Often Used (Adults 18+)	1st Choice	2nd Choice	3rd Choice	4th Choice
Walking and jogging track	35.23%	15.83%	9.66%	8.33%
Weight room/cardio equipment area	9.61%	17.92%	12.08%	13.69%
Aerobics/fitness/dance class space	8.54%	11.25%	11.59%	8.33%
Lanes for lap swimming	6.76%	8.33%	4.83%	8.93%
Leisure pool (water slides, sprays, etc.)	4.63%	10.00%	10.63%	5.36%
Racquetball/handball courts	4.63%	4.58%	4.83%	3.57%
Indoor playground	4.63%	2.50%	1.45%	2.98%
Racquetball/handball/pickleball courts	4.63%	3.75%	1.93%	1.79%
Space for meetings, parties, banquets	4.63%	7.50%	11.59%	10.71%
Rock climbing/bouldering wall	4.27%	6.25%	9.18%	7.14%
Arts and crafts room	3.56%	5.00%	5.80%	5.95%
Space for teens	2.14%	0.83%	2.42%	2.98%
Gymnasiums	1.42%	1.67%	3.86%	2.38%
Classroom space	1.07%	1.67%	2.90%	3.57%
Preschool program space	0.36%	0.42%	0.48%	1.19%

4.3.18 WHICH FOUR OF THE INDOOR SPACES FROM THE LIST IN QUESTION #14 WOULD YOUTH (AGES 17 AND YOUNGER) IN YOUR HOUSEHOLD USE THE MOST OFTEN? IF YOU DO NOT HAVE YOUTH IN YOUR HOUSEHOLD, PLEASE SELECT N/A FOR "NO ONE IN AGE GROUP."

Top three program spaces most often used by youth (17 and younger) in for 1st choice selections were N/A (32%), indoor playground (16%) and leisure pool (14%). Leisure pool and N/A was among the three highest percentages for all four choices.

Indoor/Outdoor Spaces Most Often Used (17 and younger)	1st Choice	2nd Choice	3rd Choice	4th Choice
Indoor playground	16.21%	14.97%	4.76%	2.92%
Leisure pool (water slides, sprays, etc.)	13.83%	18.72%	8.93%	8.03%
Space for teens	8.70%	5.35%	7.74%	2.19%
Walking and jogging track	5.14%	2.67%	2.38%	2.19%
Arts and crafts room	3.95%	3.74%	7.14%	5.11%
Weight room/cardio equipment area	3.16%	8.02%	1.79%	2.19%
Gymnasiums	3.16%	2.67%	8.33%	4.38%
Lanes for lap swimming	2.37%	1.60%	1.19%	0.73%
Rock climbing/bouldering wall	2.37%	9.09%	10.71%	11.68%
Preschool program space	1.98%	3.21%	8.33%	3.65%
Space for meetings, parties, banquets	1.98%	0.00%	3.57%	8.03%
Aerobics/fitness/dance class space	1.19%	2.67%	1.79%	2.19%
Racquetball/handball courts	1.19%	1.07%	2.38%	4.38%
Classroom space	0.40%	0.00%	2.38%	5.11%

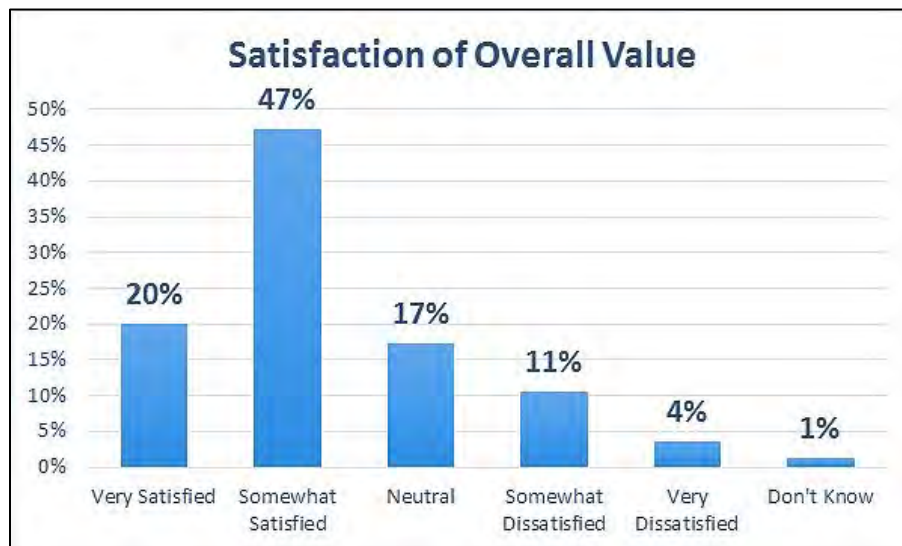
4.3.19 PLEASE CHECK ALL THE REASONS THAT PREVENT YOU OR OTHER MEMBERS OF YOUR HOUSEHOLD FROM USING PARKS AND RECREATION FACILITIES OR PROGRAMS OF THE TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT MORE OFTEN.

Program or facility not offered is the top reason from participants for not using facilities and programs (38%) followed by I do not know what is being offered (32%) and program times are not convenient (28%).

Reasons for not using facilities and programs	
Program or facility not offered	37.67%
I do not know what is being offered	31.67%
Program times are not convenient	27.67%
Too far from our residence	22.67%
Fees are too high	22.00%
Facilities lack the right equipment	17.33%
Other	16.00%
Lack of quality programs	14.67%
I do not know locations of facilities	13.67%
Use services of other agencies	11.67%
Facilities are not well maintained	10.33%
Facility operating hours not convenient	9.67%
Use facilities in other communities	8.33%
None	8.00%
Registration for programs is difficult	7.67%
Class full	7.00%
Lack of parking at facilities/parks	4.00%
Security is insufficient	3.00%
Poor customer service by staff	3.00%
Not accessible for people with disabilities	1.00%

4.3.20 PLEASE RATE YOUR SATISFACTION FROM “VERY SATISFIED” TO “VERY DISSATISFIED”, WITH THE OVERALL VALUE YOUR HOUSEHOLD RECEIVES FROM THE TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT.

Sixty-seven percent (67%) of respondents are very or somewhat satisfied with their overall value their household receives. Only 15% of respondents are somewhat or very dissatisfied with their overall value.



4.3.21 THROUGH PUBLIC INPUT WITH REGARD TO THE PARKS AND RECREATION MASTER PLAN, THE FOLLOWING POTENTIAL PARKS, TRAILS, RECREATION, CULTURAL, AND SPORTS FACILITY PROJECTS HAVE BEEN IDENTIFIED TO CONTINUE IMPROVING THE TOWN OF FLOWER MOUND PARKS AND RECREATION SYSTEM. PLEASE INDICATE HOW SUPPORTIVE YOU ARE OF EACH PROJECT FROM "VERY SUPPORTIVE" TO "NOT SURE."

Top three potential projects most supported by respondents are expand the trail system including connectivity to parks/facilities/etc. (75%), acquire park land for passive facilities (71%), and renovate existing neighborhood parks (53%). Projects that are not supportive by respondents is build new baseball and softball fields (48%) and acquire more equestrian trails (42%) and build new soccer, lacrosse (42%).

How Supportive For Potential Projects	Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
Expand the trail system including connectivity to parks, facilities, etc.	74.67%	15.00%	5.67%	4.67%
Acquire parkland for passive facilities (trails/picnic areas)	71.10%	20.27%	5.65%	2.99%
Renovate existing neighborhood parks	53.31%	35.43%	7.95%	3.31%
Renovate existing multi-use trails	52.51%	31.44%	9.36%	6.69%
Acquire parkland and leave it undeveloped	45.48%	27.09%	19.06%	8.36%
Develop a new outdoor splash pad for youth	41.33%	22.67%	24.67%	11.33%
Develop a new indoor community center with the features you indicated were most important to you in Question 15 and 16	41.28%	31.21%	16.44%	11.07%
Renovate the existing Community Activity Center	31.54%	32.55%	22.15%	13.76%
Renovate existing outdoor aquatic facilities	30.51%	34.24%	20.00%	15.25%
Include art structures and design in parks	24.32%	25.68%	36.82%	13.18%
Acquire parkland for sports fields	23.99%	32.77%	34.12%	9.12%
Develop a new tennis complex	22.71%	16.27%	40.34%	20.68%
Renovate existing outdoor tennis courts	20.68%	25.76%	28.81%	24.75%
Renovate existing practice	18.21%	26.80%	31.27%	23.71%

soccer/lacrosse/football fields				
Build new soccer, lacrosse, and football fields	17.47%	20.89%	42.12%	19.52%
Renovate existing practice baseball and softball fields	13.75%	29.90%	32.99%	23.37%
Build new baseball and softball fields	10.96%	18.49%	47.95%	22.60%
Renovate existing equestrian trails	10.17%	24.75%	32.88%	32.20%
Acquire more equestrian trails	8.16%	21.09%	42.18%	28.57%

4.3.22 WHICH FOUR OF THE PARKS, TRAILS, AND RECREATION FACILITIES PROJECTS FROM THE LIST IN QUESTION #19 ARE THE MOST IMPORTANT TO YOU AND MEMBERS OF YOUR HOUSEHOLD.

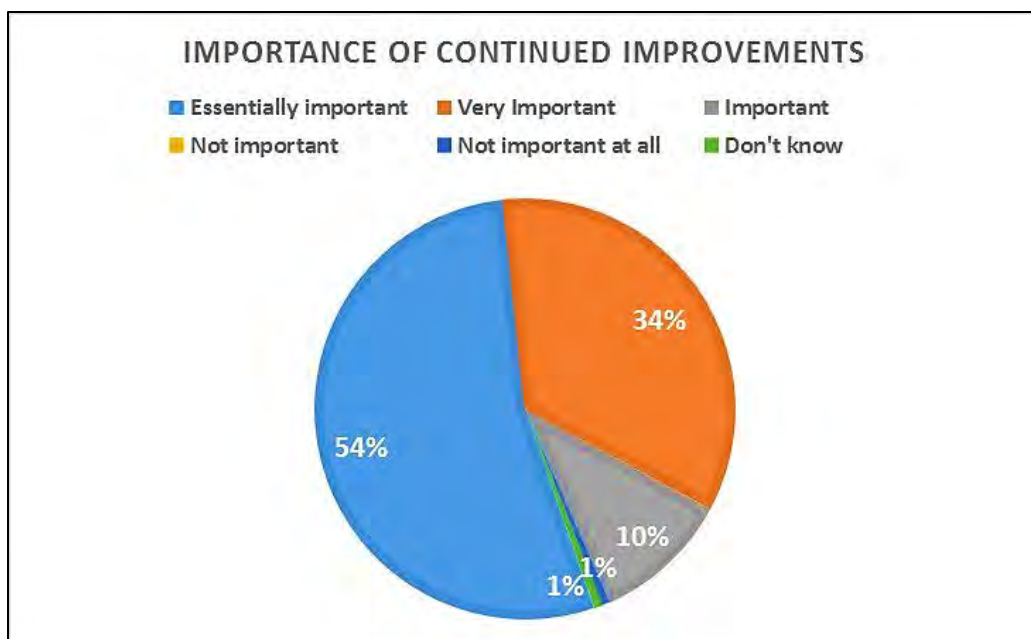
Top three most important projects for 1st choice selections were acquire parkland for passive facilities (19%), acquire parkland and leave it undeveloped (14%) and develop a new outdoor splash pad for youth (14%).

Most Important Projects	1st Choice	2nd Choice	3rd Choice	4th Choice
Acquire parkland for passive facilities (trails/picnic areas)	18.60%	17.31%	10.13%	11.59%
Acquire parkland and leave it undeveloped	14.04%	8.46%	6.75%	5.31%
Develop a new outdoor splash pad for youth	14.04%	5.77%	5.91%	6.76%
Expand the trail system including connectivity to parks, facilities, etc.	12.63%	12.69%	13.92%	11.11%
Renovate existing neighborhood parks	10.53%	9.62%	13.08%	10.63%
Develop a new tennis complex	9.47%	4.23%	4.64%	3.38%
Develop a new indoor community center with the features you indicated were most important to you in Question 15 and 16	4.56%	6.15%	6.33%	8.21%
Renovate existing multi-use trails	2.81%	12.31%	12.66%	8.21%
Renovate the existing Community Activity Center	2.81%	1.92%	4.22%	9.18%
Build new soccer, lacrosse, and football fields	2.81%	3.85%	3.38%	2.42%

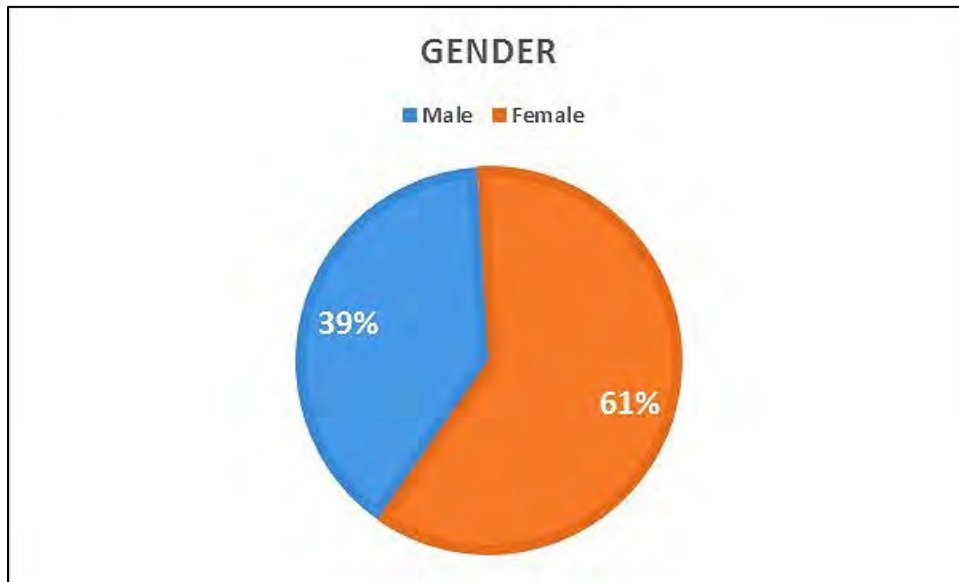
Renovate existing outdoor aquatic facilities	1.75%	3.85%	5.06%	2.42%
Build new baseball and softball fields	1.40%	0.38%	1.27%	2.90%
Acquire parkland for sports fields	1.05%	3.46%	0.84%	1.93%
Renovate existing practice baseball and softball fields	1.05%	1.54%	1.27%	0.48%
Include art structures and design in parks	0.70%	1.15%	4.22%	4.35%
None	0.70%	0.77%	2.95%	5.31%
Renovate existing equestrian trails	0.35%	0.00%	0.42%	0.97%
Renovate existing outdoor tennis courts	0.35%	4.23%	1.27%	2.90%
Renovate existing practice soccer/lacrosse/football fields	0.35%	1.15%	1.27%	1.93%
Acquire more equestrian trails	0.00%	1.15%	0.42%	0.00%

4.3.23 HOW IMPORTANT ARE CONTINUED IMPROVEMENTS TO PARKS, TRAILS, RECREATION FACILITIES, AND SERVICES PROVIDED BY THE TOWN OF FLOWER MOUND PARKS AND RECREATION DEPARTMENT TO THE FUTURE OF THE TOWN OF FLOWER MOUND?

Eighty-eight percent (88%) of respondents indicated it is essentially or very important for continued improvements to parks, trails, recreation facilities, and services provided by the Town of Flower Mound Parks and Recreation Department. Only 1% indicated continued improvements are not or not at all important.



4.3.24 WHAT IS YOUR GENDER



4.3.25 COUNTING YOURSELF, HOW MANY PEOPLE IN YOUR HOUSEHOLD ARE IN EACH AGE SEGMENT? IF AN AGE SEGMENT IS NOT APPLICABLE, PLEASE LEAVE BLANK.

Age Segments	1 person	2 people	3 people	4 people	5 people
Under age 5	47	34	3	0	0
Ages 5-9	49	19	2	0	0
Ages 10-14	54	16	3	0	0
Ages 15-19	53	20	1	0	0
Ages 20-24	34	8	0	0	0
Ages 25-34	32	32	3	0	0
Ages 35-44	52	60	0	0	0
Ages 45-54	62	71	0	0	0
Ages 55-64	45	30	1	0	0
Ages 65-74	22	13	0	0	0
Ages 75+	8	0	0	0	0

CHAPTER FIVE - OVERALL SYSTEM ASSESSMENT

5.1 STRENGTHS

- Strong staff
- Strong maintenance of parks and athletic fields with minimal staff resources and funding
- Park staff assigned to specific fields/zones to minimize drive time and increase productivity
- Different classifications of trails – sidewalk, river, connector, loop, nature/conservation
- Strategy for upgrading playgrounds is fantastic – theming of playgrounds
- Awareness of need for lifecycle replacement
- All weather turf management is strong
- Park rules signage well stated
- Converting cushioning material in playground surfaces.

5.2 WEAKNESSES

- Park classification typology
- Lack of consistent trail width – even by classification (design guidelines)
- Inconsistent park signage – lack of brand
- Many neighborhood parks are simply playground parks
- Lack of spray grounds
- Lack of floral displays using perennials (Adopt A Spot)
- More programming could be done in parks (For example, small interpretive programs at Post Oak)
- Red Trail Bollards that limit motorized vehicle access – need to be removed
- Water Fountains inconsistent – fountains need to be included with all restrooms. This will ensure safe and clean drinking water is available at all times of use.

5.3 OPPORTUNITIES

- Brand Parks and Trails – logo, park typology, etc.
- Enhanced Trail signage and location
- Increase amenities in “playground parks”
- Reduction in mowing
- Wildflower meadows to reduce mowing – linear parks
- Formalized park planning process that encourages more public involvement
- Regional Playgrounds – Play for All Abilities example in Round Rock
- True Community Parks with additional experiences
- Central Park Concept – Amphitheater/Special Event Park
- Green Acres – property would serve as an opportunity to recognize Flower Mound’s agricultural roots
- Art in Parks
- Purchase Property adjacent to the library to create an interpretive garden
- Expansion of system in west Flower Mound
- Continue to pursue joint use of Tennis facilities at school sites Possibly purchasing of old LISD pool for conversion to tennis center
- Utilize park foundation to raise funds for park improvements

CHAPTER SIX - PROGRAM AND EVENTS ASSESSMENT

6.1 OVERVIEW OF PRIORITIES AND CORE PROGRAM AREAS

The Flower Mound Parks and Recreation Department has a professional staff that annually delivers over 144 aquatic, recreation and special event programs. Department staff are responsible for the management and implementation of a diverse array recreation programs, special community-wide events, and the operation of multiple facilities. Employees are engaged year round in planning, implementing, conducting, and evaluating programs and events.

All functions within the Department combine to provide hundreds of offerings in the areas of youth camps and after school programs, aquatics, sports, health, fitness, and special events. But in addition to the provision of services provided directly by the Department, partnerships with other organizations are utilized throughout the service area. Through formal and informal cooperative relationships with various school districts and nonprofit agencies, partners assist with delivering select programs, training of staff, granting access to specialized facilities, and providing support to programs with supplies and materials.

6.1.1 CORE PROGRAM APPROACH

The vision of the Department is to be one of the premier park and recreation systems in the United States providing all residents access to high-quality programs and experiences. Part of realizing this vision involves identifying Core Program Areas to create a sense of focus around activities and outcomes of greatest importance to the community as informed by current and future needs. However, public recreation is challenged by the premise of being all things to all people, especially in a community such as Flower Mound. The philosophy of the Core Program Area assists staff, policy makers, and the public focus on what is most important. Program areas are considered as Core if they meet a majority of the following categories:

- The program area has been provided for a long period of time (over 4-5 years) and/or is expected by the community.
- The program area consumes a relatively large portion (5% or more) of the agency's overall budget.
- The program area is offered 3-4 seasons per year.
- The program area has wide demographic appeal.
- There is a tiered level of skill development available within the programs area's offerings.
- There is full-time staff responsible for the program area.
- There are facilities designed specifically to support the program area.
- The agency controls a significant percentage (20% or more) of the local market.

6.1.2 FLOWER MOUND PARKS AND RECREATION CORE PROGRAM AREAS

The Department currently offers programs and services in five Core Program Areas, identified in the table below:

PROGRAM DESCRIPTION		
Core Program Area	Brief Description	Internal Goals and/or Desired Outcomes
Aquatics	To provide a safe, fun and educational environment throughout all of the aquatic facilities in the Flower Mound Parks and Recreation department by teaching swim lesson skills that will last a lifetime and providing outstanding aquatic classes.	Educate participants with the life skill of swimming. Provide a year round swimming experience for residents. Offer safe aquatic activities. Provide training opportunities for staff. Fiscally responsible for the programs and classes that are offered while trying to increase revenue.
Athletics	Provide recreational sports leagues for Flower Mound residents for ages 16 years and up.	Always increase participation levels in leagues. To meet the sports needs of the population. To utilize the Town's facilities. To maximize revenue.
Programs/Classes	Activities include group exercise, personal training, camps, recreational classes for preschool, youth, and adult programs.	To provide the community with recreational opportunities to enhance the quality of life for residents. Increase participation. Stay fiscally responsible with the classes and programs offered while trying to increase revenue. Maximize participation levels.
Seniors	Provide activities and to serve the diverse community of seniors over 50.	Provide programs that create socialization and activities. Meet the needs of the growing senior population. Provide Education programming, Special Events, Luncheons, and Trip for the diverse population. Offer life skills programming. Social opportunities for young and older seniors to maintain their independence.
Special Events	To bring people of all ages together to celebrate the community through creative and professionally presented fun family oriented special events.	To offer free or inexpensive community wide events. Promote the Town of Flower Mound and promote various parks and facilities. Show the Town in a positive light. Offer a variety of events for all ages.

6.1.3 ENSURING THE RIGHT CORE PROGRAM MIX

The Core Program Areas provided by Flower Mound currently appear to meet some of major needs of the Flower Mound community, but the program mix must be evaluated on a regular and recurring basis to ensure that the offerings within each Core Program Area – and the Core Program Areas themselves – align with changing leisure trends, demographics, and needs of residents. The National Recreation and Park Association (NRPA) recommends that six determinants be used to inform what programs and services are provided by the Department. According to NRPA, those determinants are:

- **Conceptual foundations of play, recreation, and leisure** – Programs and services should encourage and promote a degree of freedom, choice, and voluntary engagement in their structure and design. Programs should reflect positive themes aimed at improving quality of life for both individuals and the overall community.
- **Organizational philosophy, mission, and vision** – Programs and services should support the Department's mission and vision statements, values, goals, and objectives. These generally center on promoting personal health, community well-being, social equity, environmental awareness, and economic vitality.
- **Constituent interests and desired needs** – Departments should actively seek to understand the recreational needs and interests of their constituency. This not only ensures an effective (and ethical) use of taxpayer dollars, but also helps to make sure that programs perform well and are valued by residents.

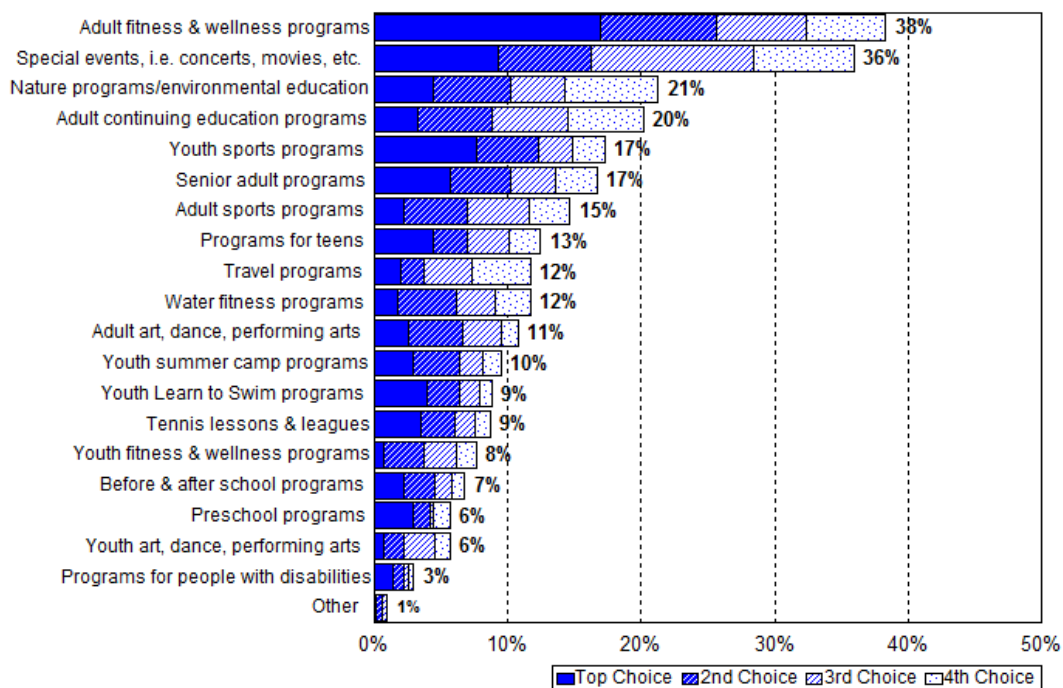
- **Creation of a constituent-centered culture** – Programs and services do reflect a departmental culture where constituents' needs are the prime factor in creating and providing programs. This should be reflected not only in program design, but in terms of staff behaviors, architecture, furniture, technology, dress, forms of address, decision-making style, planning processes, and forms of communication.
- **Experiences desirable for clientele** – Programs and services should be designed to provide the experiences desirable to meet the needs of the participants/clients in a community, and identified target markets. This involves not only identifying and understanding the diversity of needs in a community, but also applying recreation programming expertise and skills to design, implement, and evaluate a variety of desirable experiences for residents to meet those needs.
- **Community opportunities** – When planning programs and services, a Department should consider the network of opportunities afforded by other organizations such as nonprofits, schools, other public agencies, and the private sector. Departments should also recognize where gaps in service provision occur and consider how unmet needs can be addressed.

6.2 SURVEY FINDINGS

As part of the process for developing a Park and Recreation Master Plan, ETC conducted a statistically valid citizen survey to identify satisfaction with park and recreation facilities, identify needed park and recreation facilities and programs, and gain input from citizens that will assist town officials in park and recreation resource allocation, budget and policy decisions. A total of 454 residents participated in the survey. Participants rated the Town of Flower Mound as having a current or anticipated need for the following recreation programs, ranked in order of importance (full results on this topic can be found in a separate document):

Q12. Parks and Recreation Programs Most Important to Household

by percentage of respondents who selected the item as one of their top four choices



Source: ETC Institute (2016)

6.3 AGE SEGMENT ANALYSIS

The table below depicts each Core Program Area and Sub-Area along with the age segments they serve. Recognizing that many Core Program Areas serve multiple age segments, Primary (noted with a 'P') and Secondary (noted with an 'S') markets were identified.

AGES SERVED						
Primary Market or Secondary Market						
Core Program Area	Preschool (5 and Under)	Elementary (6-12)	Teens (13-17)	Adult (18+)	Senior (55+)	All Ages Programs
Aquatics	P	P	P	P	P	P
Athletics	P	P	P	P	P	P
Programs & Classes	P	P	P	P	P	P
Seniors					P	
Special Events	P	P	P	P	S	P

Age Segment Analysis - Current Segments Served

Findings from the analysis show that the Department provides a good balance of programs across all age segments. All segments are targeted as a primary market for multiple Core Program Areas. Based upon this analysis and findings from the community survey, however, the Department should continue to facilitate athletic programming targeted to the pre-school and elementary school age populations through the Flower Mound Youth Sports Association.

This balance should be maintained moving forward, and the Department should update this Age Segment Analysis every year to note changes in Core Program Areas or to refine age segment categories. Given the growing population trend for residents ages 55 and over and the growing demand for services in this age bracket, it is also recommended that the Department further segment this group into 55-65 and over 65. These two sub-segments will have increasingly different needs and expectations for programming in coming years, and program planning will be needed to provide differing requirements.

Age Segment Analyses should ideally be done for every program offered by the Department, not just for each Core Program Area. Program coordinators/managers should include this information when creating or updating program plans for individual programs. An Age Segment Analysis can also be incorporated into Mini Business Plans for comprehensive program planning.

6.4 LIFECYCLE ANALYSIS

A lifecycle analysis involves reviewing every program identified by Flower Mound staff to determine the stage of growth or decline for each as a way of informing strategic decisions about the overall recreation program portfolio. The various stages of program lifecycles are as follows:

- Introduction - New program; modest participation
- Take-Off - Rapid participation growth
- Growth - Moderate, but consistent participation growth
- Mature - Slow participation growth
- Saturated - Minimal to no participation growth; extreme competition
- Decline - Declining participation

This analysis is not based on strict quantitative data, but rather is based on staff members' knowledge of their program areas. The table below shows the percentage distribution of the various lifecycle categories of the Division's recreation programs. These percentages were obtained by comparing the number of programs in each individual stage with the total number of programs listed by staff.

System-wide: Lifecycle Stage				
	Percentage	Number	Actual Distribution	Best Practice Distribution
Introduction	14%	61	61%	50-60%
Take-Off	31%	135		
Growth	16%	70		
Mature	23%	100	23%	40%
Saturated	8%	34	16%	0-10%
Decline	8%	33		
Not Specified	0%	0	0%	N/A
Total	100%	433		

Recreation Program Lifecycle Analysis - Current Distribution and Recommendations

Overall, the lifecycle analysis results indicate a slight unbalanced distribution of all programs across the life cycle. A combined total of 61% of programs fall into the **Introduction**, **Take-off** and **Growth** stages, primarily due to the increase in programming for the senior population resulting from the opening of the Flower Mound Senior Center. The consulting team recommends that this total be between 50-60%.

While it is important to provide new programs to align with trends and help meet the evolving needs of the community, it is also important to have a stable core segment of programs that are in the Mature stage. Currently, the Department has only 23% of their programs in this category. The consulting team recommends this be approximately 40% so as to provide stability to the overall program portfolio, but without dominating the portfolio with programs that are advancing to the later stages of the lifecycle. Programs in the Mature stage should be tracked for signs they are entering the Saturation or Decline stages. There should be an on-going process to evaluate program participation and trends to ensure that program offerings continue to meet the community's needs.

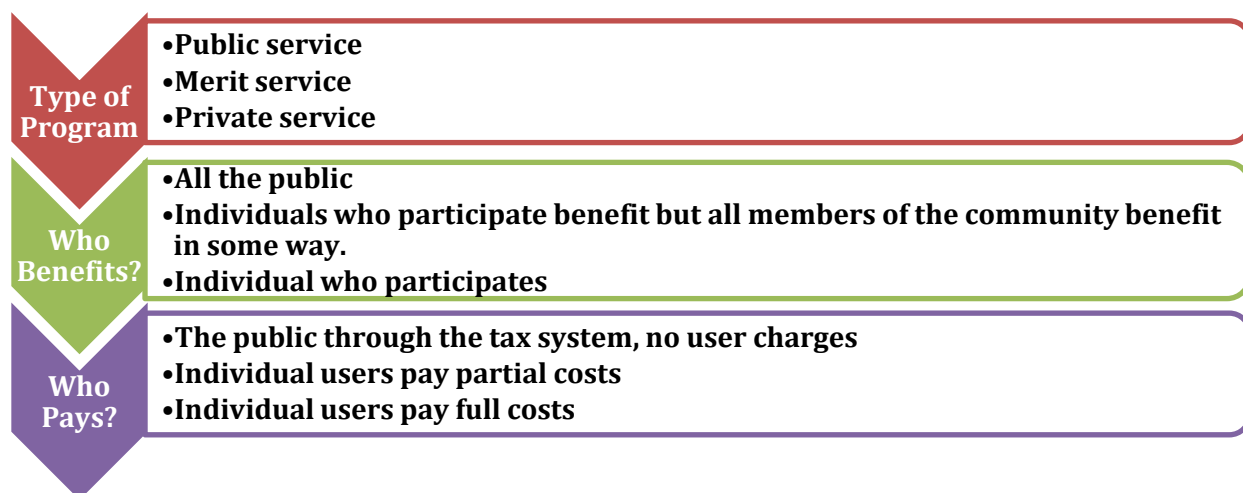
A total of 15% of programs are saturated or declining. The consulting team recommends keeping as few programs as possible in these two stages, but it is understood that programs eventually evolve into saturation and decline. If programs never reach these stages, it is an indication that staff may be "over-tweaking" their offerings and abbreviating the natural evolution of programs. This prevents programs from reaching their maximum participation, efficiency, and effectiveness. For departments challenged with doing the most they can with limited resources, this has the potential to be an area of concern.

As programs enter into the Decline stage, they must be closely reviewed and evaluated for repositioning or elimination. When this occurs, the consulting team's recommendation is to modify these programs to begin a new lifecycle with the introductory stage or to add new programs based upon community needs and trends.

Staff could complete a lifecycle review on an annual basis and ensure that the percentage distribution closely aligns with desired performance.

6.5 PROGRAM AND SERVICE CLASSIFICATION

The Parks and Recreation Department currently does not classify its programs and services. Classifying programs and services is an important process for an agency to follow in order to remain aligned with the community's interests and needs, the mission of the organization, and to sustainably operate within the bounds of the financial resources that support it. The criteria utilized and recommended in program classification stems from the foundation's concept detailed by Dr. John Crompton and Dr. Charles Lamb. In Marketing Government and Social Services, they purport that programs need to be evaluated on the criteria of type, who benefits, and who bears the cost of the program. This is illustrated below:



The approach taken in this analysis expands classifying services in the following ways:

- For whom the program is targeted
- For what purpose
- For what benefits
- For what cost
- For what outcome

6.5.1 PARAMETERS FOR CLASSIFYING PROGRAM TYPES

The first milestone is to develop a classification system for the services and functions of the Town of Flower Mound Parks and Recreation Department. These systems need to reflect the statutory obligations of the agency, the support functions performed, and the value-added programs that enrich both the customer's experience and generate earned revenues in mission-aligned ways to help support operating costs. In order to identify how the costs of services are supported and by what funding source, the programs are to be classified by their intended purpose and what benefits they provide. Then funding source expectations can then be assigned and this data used in future cost analysis. The results of this process is a summary of classification definitions and criteria, classification of programs within the Town of Flower Mound Parks and Recreation Department and recommended cost recovery targets for each service based on these assumptions.

Program classification is important as financial performance (cost recovery) goals are established for each category of services. This is then linked to the recommendations and strategies for each program

or future site business plan. These classifications need to be organized to correspond with cost recovery expectations defined for each category. In this section of the Master, each program area will be assigned specific cost recovery targets that align with these expectations.

6.5.2 SERVICE CLASSIFICATION PROCESS

The service classification process consists of the following steps:

1. Develop a definition for each program classification that fits the legislative intent and expectations of the division; the ability of the Department to meet public needs within the appropriate areas of service; and the mission and core values of Town of Flower Mound' Parks and Recreation Department.
2. Develop criteria that can be used to evaluate each program and function within the division, and determine the classification that best fits.

6.5.3 PROGRAM CLASSIFICATION DESCRIPTIONS

The program classification matrix was developed as a guide for the division staff to follow when classifying programs, and how that program needs to be managed with regard to cost recovery. By establishing clarification of what constitutes a “Core Public Service”, “Important Public Service”, and “Value Added Service” will provide the division and its stakeholders a better understanding of why and how to manage each program area as it applies to public value and private value.

Additionally, the effectiveness of the criteria linked to performance management expectations relies on the true cost of programs (direct and indirect cost) being identified. Where a program falls within this matrix can help to determine the most appropriate cost recovery rate that should be pursued and measured. This includes being able to determine what level of public benefit and private benefit exists as they apply to each program area. Public benefit is described as, “everyone receives the same level of benefit with equal access”. Private benefit is described as “the user receives exclusive benefit above what a general taxpayer receives for their personal benefit”.

	ESSENTIAL Programs	IMPORTANT Programs	VALUE-ADDED Programs
Public interest; Legal Mandate; Mission Alignment	• High public expectation	• High public expectation	• High individual and interest group expectation
Financial Sustainability	• Free, nominal or fee tailored to public needs • Requires public funding	• Fees cover some direct costs • Requires a balance of public funding and a cost recovery target	• Fees cover most direct and indirect costs • Some public funding as appropriate
Benefits (i.e., health, safety, protection of assets).	• Substantial public benefit (negative consequence if not provided)	• Public and individual benefit	• Primarily individual benefit
Competition in the Market	• Limited or no alternative providers	• Alternative providers unable to meet demand or need	• Alternative providers readily available
Access	• Open access by all	• Open access • Limited access to users	• Limited access to users

6.5.4 CLASSIFICATION OF SERVICES-KEY RECOMMENDATIONS

In order to improve the fiscal performance and delivery of programs and services, the consulting team makes the following recommendations.

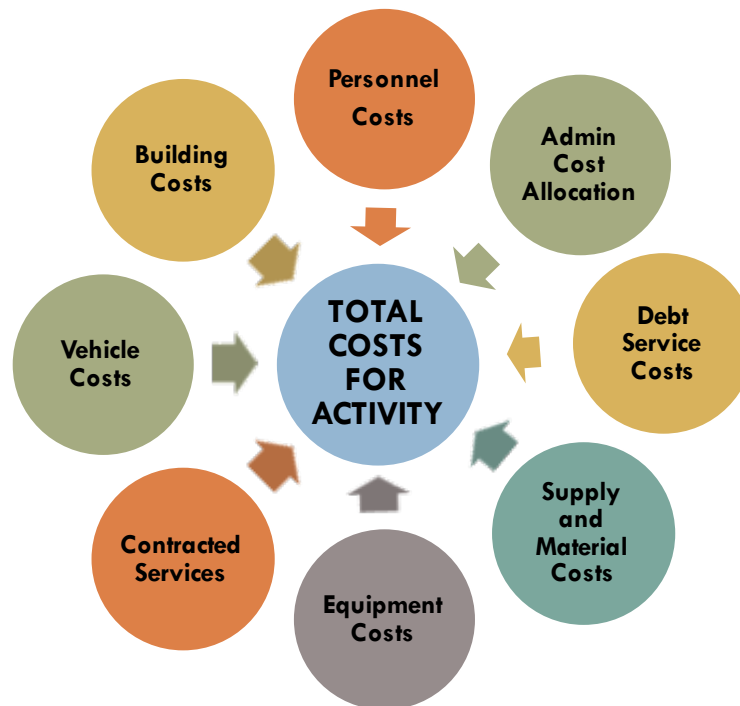
- **Implement the Classification of Services and Cost Recovery Goals:** Through the program assessment analysis, the major functional program areas were assessed and classified based on the criteria established in the previous section of the plan. This process included determining which programs and services fit into each classification criteria. Then cost recovery goals were established based on the guidelines included in this plan. The percentage of cost recovery is based on the classification of services and will *typically* fall within these ranges, *although anomalies will exist*:
 - Core 0-35%
 - Important 35-75%
 - Value Added 75%+

The below table represents a summary of programs and services, the classification of those programs, as well as recommended cost recovery goals.

Programming Lines of Service	Benefit Level	Classification	Pricing Strategy	Recommended Total Cost Recovery
Aquatic - Learn to Swim/Training Programs	Community	Core	General Fund/User Fees	35%
Aquatic - Specialty Programs	Merit	Important	General Fund/User Fees	50%
Aquatic - Camps/Groups	Individual	Value Added	User Fees	100+%
Athletics - Adult Leagues	Individual	Value Added	User Fees	100+%
Programs and Classes - Camps	Merit	Important	General Fund/User Fees	50%
Programs and Classes - Enrichment	Individual	Value Added	User Fees	100+%
Programs and Classes - Fitness/Wellness	Individual	Value Added	User Fees	100+%
Programs and Classes - Youth Sports	Individual	Value Added	User Fees	100+%
Seniors - Arts n Crafts	Merit	Important	General Fund/User Fees	50%
Seniors - Enrichment/Human Services	Community	Core	General Fund/Sponsorships	35%
Seniors - Fitness/Wellness	Merit	Important	General Fund/User Fees	50%
Seniors - Special Events	Merit	Important	General Fund/User Fees	50%
Senior - Trips	Individual	Value Added	User Fees	100+%
Special Events - Fee Based	Merit/Individual	Important/Value Added	General Fund/User Fees	50%
Special Events - Holiday/Seasonal	Community	Core	General Fund/Sponsorships	35%

6.5.5 UNDERSTANDING THE FULL COST OF SERVICE

To properly fund all programs, either through tax subsidies or user fees, and to establish the right cost recovery targets, a Cost of Service Analysis should be conducted on each program, or program type, that accurately calculates direct (i.e., program-specific) and indirect (i.e., comprehensive, including administrative overhead) costs. Completing a Cost of Service Analysis not only helps determine the true and full cost of offering a program, but provides information that can be used to price programs based upon accurate delivery costs. The figure below illustrates the common types of costs that must be accounted for in a Cost of Service Analysis.



The methodology for determining the total Cost of Service involves calculating the total cost for the activity, program, or service, then calculating the total revenue earned for that activity. Costs (and revenue) can also be derived on a per unit basis. Program or activity units may include:

- Number of participants
- Number of tasks performed
- Number of consumable units
- Number of service calls
- Number of events
- Required time for offering program/service

Agencies use Cost of Service Analyses to determine what financial resources are required to provide specific programs at specific levels of service. Results are used to determine and track cost recovery as well as to benchmark different programs provided by Flower Mound between one another. Cost recovery goals are established once Cost of Service totals have been calculated. Department staff

should be trained on the process of conducting a Cost of Service Analysis and the process undertaken on a regular basis.

Currently, the Flower Mound Parks and Recreation Department does track revenue, expenditures and cost recovery goals as lines of service as shown in the table below:

Town of Flower Mound Cost Recovery					
Program/Service	Direct Expenditures	Number of Participants	Total Revenues	Net Revenues Over (under) Total Expenditures	Current Cost Recovery
Programs Combined	\$ 312,574	33,250	\$ 466,070	\$ 153,496	149%
Aquatics Programs	\$ 178,575	2,391	\$ 221,325	\$ 42,750	124%
Athletics (Sports Leagues)	\$ 63,349	4,246	\$ 72,152	\$ 8,803	114%
Seniors Programs- Fee Based	\$ 84,443	12,219	\$ 60,700	\$ (23,743)	72%
Seniors Programs - FREE	\$ 15,301	17,345	\$ -	\$ (15,301)	0%
Special Events - Fee Based	\$ 44,158	2,283	\$ 35,833	\$ (8,325)	81%
Special Events - FREE	\$ 304,983	46,073	\$ 100,000	\$ (204,983)	33%
TOTAL	\$ 1,003,383	117,807	\$ 956,080	\$ (47,304)	95%

To more accurately track cost of service and cost recovery, the consulting team recommends the following:

- Develop New Pricing Policy Based on Classification of Programs and Services:** Given the recommended shift in philosophical approach, it is important to refocus the division on cost recovery goals by functional program area or line of service. Pricing based on established operating budget recovery goals will provide flexibility to maximize all pricing strategies to the fullest. Allowing the staff to work within a pricing range tied to cost recovery goals will permit them to set prices based on market factors and differential pricing (prime-time/non-primetime, season/off-season rates) to maximize user participation and also encourage additional group rate pricing where applicable.

To gain and provide consistency among the Flower Mound Town Council, user groups, staff, and the community, a revised pricing policy must be adopted in order for the Flower Mound Parks and Recreation Department to operate effectively and efficiently to meet the program cost recovery goals identified above. In short, it is important that the Flower Mound Parks and Recreation Department state its policy in all publications, on its website, and in its reservation processes to describe how they establish a price for a service or use of a facility. Example:

“The Flower Mound Parks and Recreation Department’s funding that is derived from taxpayers is focused on mission-based facilities and services. The programs and facilities that are furthest from our mission, that provide an individual benefit, or that provide exclusive use will require higher fees from users or other sources to help offset operating costs.”

It is recommended that the Flower Mound Town Council adopt the recommended cost recovery goals for the Parks and Recreation Department as presented in this Master Plan. In order to achieve the cost recovery goal, it is expected that the Flower Mound Parks and Recreation Department will strive to continue to meet the cost recovery goals established for each program area as recommended. In order to continue to meet these goals, efforts must be made to:

- o Consistently deliver high quality programs and services
- o Strategically price programs and services
- o Solicit sponsorships and donations to develop a sustainable earned income stream
- o Increase the utilization of volunteers to offset operational expenditures
- o Expand marketing to increase the volume of participation in programs and services

The cost recovery goals are expected to be achieved over a 5-year period and there should be no expectation that they be realized immediately. It is expected that an iterative implementation process of introducing the classification methodology and a new pricing policy along with the refinement of department's cost of service analysis will occur over the next 5 years. This process will have an impact on cost recovery as it will result in the refinement of foundational business elements including but not limited to service levels, service delivery, pricing and the guidelines developed to secure external operational funding sources such as grants, donations and partnerships. Additionally, external factors such as economic conditions and changes to the Town's financial policies will have a bearing on achieving a cost recovery goal in which revenue offsets 50% of expenditures.

- **Develop Pricing Strategies:** As the Flower Mound Parks and Recreation Department embarks on the implementation of a new pricing policy, it will be necessary to develop pricing strategies that will not only increase sales but also maximize the utilization of Flower Mound parks, programs and recreation facilities. By creating pricing options, customers are given the opportunity to choose which option best fits their schedule and price point. The consulting team recommends that the Flower Mound Parks and Recreation Department continue to explore pricing strategies that create options for the customer.

The following table offers examples of pricing options.

• Primetime	• Incentive Pricing
• Non-primetime	• Length of Stay Pricing
• Season and Off-season Rates	• Cost Recovery Goal Pricing
• Multi-tiered Program Pricing	• Level of Exclusivity Pricing
• Group Discounting and Packaging	• Age Segment Pricing
• Volume Pricing	• Level of Private Gain Pricing

The most appropriate strategies for Flower Mound to consider are as follows:

- Primetime and Non-primetime pricing strategy – The price is set based on the time of the day. Primetime is considered to be the time of day in which the demand for the service is highest. Fees for the rental of the facility during this time would be set at rate that would recover 125-150% of costs incurred. To lessen the demand for “primetime”, the department can lower prices for rentals of the pool during times in which demand is lower. This will assist in maximizing the utilization of its facilities.
- Premium pricing - The price set is high to reflect the exclusiveness of the product. An example of this would be a user group paying higher rental fees for the exclusive use of a facility that prohibits the general public or other groups from participating.
- Consider a pricing strategy that provides a discount for online registration of programs.

6.6 PROGRAM PRIORITY RANKINGS

The purpose of the Facility and Program Priority Rankings is to provide a prioritized list of facility/amenity needs and recreation program needs for the community served by Flower Mound Parks and Recreation. This model evaluates both quantitative and qualitative data.

- Quantitative data includes the statistically-valid community survey, which asked residents to list unmet needs and rank their importance.
- Qualitative data includes resident feedback obtained in community input, stakeholder interviews, staff input, local demographics, recreation trends, and planning team observations.

Data Source	Component	Weighting
Quantitative Data	Unmet Needs Reported by the Community Survey – This is used as a factor from the total number of households stating whether they have a need for a facility/program and the extent to which their need for facilities and recreation programs has been met. Survey participants were asked to identify this for 25 different facilities and 19 recreation programs.	35%
	Importance Rankings Reported by the Community Survey – This is used as a factor from the importance allocated to a facility or program by the community. Each respondent was asked to identify the top four most important facilities and recreation programs.	35%
Qualitative Data	Synthesis of Trends and Anecdotal Information – This factor is derived from the planning team’s evaluation of program and facility priority based on survey results, community input, stakeholder interviews, staff input, local demographics, and recreation trends.	30%

A weighted scoring system is used to determine the priorities for recreation programs:

These weighted scores provide an overall score and priority ranking for the system as a whole. The results of the priority ranking are tabulated into three categories: High Priority (top third), Medium Priority (middle third), and Low Priority (bottom third).

Program	Priority
Adult fitness & wellness programs	High
Special events, i.e. concerts, movies, etc	
Nature programs/environmental education	
Adult continuing education programs	
Senior adult programs	
Youth sports programs	
Water fitness programs	Medium
Programs for teens	
Youth summer camp programs	
Adult art, dance, performing arts	
Tennis lessons & leagues	
Adult sports programs	
Youth learn to swim programs	Low
Travel programs	
Before & after school programs	
Youth art, dance, performing arts	
Youth fitness & wellness programs	
Programs for people with disabilities	
Preschool programs	

6.7 OTHER KEY FINDINGS

- **Program Evaluation:** Assessment and evaluation tools to measure the success of programs and services are in place.
- **Program Participation:** Enrollment in formal registered programs during the past Fiscal Year was strong with the exception of Group Exercise Programs:
 - o **Aquatics** - 68% of available program spaces are filled by program participants
 - o **Group Exercise** - 32% of available program spaces are filled by program participants
 - o **Programs & Classes** - 81% of available program spaces are filled by program participants
 - o **Athletics** - 73% of available program spaces are filled by program participants
 - o **Seniors** - 74% of available program spaces are filled by program participants
- **Staffing:** The Aquatic, Recreation and Senior Divisions offer a combined 434 programs and events annually to the community. However, the Department is lacking full-time employees focused on Fitness and Wellness, Special Events and Senior Center Enrichment Programs and Trips.
- **Marketing:** The Department utilizes a number of marketing strategies to inform Town residents of the offerings of the community, however, it lacks a formalized Marketing Plan.

6.8 OTHER KEY RECOMMENDATIONS

- **Participation Data Analysis:** Through ongoing participation data analysis, refine recreation program offerings to reduce number of low enrollment or cancelled programs due to no enrollment.
- **Expand programs and services in the areas of greatest demand:** Ongoing analysis of the participation trends of programming and services in Flower Mound is significant when delivering high quality programs and services. By doing so, staff will be able to focus their efforts on the programs and services of the greatest need and reduce or eliminate programs and services where interest is waning. Specific efforts should be made to increase programming in the areas of greatest UNMET need as identified in the statistically valid survey.
- **Partnerships:** Create a win-win partnership with Lewisville Independent School District for utilization of school district facilities in an effort to offer more sports (i.e., tennis programs), enrichment and performing arts programs to meet high community need.
- **Evaluation:** Implement the program assessment and evaluation tool as recommended. Assessment and evaluation tool is provided as an Excel spreadsheet as a stand-alone separate document.
- **Staffing:** The Consulting Team recommends the addition of the following positions so as to position the Department to meet the highest programming needs of the community.

STAFF POSITION	CLASSIFICATION	STATUS	TIMELINE
Recreation Superintendent	Full-time	NEW	Within 1 year
Marketing Manager	Full-time	NEW	Within 1 year
Special Events Supervisor	Full-time	NEW	Within 1 year
Fitness Supervisor	Full-time	NEW	Within 1 year
Senior Enrichment Program/Trip Coordinator	Full-time	NEW	Within 2 years
Fitness Program Coordinator	Full-time	NEW	Within 3 years

6.9 SUMMARY

The Department is delivering quality programs, services and events to the community, ***however, does have opportunity for improvement.*** The chart below provides a summary of the recommended actions that the Department should implement in developing a program plan to meet the needs of residents.

PROGRAM	ACTION	TIMELINE
Adult fitness & wellness programs	EXPAND	LONG- TERM (expansion of CAC)
Special events, i.e. concerts, movies, etc	IMPLEMENT	LONG-TERM
Nature programs/environmental education	EXPAND	SHORT-TERM (prtnrshp)
Adult continuing education programs	EXPAND	SHORT-TERM (prtnrshp)
Senior adult programs	CONTINUE/EXPAND	IMMEDIATELY
Youth sports programs	CONTINUE	SHORT-TERM (prtnrshp)
Water fitness programs	CONTINUE	SHORT-TERM
Programs for teens	CONTINUE	SHORT-TERM
Youth summer camp programs	CONTINUE	IMMEDIATELY
Adult art, dance, performing arts	EXPAND	LONG- TERM (expansion of CAC)
Tennis lessons & leagues	EXPAND	SHORT-TERM (prtnrshp with ISD)
Adult sports programs	CONTINUE	SHORT-TERM (prtnrshp)
Youth learn to swim programs	CONTINUE	SHORT-TERM
Travel programs	CONTINUE	SHORT-TERM
Before & after school programs	CONTINUE	LONG- TERM (expansion of CAC)
Youth art, dance, performing arts	CONTINUE	LONG- TERM (expansion of CAC)
Youth fitness & wellness programs	CONTINUE	LONG- TERM (expansion of CAC)
Programs for people with disabilities	CONTINUE	LONG- TERM (expansion of CAC)
Preschool programs	CONTINUE	LONG- TERM (expansion of CAC)

CHAPTER SEVEN - PARK MAINTENANCE ASSESSMENTS

Parks and amenities that are clean and functioning efficiently are a critical element to delivering high quality programs and services. The following chart illustrates the acreage and service provider of the maintenance of the parks system in Flower Mound (not include Right of Way/Median acreage).

Park Type	Flower Mound
Mini/Pocket Parks	17.45
Neighborhood Parks	133.71
Community Parks	137.79
Regional Parks	80.00
Special Purpose Parks	146.50
Open Space/Conservation Area	536.67
Total Park Acres	1,052.00

7.1 PARK MAINTENANCE KEY FINDINGS

- **Lines of Service:** The core lines of service (functions) performed by the Parks Division are numerous and are as follows:
 - o Contract Management
 - o Equipment Maintenance
 - o Furniture, Fixture and Amenity Maintenance
 - o Integrated Pest Management (IPM)
 - o Irrigation Maintenance
 - o Landscape Maintenance
 - o Open Space Maintenance
 - o Playground Maintenance
 - o Response to Citizen Inquiries
 - o Snow and Ice Removal (infrequent)
 - o Special Event Facilitation
 - o Special Projects
 - o Streetscape Maintenance
 - o Turf Maintenance
 - o Urban Forestry
- **Maintenance Standards and Development of Work Plans** - Through the review of limited data and workshops with staff, the PROS Consulting team determined that the Parks division do have “institutional” routine maintenance practices in place. However, the maintenance practices have limited written standards and accompanying standard operating procedures, are based on “one-size-fits-all” approach to parks maintenance, are inconsistently applied in the field and minimal maintenance is completed in natural areas, primarily due to lack of staffing capacity.
- **Work Order Management System** - The Parks Division should consider a Work Order Management System that identifies maintenance and asset replacement schedules, however, it is not effectively utilized.

- **Resources:** Staff does not lack the necessary equipment or resources to perform tasks at a high level, however, lack of staff create hardships when managing turf, trees and landscaping.
- **Third Party Contracting of Services** - Given the “varying” cycles of the economy, it is imperative that the division continually evaluates the capacity and cost of service in the private sector. Currently, Parks does not track unit activity costs and therefore cannot analyze the unit cost to perform work internally against the unit cost to perform work by a third party vendor. Without this level of analysis the division is unable to determine if it is more effective and efficient to perform work “in-house” or to “contract it out”.
- **Park Division Staffing:** The Parks Division is comprised of 14 FTEs. Best practice ratio of staff per park acres maintained at a Level 2 maintenance standard is 1:20 acres. With the responsibility of actively managing 511 acres (does not include contracted mowing acreage and Twin Coves), the staff lacks the capacity to manage the parks system consistently at a Level 2 maintenance standard as staffing need equates to 9 additional FTEs.
- **Athletic Field Maintenance Staffing:** The Athletic Field Maintenance Function is comprised of 12 FTEs. Unlike parks, there is not a best practice staffing ratio for Athletic Field Maintenance. However, through an iterative analysis process of qualitative input, asset condition ratings and review of data, the consulting team has determined that the current staffing levels for athletic field maintenance based on the current inventory is appropriate for this function.

7.2 PARKS MAINTENANCE KEY RECOMMENDATIONS

- **Professional Development:** Develop a strong ongoing professional development program to ensure operational sustainability. Each maintenance staff person should have a training matrix and checked off as completed or not completed as part of their annual evaluation.
- **Utilize the Work Order Management System:** A work order system should be used to track lifecycle maintenance requirements that are tied to weekly and monthly work orders. This will help the staff to stay ahead of preventative maintenance and limit breakdowns. Further, utilizing the system will provide staff the necessary “actual cost” data for work being performed.
- **Systematic Approach to Contracting Services:** Through the development of management processes, the Parks Division must begin to track unit activity costs through the implementation of a work order management system and in turn, would internally analyze the unit cost to perform work internally against the unit cost to perform work by a third party vendor.
- **Parks Division Staffing:** PROS Consulting recommends the following staffing additions:

STAFF POSITION	CLASSIFICATION	STATUS	TIMELINE
Maintenance Worker 1 for Parks (7 FTE)	Full-time	NEW	Within 3 years
Maintenance Worker 1 for Irrigation (2 FTE)	Full-time	NEW	Within 3 years

- **Create Work Plans Based on Maintenance Standards:** Maintenance standards are based on a Level (1), (2) and (3) modes (tasks and frequencies of each task) and follow best practices as established by the National Recreation and Park Association. The division can customize the standards based on the park and recreation values of the Flower Mound community and need to be adopted and implemented by staff and followed regardless of whether work is performed by Town staff or third party contractors.

GENERAL PARK MAINTENANCE STANDARDS

GENERAL PARKS MAINTENANCE

Both the frequency and timeframe vary for each level.

Task	Level 1	Level 2	Level 3
	Frequency	Frequency	Frequency
Turf			
Mow/Trim/Blow Clippings	1x/5 days	1x/7 to 10 days	1 or 2x/year
Aerate	2x/year	1x/year	As needed
Overseed	1x/year	As needed	Not performed
Fertilize	2 to 4x/year	1x/year	Not performed
Apply weed control	1x/year and as needed	As needed	As needed
Trim Shrubs	1x/month and as needed	1x/year	As needed
Pick up trash prior to mowing	1x/5 days	1x/10 days	1x/10 days
Control pests	As needed	As needed	As needed
Manage leaves	2x/year and as needed	2x/year and as needed	1x/year
Line Trim	1x/week	1x/week	Monthly
Edge	1x/month	1x/year	As needed
Pavilion/Shelters			
Clean and sweep	1x/week	As needed	As needed
Remove and/or replace Garbage Bags and Trash cans	Daily	As needed	As needed
Paint Pavilion	1x/year	1x/2 years	As needed
Power wash	1x/week	2x/year	As needed
Inspect Electrical System Limited to Power Supply	1x/year	1x/year	1x/year
Inspect Picnic Tables	1x/week	1x/week or as needed	Monthly
Restrooms			
Clean and restock	2x/day (weekdays); 2x/day (weekends)	1x/day (weekdays); 2x/day (weekends)	Daily
Odor removal	7x/week	7x/week	Weekly
Repair vandalism	As needed	As needed	As needed
Remove and/or replace Garbage Bags and Trash cans	7x/week	7x/week	2x/week
Mechanical Inspection (plumbing)	1x/month	1x/month	1x/month
Schedule Lighting, Mechanical Systems	1x/week	1x/week	1x/year
Seasonal start-up and close-up	2x/year	2x/year	1x/year
Fence			
Inspect	1x/week	1x/year and following storms	1x/year and following storms
Repair	As needed	As needed	As needed
Replace	15-20 years	NA	NA
Repaint	As needed	As needed	As needed
Vegetation Control	1x/year and as needed	1x/year and as needed	1x/year and as needed
Mulching			
Apply Mulch	2x/year	1x/year	As needed
Weed Control	2x/year	1x/year	As needed

PLAYGROUND MAINTENANCE STANDARDS

PLAYGROUNDS

The difference in levels is the frequency of the task. Timeframes are the same for every level.

Task	Level 1	Level 2	Level 3
	Frequency	Frequency	Frequency
Inspect and document	Weekly	Monthly (7x/year)	Bi-Monthly(4x/year)
Major Annual Inspection	Annually	Annually	Annually
Repair	As needed	Monthly	As needed
Clean and pickup trash	Daily	Weekly	Weekly
Remove graffiti	As needed	As needed	As needed
Inspect water fountains, where applicable	Weekly	Monthly	As needed
Rake fiber mulch	Weekly	Monthly	Monthly
Seal rubberized, poured in place	Annually	Annually	Every 2 years
Supplementing Fiber Mulch	Annually	Every two years	As needed
Replace	As needed	As needed	As needed
Inspect for Pests/Bees/etc	Weekly	Monthly	As needed

FLORAL MAINTENANCE STANDARDS

FLORAL

Both the frequency and timeframe vary for each level.

Task	Level 1	Level 2	Level 3
	Frequency	Frequency	Frequency
Plant landscape flowers (perennial)	2x/year	1x/year	1x/year
Flowerbed preparation	1-2x/year	1x/year	1x/year
Mulch	1x/year and as needed	1x/year	1x/year
Aeration, Fertilizer, Weed Control	1x/2 weeks or as needed	1x/monthly	Annually
Create floral display	3x/year	1-2x/year	As needed/requested
Clean weeds from beds	1x/week or as needed	Monthly	2x/year
Prune and deadhead flowers	1x/week	Monthly	Bi-Monthly
Edge Beds	1x/year and as needed	Every 2 years	Every 2 years
Cut back ornamental grasses and plants	1x/year	1x/year	Annually
Water (hand watering)	As needed	As needed	As needed
Inspect and adjust irrigation heads	1x/week	Monthly	As needed
Replace/supplement Bulbs	1x/2 years	1x/3 years	1x/3 years

GENERAL GROUNDS MAINTENANCE STANDARDS

GROUNDS MAINTENANCE

Both the frequency and timeframe vary for each level.

Task	Level 1	Level 2	Level 3
	Frequency	Frequency	Frequency
General Maintenance			
Mow/Trim/Blow Clippings	1x/5 days	1x/7 to 10 days	1 or 2x/year
Aerate	2x/year	1x/year	As needed
Overseed	1x/year	As needed	Not performed
Fertilize	2 to 4x/year	1x/year	Not performed
Apply weed control	1x/year and as needed	As needed	As needed
Trim Shrubs	1x/month and as needed	1x/year	As needed
Pick up trash prior to mowing	1x/5 days	1x/10 days	1x/10 days
Control pests	As needed	As needed	As needed
Manage leaves	2x/year and as needed	2x/year and as needed	1x/year
Line Trim	1x/week	2x/month	As needed
Edge	1x/week	2x/month	As needed
Monuments			
Inspect	1x/week	4x/year and following storms	1x/year and following storms
Repair	As needed	As needed	As needed
Replace	As needed	As needed	As needed
Graffiti Removal	As needed	As needed	As needed
Vegetation/Weed Control	4x/year	2x/year	1x/year and as needed
Mulching			
Apply Mulch	2x/year	1x/year	As needed
Weed Control	2x/year	1x/year	As needed

NATURAL TURF ATHLETIC FIELDS MAINTENANCE STANDARDS

NATURAL TURF ATHLETIC FIELDS

Both the frequency and timeframe vary for each level.

	Level 1	Level 2	Level 3
Task	Frequency	Frequency	Frequency
Athletic Fields - Baseball / Softball / Soccer / Multi-use			
Mow grass at 1.5-2" height per mowing	3x/week	2x/week	1x/week
Overseed	Twice/year	Once/year	Once/year
Fertilizer	3x/year	2x/year	1x/year
Line/Field Prep	As needed	As Needed	As Needed
Aerate	2x/year	1x/year	1x/year
Pick up trash and clean during events	Twice Daily	Daily	1x/week
Inspect bleachers /scoreboards / security lighting/fencing	Monthly	2x/year	2x/year
Water (1 inch / week)	Daily	As Needed	As Needed
Set up recreational amenities	Daily	Daily	Daily

PATHWAYS/TRAILS/PARKING LOTS MAINTENANCE STANDARDS

PATHWAYS/TRAILS/PARKING LOTS

The difference in levels is the frequency of the task. Timeframes are the same for every level.

	Level 1	Level 2	Level 3
Task	Frequency	Frequency	Frequency
Clean and sweep	Once/week	Once/month	As needed
Minor Surface Repair	Within 1 week of deficiency noted	Within 1 month fo deficiency noted	Annually
Minor Edge Repair	Within 1 week of deficiency noted	Within 1 month of deficiency noted	Annually
Major Inspection	Monthly	Twice/year	Annually
Striped/Marked	Yearly	Every two years	As needed
Mowed on both sides	Twice Monthly	Monthly	Twice/year
Check/Repair signs	Monthly	Twice/year	Annually
Trim/Prune Tree Overhang	Twice/year	Annually	As needed
Spray weed control	Monthly	Twice/year	Annually

NATURAL AREA/OPEN SPACE MAINTENANCE STANDARDS

NATURAL AREAS/OPEN SPACE

The difference in levels is the frequency of the task. Timeframes are the same for every level.

Task	Level 1	Level 2	Level 3
	Frequency	Frequency	Frequency
Tracking Invasives	Annually	Every 2 years	As needed
Inventory/Map Natural Community	Annually	Every 2 years	As needed
Inventory/ Map Native Plants	Annually	Every 2 years	As needed
Wildlife Inventory	Annually	Every 2 years	As needed
Species Introduction/ Translocation	Annually	Every 2 years	As needed
GPS/ GIS	Bi-annually	Every 2 years	As needed
Photomonitoring	4x/year	2x/year	Every 2 years
Treatment Monitoring	project-specific	project-specific	project-specific
Cutback/Herbicide	2x/year	2x/year	Annually
Plant/Seed	Annually	Annually	As needed
Collect Seed	Annually	Every 2 years	As needed
Create Burn Break	Annually	As needed	As needed
Brushhogging	Annually	Annually	Annually
Tree Removal	Annually	As needed	As needed
Install/ Repair Nestbox	Annually	Every 2 years	As needed
Install/Remove/Replace Signage	Annually	As needed	As needed
Perimeter Walk	2x/year	Annually	Annually
Perimeter Clearing	Monthly	Annually	Annually
Remove Trash	Monthly	Bi-Monthly	3x per year
Close Trail	As needed	As needed	As needed
Weed eat trail shoulders	Monthly	3x per year	2x/year
Suspend Mowing	As needed	As needed	As needed
Mitigate Dam	As needed	As needed	As needed
Mulch/ Compost	As needed	As needed	As needed
Transport/ Deliver Materials	As needed	As needed	As needed
Inventory/ Repair Field Equipment	2x/year	1x/year	As needed
Stock First-Aid Supplies	2x/year	2x/year	Annually
Chip	As needed	As needed	As needed
Clean Casting Pond	As needed	As needed	As needed
Install Erosion Control	As needed	As needed	As needed
Install/ Remove Fencing	As needed	As needed	As needed

- **Cost Avoidance:** Maintenance operations are typically spend divisions that do not have direct revenue sources that can offset expenditures. There are opportunities, however, to reduce expenditures through the following strategies.
 - **Adopt-a-Trail Programs:** These are typically small-grant programs that fund new construction, repair or renovation, maps, trail brochures, and facilities (bike racks, picnic areas, birding equipment, etc.), as well as providing maintenance support. These programs are similar to the popular “adopt-a-mile” highway programs most states utilize. Adopt-a-trail programs can also take the form of cash contributions in the range of \$12,000 to \$16,000 per mile to cover operational costs.
 - **Adopt-a-Park Programs:** These are small-grant programs that fund new construction and provide maintenance support. Adopt-A-Park programs can also take the form of cash contributions in the range of \$1,000 to \$5,000 per acre to cover operational costs.
 - **Operational Partnerships:** Partnerships are operational funding sources formed from two separate agencies, such as two government entities, a non-profit and a public agency, or a private business and a public agency. Two partners jointly share risk, operational costs, responsibilities, and asset management based on the strengths of each partner.



CHAPTER EIGHT - FACILITY ASSESSMENTS AND SERVICE LEVELS ANALYSIS

8.1 PARK CLASSIFICATION AND PARK DESIGN PRINCIPLES

In developing design principles for parks, it is important that each park be programmed, planned, and designed to meet the needs of its service area and classification within the overall parks and recreation system. The term programming, when used in the context of planning and developing parkland, refers to a list of uses and facilities and does not always include staff-managed recreation programs. The program for a site can include such elements as ball fields, spray parks, shelters, restrooms, game courts, trails, natural resource stewardship, open meadows, nature preserves, or interpretive areas. These types of amenities are categorized as lead or support amenities. The needs of the population of the park it is intended to serve should be considered and accommodated at each type of park.

Park Design Principles in this document should apply to existing and future parks needing Master Plans.

Every park, regardless of type, needs to have an established set of outcomes. Park planners /designers design to those outcomes, including operational and maintenance costs associated with the design outcomes.

Each park classification category serves a specific purpose, and the features and facilities in the park must be designed for the number of age segments the park is intended to serve, the desired length of stay deemed appropriate, and the uses it has been assigned. Recreation needs and services require different design standards based on the age segments that make up the community that will be using the park. A varying number of age segments will be accommodated with the park program depending on the classification of the park. The age segments are:

- Ages 2-5
- Ages 6-8
- Ages 9-12
- Ages 13-17
- Ages 18-24
- Ages 25-34
- Ages 35-44
- Ages 45-54
- Ages 55-64
- Ages 65-75
- Ages 76+

8.1.1 DEFINITIONS USED IN THE PARK DESIGN PRINCIPLES

Land Usage: The percentage of space identified for either passive use or active use in a park. A Parks and Recreation Master Plan should follow land usage recommendations.

Programming: Can include active or passive (i.e. none). Active means it is organized and planned with pre-registration by the user. Examples of active programming include sports leagues, day camps, and aquatics. Passive programming is self-directed by the user at their own pace. Examples of passive programming include playground usage, picnicking, Disc golf, reading, or walking the dog.

Park/Facility Classifications: Includes Pocket Park, Neighborhood Park, Community Park, Regional Park, Sports Complex Facility, Special Use Park/Facility, Greenbelts/Trails/Paseos, and Open Space/Natural Area. Appendix A identifies sport field amenities.

Revenue Facilities: These include facilities that charge to play on them in the form of an access fee, player fee, team fee, or permit fee. These could include pools, golf courses, tennis courts, recreation centers, sport field complexes, concession facilities, hospitality centers, reservable shelters, outdoor or indoor theatre space, and special event spaces.

Signature Facility/Amenity: This is an enhanced facility or amenity which is viewed by community as deserving of special recognition due to its design, location, function, natural resources, etc.

Design Principles for each park classification are as follows.

8.1.2 POCKET PARKS

According to the NRPA, a pocket park is a small outdoor space, usually less than 0.25 acres up to 1 acre, most often located in an urban area surrounded by commercial buildings or houses. Pocket parks are small, urban open spaces that serve a variety of functions, such as: small event space, play areas for children, spaces for relaxing and socializing, taking lunch breaks, etc. Successful pocket parks have four key qualities: they are accessible; allow people to engage in activities; are comfortable spaces that are inviting; and are sociable places. In general, pocket parks offer minimal amenities on site and are not designed to support programmed activities. The service area for pocket parks is usually less than a quarter-mile and they are intended for users within close walking distance of the park.

This type of park is not commonly found in a public park system, and is normally designed, constructed and maintained as a common's area within a Homeowner's Association.

8.1.3 NEIGHBORHOOD PARK

A neighborhood park should be three to 10 acres; however, some Neighborhood Parks are determined by use and facilities offered and not by size alone. The service radius for a neighborhood park is one half mile or six blocks. Neighborhood Parks should have safe pedestrian access for surrounding residents; parking may or may not be included but if included accounts for less than ten cars and provides for ADA access. Neighborhood Parks serve the recreational and social focus of the adjoining neighborhoods and contribute to a distinct neighborhood identity.

- Size of park: Three to 10 acres (usable area measured).
- Service radius: 0.5 mile radius
- Site Selection: On a local or collector street. If near an arterial street, provide natural or artificial barrier. Where possible, next to a school. Encourage location to link subdivisions and linked by trails to other parks
- Length of stay: One hour experience or less
- Amenities: One signature amenity (e.g. playground, spray ground park, sport court, gazebo); no restrooms unless necessary for signature amenity; may include one non-programmed sports field; playgrounds for ages 2-5 and 5-12 with some shaded elements; no reservable shelters; loop trails; one type of sport court; no non-producing/unused amenities; benches, small picnic shelters next to play areas. Amenities are ADA compliant
- Landscape Design: Appropriate design to enhance the park theme/use/experience
- Revenue facilities: none
- Land usage: 85 percent active/15 percent passive

- Programming: Typically none, but a signature amenity may be included which is programmed
- Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities may require Level 1 maintenance
- Signage: Directional signage and facility/amenity regulations to enhance user experience
- Parking: Design should include widened on-street parking area adjacent to park. Goal is to maximize usable park space. As necessary, provide 5-10 spaces within park including handicap spaces. Traffic calming devices encouraged next to park
- Lighting: Security only. Lighting on all night for security
- Naming: Consistent with the Town's ordinances for naming of parks, or may be named after a prominent or historic person, event, or natural landmark
- Other: Customized to demographics of neighborhood; safety design meets established Crime prevention through environmental design (CPTED) standards; integrated color scheme throughout

8.1.4 COMMUNITY PARK

Community Parks are intended to be accessible to multiple neighborhoods and should focus on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. Community Parks are generally larger in scale than neighborhood parks, but smaller than regional parks and are designed typically for residents who live within a three mile radius. When possible, the park may be developed adjacent to a school. Community Parks provide recreational opportunities for the entire family and often contain facilities for specific recreational purposes: athletic fields, swimming pool, tennis courts, extreme sports amenity, recreation center, loop trails, picnic areas, reservable picnic shelters, sports courts, permanent restrooms with drinking fountains, large turfed and landscaped areas and a playground or spray ground. Passive outdoor recreation activities such as meditation, quiet reflection, and wildlife watching also take place at Community Parks.

Community Parks generally range from 10+ to 100 acres depending on the community. Community Parks serve a larger area – radius of one to three miles and contain more recreation amenities than a Neighborhood Park.

- Size of park: 10+ to 100 acres
- Service radius: One to three mile radius
- Site Selection: On two collector streets minimum and preferably one arterial street. If near an arterial street, provide natural or artificial barrier. Minimal number of residences abutting site. Preference is streets on four sides, or three sides with school or municipal use on fourth side. Encourage trail linkage to other parks
- Length of stay: Two to three hours experience
- Amenities: Four signature amenities at a minimum: (e.g., trails, sports fields, large shelters/pavilions, community playground for ages 2-5 and 5-12 with some shaded elements, recreation center, pool or family aquatic center, sports courts, water feature); public restrooms with drinking fountains, ample parking, and security lighting. Amenities are ADA compliant. Sport Fields and Sport Complexes are typical at this park.

- Revenue facilities: One or more (e.g. pool, sports complex, pavilion)
- Land usage: 65 percent active and 35 percent passive
- Programming: Minimum of four essential program services (e.g. sports, day camps, aquatics)
- Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities may require Level 1 maintenance
- Parking: Sufficient to support the amenities; occupies no more than 10 percent of the park. Design should include widened on-street parking area adjacent to park. Goal is to maximize usable park space. Traffic calming devices encouraged within and next to the park
- Lighting: Amenity lighting includes sport field light standards. Security lighting on dual system with 50 percent of lights off at a set time and 50 percent on all night for security
- Signage: Directional signage and facility/amenity regulations to enhance user experience. May include kiosks in easily identified areas of the facility
- Landscape Design: Appropriate design to enhance the park theme/use/experience. Enhanced landscaping at park entrances and throughout park
- Naming: Consistent with the Town's naming right ordinance, may be named after a prominent or historic person, event, or natural landmark
- Other: Strong appeal to surrounding neighborhoods; integrated color scheme throughout the park; partnerships developed with support groups, schools and other organizations; loop trail connectivity; linked to Regional Park, trail or recreation facility; safety design meets established CPTED standards.

8.1.5 REGIONAL PARK

A regional park serves a large area of several communities, residents within a town, city or county, or across multiple counties. Depending on activities within a regional park, users may travel as many as 60 miles for a visit. Regional parks include recreational opportunities such as soccer, softball, golf, boating, camping, conservation-wildlife viewing and fishing. Although regional parks usually have a combination of passive areas and active facilities, they are likely to be predominantly natural resource-based parks.

A common size for a regional park is 100 to 1,000 acres but some parks can be 2,000 to 5,000 acres in size. A regional park focuses on activities and natural features not included in most types of parks and often based on a specific scenic or recreational opportunity. Facilities could include those found in a Community Park and have specialized amenities such as an art center, amphitheater, boating facility, golf course, or natural area with interpretive trails. Regional parks can and should promote tourism and economic development. Regional parks can enhance the economic vitality and identity of the entire region. Twin Coves Park is a regional park.

- Size of park: 100 to 1,000 acres
- Service radius: Three mile or greater radius
- Site Selection: Prefer location which can preserve natural resources on-site such as wetlands, streams, and other geographic features or sites with significant cultural or historic features.

Significantly large parcel of land. Access from public roads capable of handling anticipated traffic.

- Length of stay: All day experience
- Amenities: 10 to 12 amenities to create a signature facility (e.g. golf course, tennis complex, sports complex, lake, regional playground, 3+ reservable picnic shelters, camping, outdoor recreation/extreme sports, recreation center, pool, gardens, trails, zoo, specialty facilities); public restrooms with drinking fountains, concessions, restaurant, ample parking, special event site. Sport Fields and Sport Complexes are typical at this park. See details in Sport Complex classification and Appendix A – Sport Field Amenities for more information
- Revenue facilities: More than two; park designed to produce revenue to offset operational costs
- Land usage: Up to 50 percent active/50 percent passive
- Programming: More than four recreation experiences per age segment with at least four core programs provided
- Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities may require Level 1 maintenance
- Parking: Sufficient for all amenities. Traffic calming devices encouraged within and next to park
- Lighting: Amenity lighting includes sport field light standards. Security lighting on dual system with 50 percent of lights off at a set time and 50 percent on all night for security
- Signage: Directional signage and facility/amenity regulations to enhance user experience, May include kiosks in easily identified areas of the facility
- Landscape Design: Appropriate design to enhance the park theme/use/experience. Enhanced landscaping at park entrances and throughout park
- Naming: Consistent with the Town's naming ordinance, may be named after a prominent or historic person, event, or natural landmark
- Other: Safety design may meet CPTED safety standards; integrated color scheme throughout the park; linked to major trails systems, public transportation available, concessions, food and retail sales available, dedicated site managers on duty. Telephone/Cable TV conduit.

8.1.6 SPORTS COMPLEX

Sports complexes at Community Parks, Regional Parks, and stand-alone Sports Complexes are developed to provide four to 16 fields or courts in one setting. A sports complex may also support extreme sports facilities, such as BMX and skateboarding. Sports Complexes can be single focused or multi-focused and can include indoor or outdoor facilities to serve the needs of both youth and adults. Outdoor fields should be lighted to maximize value and productivity of the complex. Agencies developing sports complexes focus on meeting the needs of residents while also attracting sport tournaments for economic purposes to the community.

Sport field design includes appropriate field distances for each sport's governing body and support amenities designed to produce revenue to offset operational costs.

Signature sports complexes include enhanced amenities such as artificial turf, multipurpose field benches and bleachers, scoreboards, amplified sound, scorer's booths, etc. Enhanced amenities would be identified through discussion between Town and Schools and or sports associations and dependent upon adequate funding.

- Size of park: Preferably 40 or more acres for stand-alone complexes
- Service radius: Determined by community demand
- Site Selection: Stand-alone sports complexes are strategically located on or near arterial streets. Refer to community or regional Park sections if sport complex located within a park. Preference is streets on four sides, or three sides with school or municipal use on fourth side.
- Length of stay: Two to three hours experience for single activities. Can be all day for tournaments or special events
- Amenities: Four to sixteen fields or sports courts in one setting; public restrooms, ample parking, turf types appropriate for the facility and anticipated usage, and field lighting. Amenities are ADA compliant.
- Revenue facilities: Four or more (e.g. fields, concession stand, picnic pavilion)
- Land usage: 95 percent active and 5 percent passive
- Programming: Focus on active programming of all amenities
- Maintenance Standards: Provide the highest level maintenance with available funding. Plan for Level 1 and sometimes 2 level of maintenance standards at signature facility
- Parking: Sufficient to support the amenities. Traffic calming devices encouraged within and next to park
- Lighting: Amenity lighting includes sport field light standards. Security lighting on dual system with 50 percent of lights off at a set time and 50 percent on all night for security
- Signage: Directional signage and facility/amenity regulations to enhance user experience. May include kiosks in easily identified areas of the facility
- Landscape Design: Appropriate design to enhance the park theme/use/experience. Enhanced landscaping at entrances and throughout complex
- Naming: Consistent with the Town's naming ordinance, may be named after a prominent or historic person, event, or natural landmark
- Other: Integrated color scheme throughout the park; safety design meets established Crime prevention through environmental design (CPTED) standards.

8.1.7 SPECIAL USE PARK/FACILITY

Special Use facilities are those spaces that don't fall within a typical park classification. A major difference between a Special Use facility and other parks is that they usually serve a single purpose whereas other park classifications are designed to offer multiple recreation opportunities. It is possible for a Special Use facility to be located inside another park. Special Use facilities generally fall into four categories:

- **Historic/Cultural/Social Sites** – unique local resources offering historical, educational, and cultural opportunities. Examples include historic downtown areas, commercial zones, plaza parks, performing arts parks, arboretums, display gardens, performing arts facilities, indoor theaters, churches, and amphitheaters. Frequently these are located in Community or Regional Parks
- **Golf Courses** – Nine and 18-hole complexes with ancillary facilities such as club houses, driving ranges, program space and learning centers. These facilities are highly maintained and support a wide age level of males and females. Programs are targeted for daily use play, tournaments, leagues, clinics and special events. Operational costs come from daily play, season pass holders, concession stands, driving range fees, earned income opportunities and sale of pro shop items
- **Indoor Recreation Facilities** – specialized or single purpose facilities. Examples include community centers, senior centers and community theaters. Frequently these are located in Community or Regional Parks
- **Outdoor Recreation facilities** – Examples include aquatic parks, disk golf, skateboard, BMX, and dog parks, which may be located in a park
 - o Size of park: Depends upon facilities and activities included. Their diverse character makes it impossible to apply acreage standards
 - o Service radius: Depends upon facilities and activities included. Typically serves special user groups while a few serve the entire population
 - o Site Selection: Given the variety of potential uses, no specific standards are defined for site selection. As with all park types, the site itself should be located where it is appropriate for its use.
 - o Length of stay: varies by facility
 - o Amenities: varies by facility
 - o Revenue facilities: Due to nature of certain facilities, revenue may be required for construction and/or annual maintenance. This should be determined at a policy level before the facility is planned and constructed
 - o Land usage: varies by facility
 - o Programming: varies by facility
 - o Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities (i.e., rose gardens) will require Level 1 maintenance
 - o Parking: On-street or off-street parking is provided as appropriate. Design should include widened on-street parking area adjacent to park. Goal is to maximize usable park space. As necessary, provide a minimum of five to 10 spaces within park including handicap spaces. Traffic calming devices encouraged next to park
 - o Lighting: Security or amenity only. Lighting on dual system with 50 percent of lights off at a set time and 50 percent on all night for security

- o Signage: Directional signage and facility/amenity regulations to enhance user experience
- o Landscape Design: Appropriate design to enhance the park theme/use/experience
- o Naming: Follows Town ordinance for naming or may be named after a prominent or historic person, event, or natural landmark
- o Other: Integrated color scheme throughout the park; safety design meets established Crime prevention through environmental design (CPTED) standards. Cable TV conduit as appropriate.

8.1.8 GREENBELTS/TRAILS

Greenbelts/Trails are recognized for their ability to connect people and place and often include either paved or natural trails. Trails can also be loop trails in parks. Linking neighborhoods, parks, recreation facilities, attractions, and natural areas with a multi-use trail fulfills two guiding principles simultaneously: protecting natural areas along river and open space areas and providing people with a way to access and enjoy them. Multi-use trails also offer a safe, alternative form of transportation; provide substantial health benefits, habitat enhancements for plants and wildlife, and unique opportunities for outdoor education and cultural interpretation.

- Size: Typically at least 30-foot width of unencumbered land for a Greenbelt. May include a trail to support walk, bike, run, equestrian type activities. Typically an urban trail is 8-10-foot wide to support pedestrian and bicycle uses. Trails incorporate signage to designate where a user is located and where the trails connect in the Town.
- Site Selection: Located consistent with approved Trails Master Plan
- Amenities: Parking and restrooms at major trailheads. May include small parks along the trail
- Maintenance standards: Demand based maintenance with available funding
- Lighting: Security lighting at trailheads is preferred. Lighting on dual system with 50 percent of lights off at a set time and 50 percent on all night for security
- Signage: Mileage markers at ¼ mile intervals. Interpretive kiosks at all trailheads and where deemed necessary.
- Landscape Design: Coordinated planting scheme in urban areas. Limited or no planting in open space areas
- Other: Connectivity to parks or other Town attractions and facilities is desirable

8.1.9 OPEN SPACE/NATURAL AREA

Open Space/Natural Areas are undeveloped but may include natural or paved trails. Grasslands under power line corridors are one example; creek areas are another. Open Space contain natural resources that can be managed for recreation and natural resource conservation values such as a desire to protect wildlife habitat, water quality and endangered species. Open Space also can provide opportunities for nature based, unstructured, low-impact recreational opportunities such as walking and nature viewing.

- Amenities: May include paved or natural trails, wildlife viewing areas, mountain biking, disc golf, interpretation and education facilities
- Maintenance standards: Demand-based maintenance with available funding. Biological management practices observed.
- Lighting: None
- Signage: Interpretive kiosks as deemed appropriate
- Landscape Design: Generally none. Some areas may include landscaping, such as entryways or around buildings. In these situations, sustainable design is appropriate.

8.1.10 SPORT FIELD AMENITIES

Basic sport field amenities provided by the Town are listed below.

BASEBALL FIELD AMENITIES

- Youth Field Size: Preferred: 225-foot outfield fence with minimum 4-foot high outfield fence. Alternate: 215-foot outfield fence with 6-foot high outfield fence.
- Teen/Adult Field Size: Preferred: 300-foot outfield fence at each foul-line increasing to 400 feet in centerfield with minimum 8-foot high outfield fence.
- Youth Field Baselines and infield: 60-foot and 70-foot skinned baseline w/ base sleeves w/ grass infield. Ball field mix extends from backstop down sidelines to fence opening at end of dugout. Home plate included. Bases specified by Town and provided by user groups.
- Teen/Adult Field Baselines and infield: 105-foot (first and third base) and 140-foot (second base) skinned baseline with base sleeves w/ grass infield. Ball field mix extends from backstop down sidelines to fence opening at end of dugout. Home plate included. Bases at 90 foot.
- Permanent backstop. Preferred: 2-foot high concrete block w/ safety padding and 18-foot vertical fence (black vinyl coated chain link).
- Fencing: 8-foot high fence (Preferred: black vinyl coated chain link) from backstop to end of skinned infield. Foul poles at outfield fence. 12-foot wide dual-gate opening on one sideline fence for field maintenance equipment access.
- Concrete block bin: 6-foot by 6-foot for ball field mix located adjacent to 12-foot fence opening.
- Dugout: 21-foot by 7-foot including 15-foot long players bench with backrest. 8-foot high fencing around dugout. Dugout opens onto field at home base side of dugout. 2-foot safety wing fencing inside dugout to prevent foul ball entry. Slatted roof over dugout.
- Youth Field Pitching Mound: Raised pitching mound with two pitching rubbers (46-foot and 50-foot to home plate).
- Teen/Adult Field Pitching Mound: Raised pitching mound with one pitching rubbers (60-foot, 6-inches to home plate).
- Interior warm up/practice pitching mound along sideline fences backing up to outfield fence (46-foot distance from pitching rubber to plate). Slats or padding in fence to maintain fence longevity.

- Three row bleachers (21-foot long) on concrete pad both baselines.
- 12-foot by 8-foot concrete pad for storage box. Equipment storage unit funded by user group – approved and installed by Town maintenance staff on same side as field mix bin.
- Conduit and pull boxes from power source to backstop, and from backstop to outfield field for future scoreboard. Scoreboard/controller provided by user group.
- Athletic Field lighting as specified by manufacturer.
- Concrete behind dugouts and in dugouts connected to park walkways on all fields.
- Quick disconnect for water behind pitcher's mound.

SOFTBALL FIELD AMENITIES – YOUTH SIZE

- Field size: Preferred: 225-foot outfield fence with 10-foot warning track with 4-foot high outfield fence. Alternate: 215-foot outfield fence with 8-foot high outfield fence.
- Baselines and infield: 50-foot and 60-foot baseline w/ base sleeves on completely skinned infield. Home plate included. Bases specified by Town and provided by user groups.
- Permanent backstop. 2-foot high concrete block w/ safety padding and 18-foot vertical fence (black vinyl coated chain link).
- Fencing: 8-foot high fence (black vinyl coated chain link) from backstop to end of skinned infield. On 225-foot field, 4-foot high sideline and outfield fence (black vinyl coated chain link). include bottom rail and mow strip as a standard. On 215-foot field, outfield fence increases to 8-foot high. Yellow safety top on outfield fence. Foul poles at outfield fence. 12-foot wide dual-gate opening on one sideline fence for field maintenance equipment access.
- Concrete block bin: 6-foot by 6-foot for ball field mix located adjacent to 12-foot fence opening.
- Dugout: 21-foot by 7-foot including 15-foot long players bench with backrest. 8-foot high fencing around dugout. Dugout opens onto field at home base side of dugout. 2-foot safety wing fencing inside dugout to prevent foul ball entry. Slatted roof over dugout.
- No pitching mound. Three pitching rubbers (30-foot/35-foot/40-foot to home plate). Equipment installed by Town maintenance staff.
- Interior warm up/practice pitching area along sideline fences backing up to outfield fence (30-foot/35-foot/40-foot to home plate distance from pitching rubber to plate). Slats or padding in fence to maintain fence longevity.
- Three row bleachers (21-foot long) on concrete pad both baselines.
- 12-foot by 8-foot concrete pad for storage box. Equipment storage unit funded by user group – approved and installed by Town maintenance staff on same side as field mix bin.
- Conduit and pull boxes from power source to backstop, and from backstop to outfield field for future scoreboard. Scoreboard/controller provided by user group.
- Field lighting at community and regional parks.
- Concrete behind dugouts and in dugouts connected to park walkways on all fields.
- Quick disconnect for water behind pitcher's mound.

SOFTBALL FIELD AMENITIES – ADULT SIZE

- Field size: 300-foot outfield fence with 10-foot warning track and 8-foot high outfield fence.
- Baselines and infield: 60-foot/ 65-foot/ 70-foot/ 80-foot baseline w/ base sleeves on skinned infield. Home plate included. Bases specified by Town and provided by user groups.
- Permanent backstop. 2-foot high concrete block w/ safety padding and 18-foot vertical fence (black vinyl coated chain link).
- Fencing: 8-foot high fence (black vinyl coated chain link) from backstop to end of skinned infield. 8-foot high sideline and outfield fence (black vinyl coated chain link). Include bottom rail and mow strip as a standard. Foul poles at outfield fence. 12-foot wide dual-gate opening on one sideline fence for field maintenance equipment access.
- Concrete block bin: 6-foot by 6-foot for ball field mix located adjacent to 12-foot fence opening.
- Dugout: 27-foot by 9-foot including 21-foot long players bench with backrest. 8-foot high fencing around dugout. Dugout opens onto field at home base side of dugout. 2-foot safety wing fencing inside dugout to prevent foul ball entry. Slatted roof over dugout.
- No pitching mound. Two pitching rubbers (50-foot /54-foot to home plate). Equipment installed by Town maintenance staff.
- Three row bleachers (21-foot long) on concrete pad both baselines.
- 12-foot by 8-foot concrete pad for storage box. Equipment storage unit funded by user group – approved and installed by Town maintenance staff on same side as field mix bin.
- Conduit and pull boxes from power source to backstop, and from backstop to outfield field for future scoreboard. Scoreboard/controller provided by user group.
- Field lighting at community and regional parks.
- Concrete behind dugouts and in dugouts connected to park walkways on all fields.
- Quick disconnect for water behind pitcher's mound.

MULTIPURPOSE FIELDS (SOCCER/FOOTBALL/LACROSSE/FIELD HOCKEY)

- Field size: Regulation field – 360-foot by 240-foot. Limited space field- 210-foot by 150-foot. 25-foot buffer on same plane as field with no obstructions or drainage fixtures. Buffer applies to both field sizes.
- Goals: Portable, with size specified by user group and provided by Town.
- Bleachers or players benches: Portable.
- Field lighting at community and regional parks.

RESTROOM/CONCESSION BUILDING

- Restroom: typically installed at 1 per 20 acres of Community Park, Regional Park, or Sports Complex. Minimum of one restroom with drinking fountains at parks with programmed fields.
- Concession Building: Provided when three or more fields exist at a Community Park or Regional Park. Owned by Town. Rental agreement required for user group use of facility, which includes cost of building depreciation, building upkeep, and utilities. Building includes

shelving, electrical, three-partition sink with hot water, and separate sink for hand washing. Facility built to health code requirements. Equipment supplied by user group.

8.2 TECHNICAL NEEDS ANALYSIS KEY FINDINGS

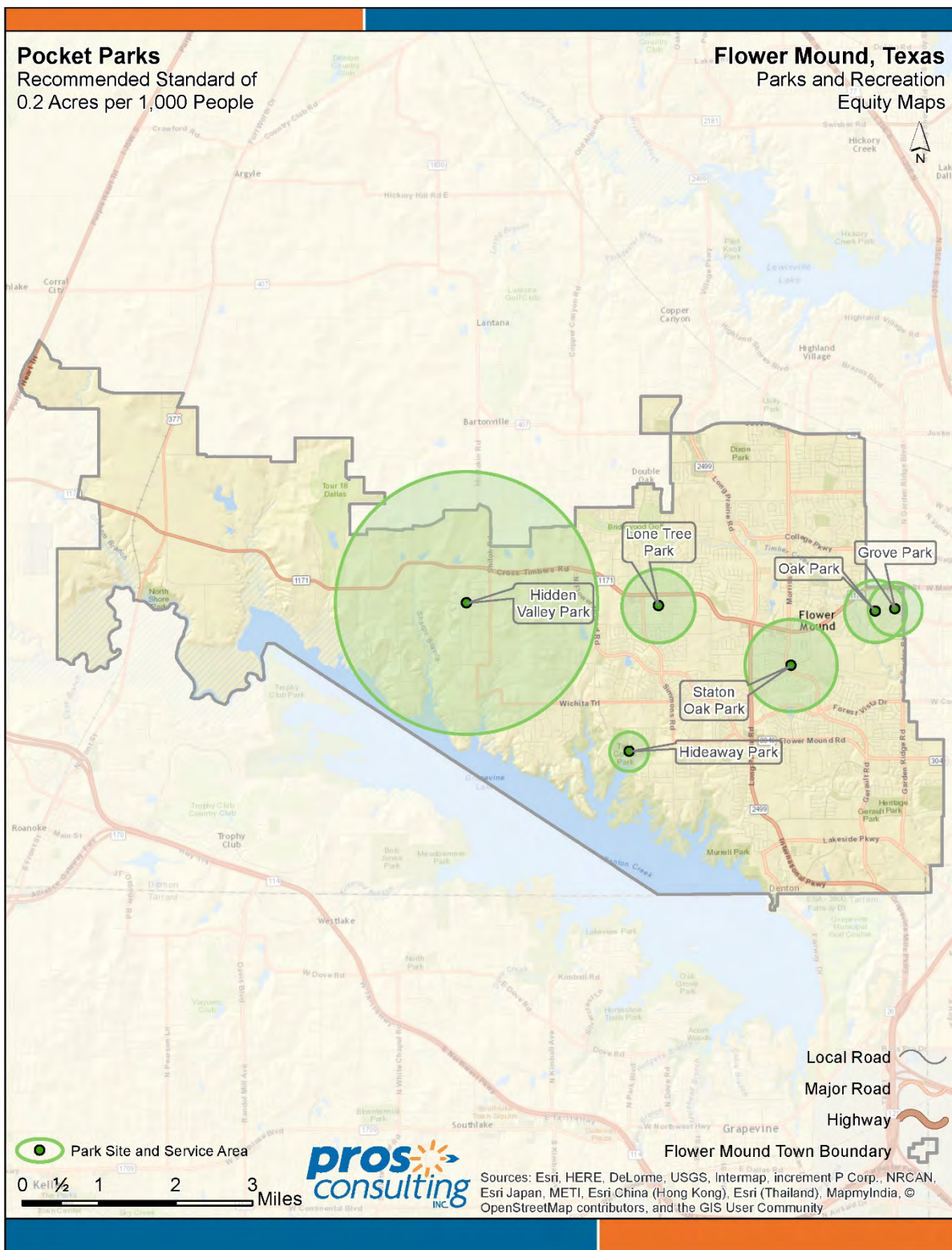
8.2.1 EQUITY MAPPING

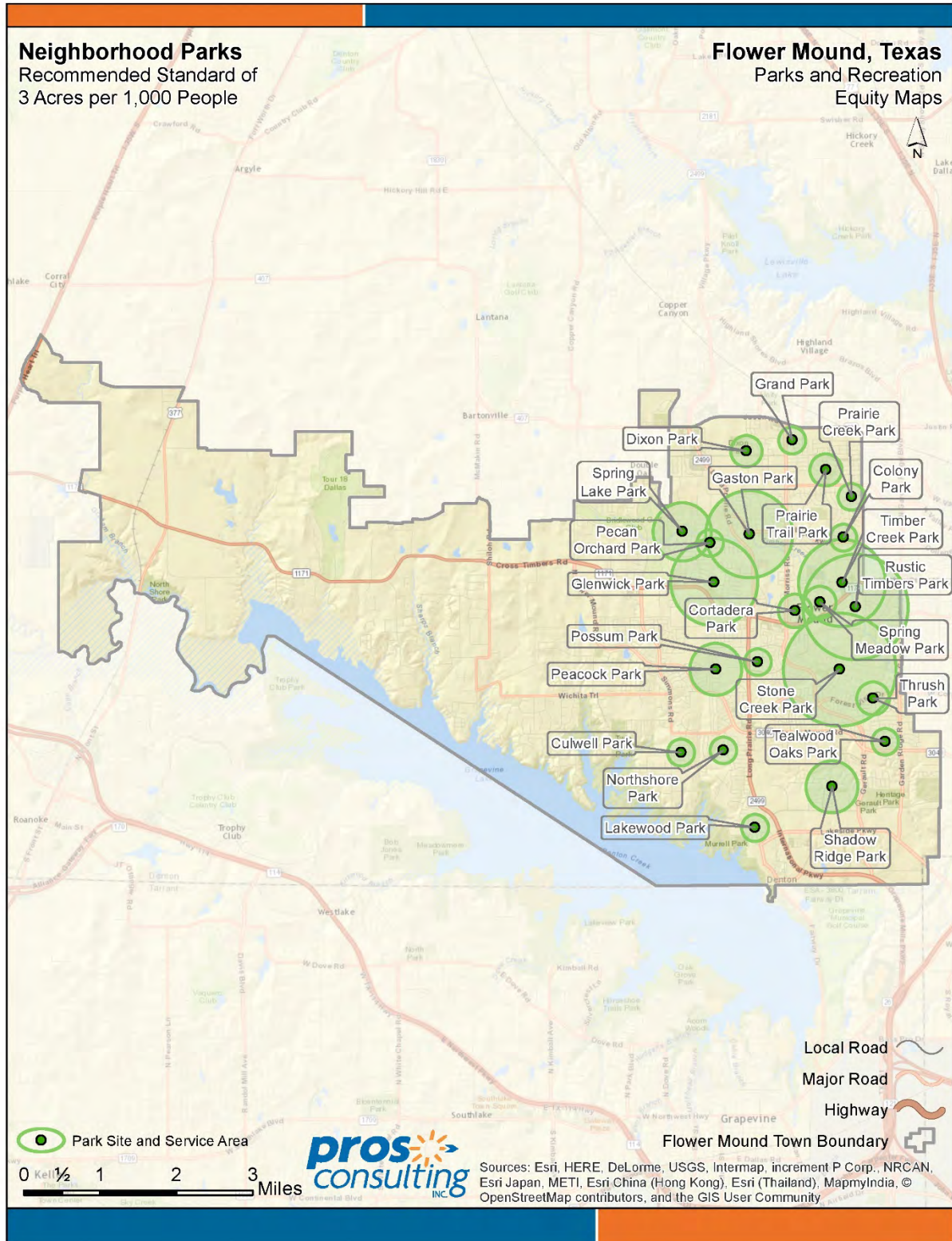
The Town of Flower Mound Parks and Recreation has “evolved over time” and distribution of sites and facilities throughout the community is reflected in the current site locations.

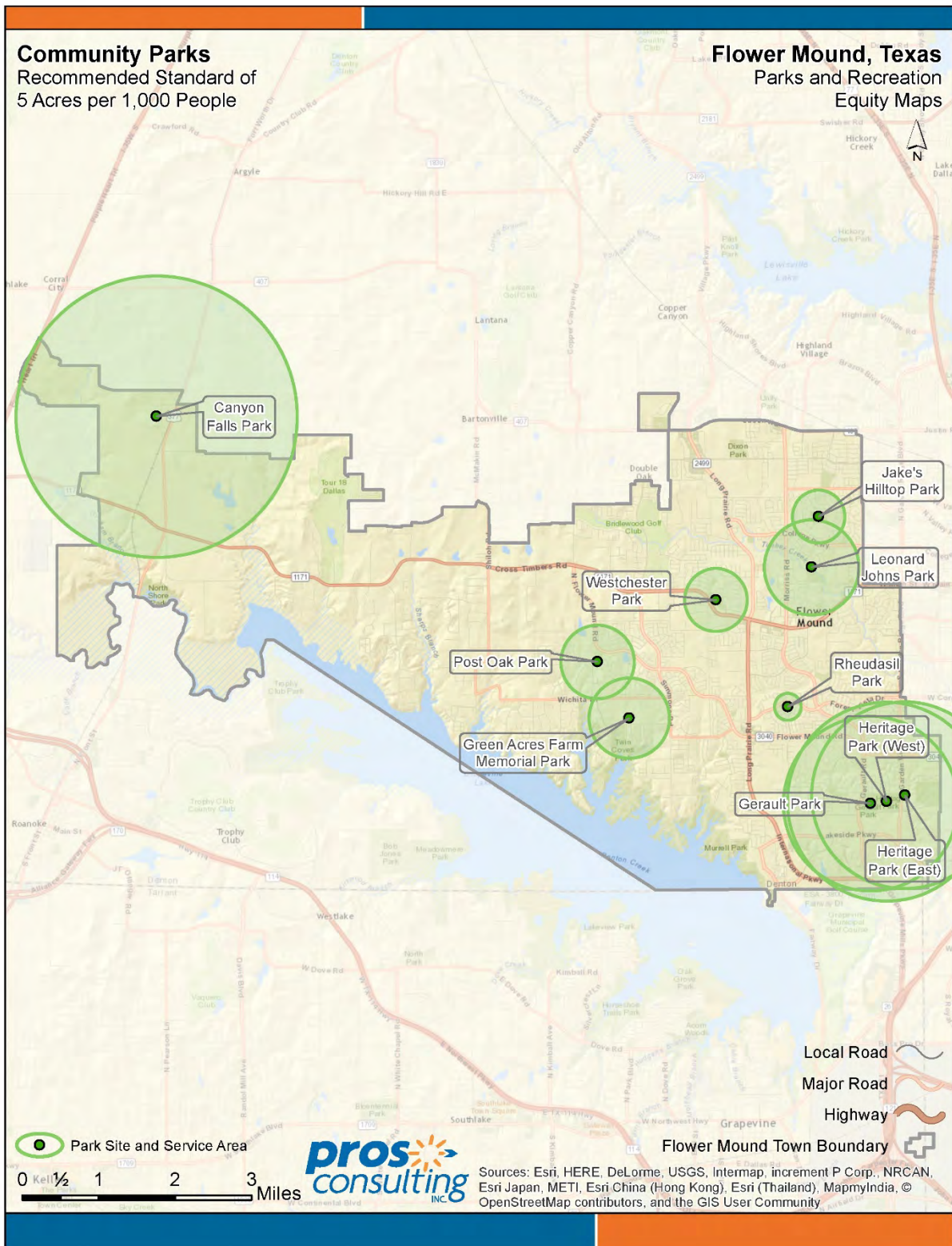
To further illustrate the distribution of current park types and park assets of the parks and recreation system across the entire community, an equity-mapping analysis was conducted. The maps included show the service areas of the *current* inventory of park types and park assets based on the *current* level-of-service standard. The current standard established per 1,000 residents per acre of park type or 10,000 residents per type of park asset are also indicated in the map title. The service area is calculated by the quantity of inventory of each site extended in a uniform radius until the population served by the recommended standard is reached. Shaded areas indicate the extent of the service area based on recommended inventories; unshaded areas indicate locations that would remain outside of the standard service area for each park type or park asset. Unshaded areas are not always the most appropriate location for future parks or park assets. They only represent areas that might be more thoroughly reviewed for potential additional facilities. Although there are occasions when the service area may extend beyond the border of Flower Mound, only Flower Mound resident populations were utilized for calculating service-area standards in this analysis.

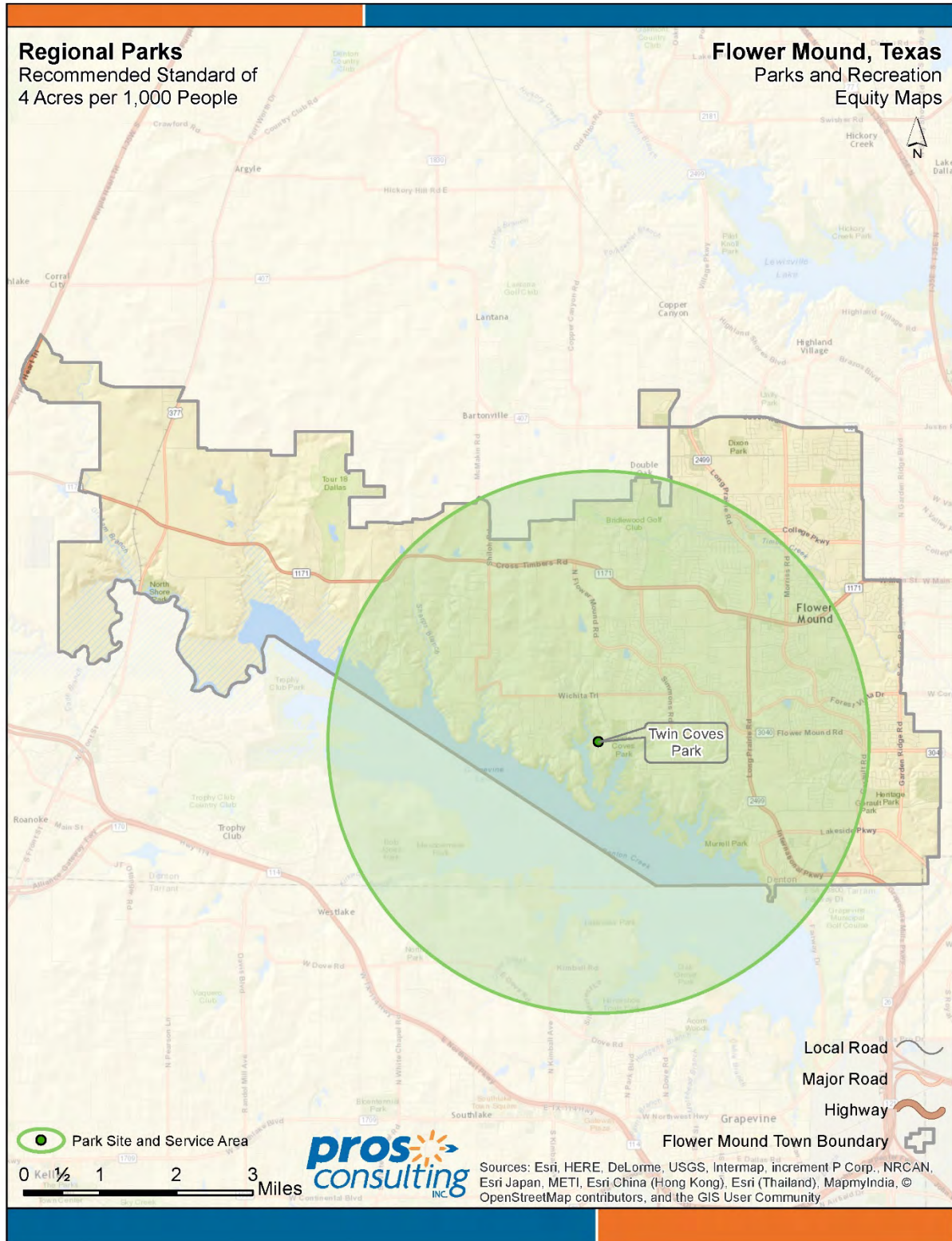
Community-wide maps of park types, or classifications, identified in this Master Plan, as well as the major park assets, are provided in the pages that follow. The maps on the following pages identify:

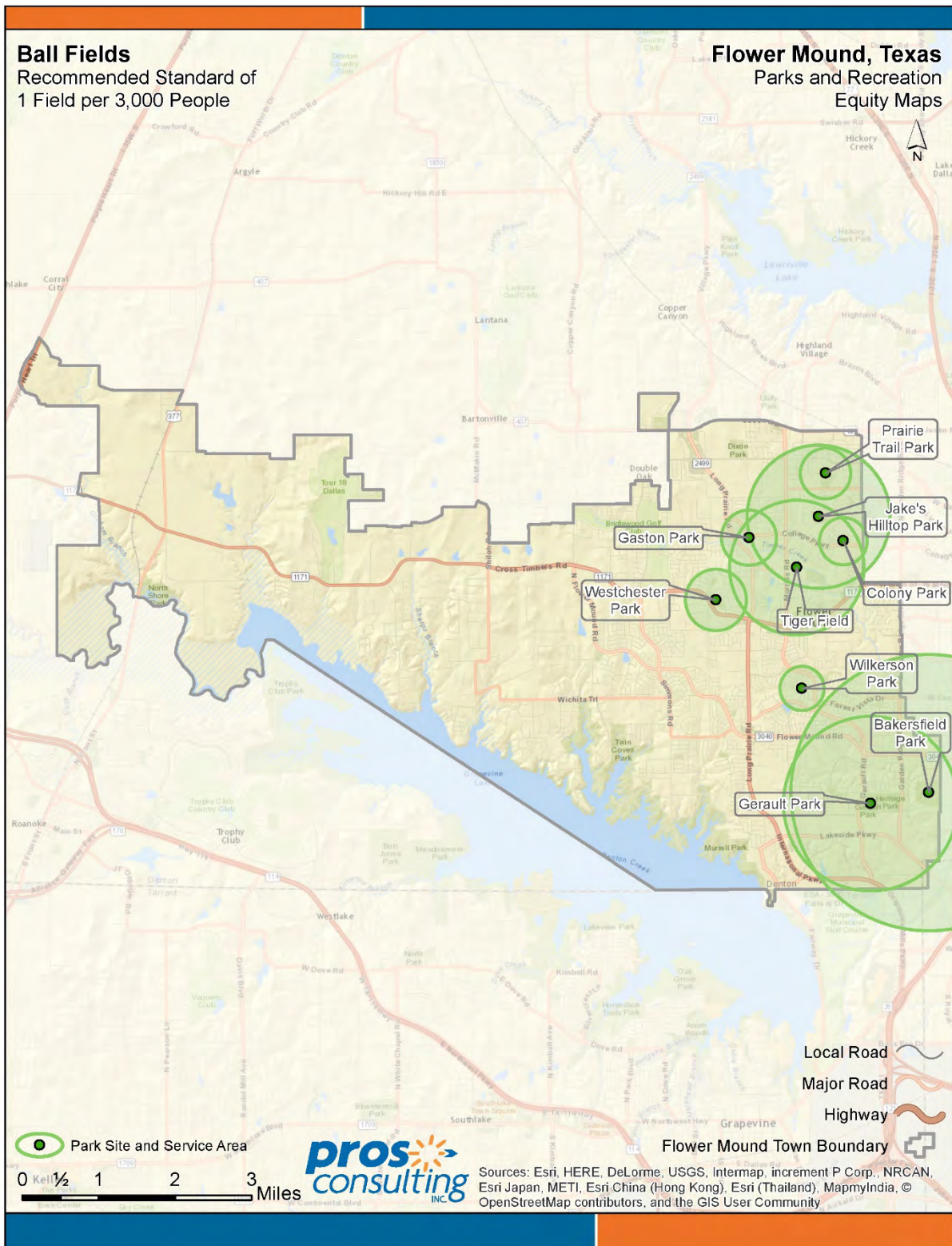
1. Mini Pocket Parks
2. Neighborhood Parks
3. Community Parks
4. Open Space Conservation Areas
5. Regional Parks
6. Picnic Shelters
7. Diamond Athletic Fields
8. Multi-Purpose Rectangle Fields
9. Soccer Fields
10. Basketball Multi-Use Courts, Outdoor
11. Tennis Courts
12. Playgrounds
13. Dog Parks
14. Outdoor Swimming Pools
15. Indoor Gymnasiums

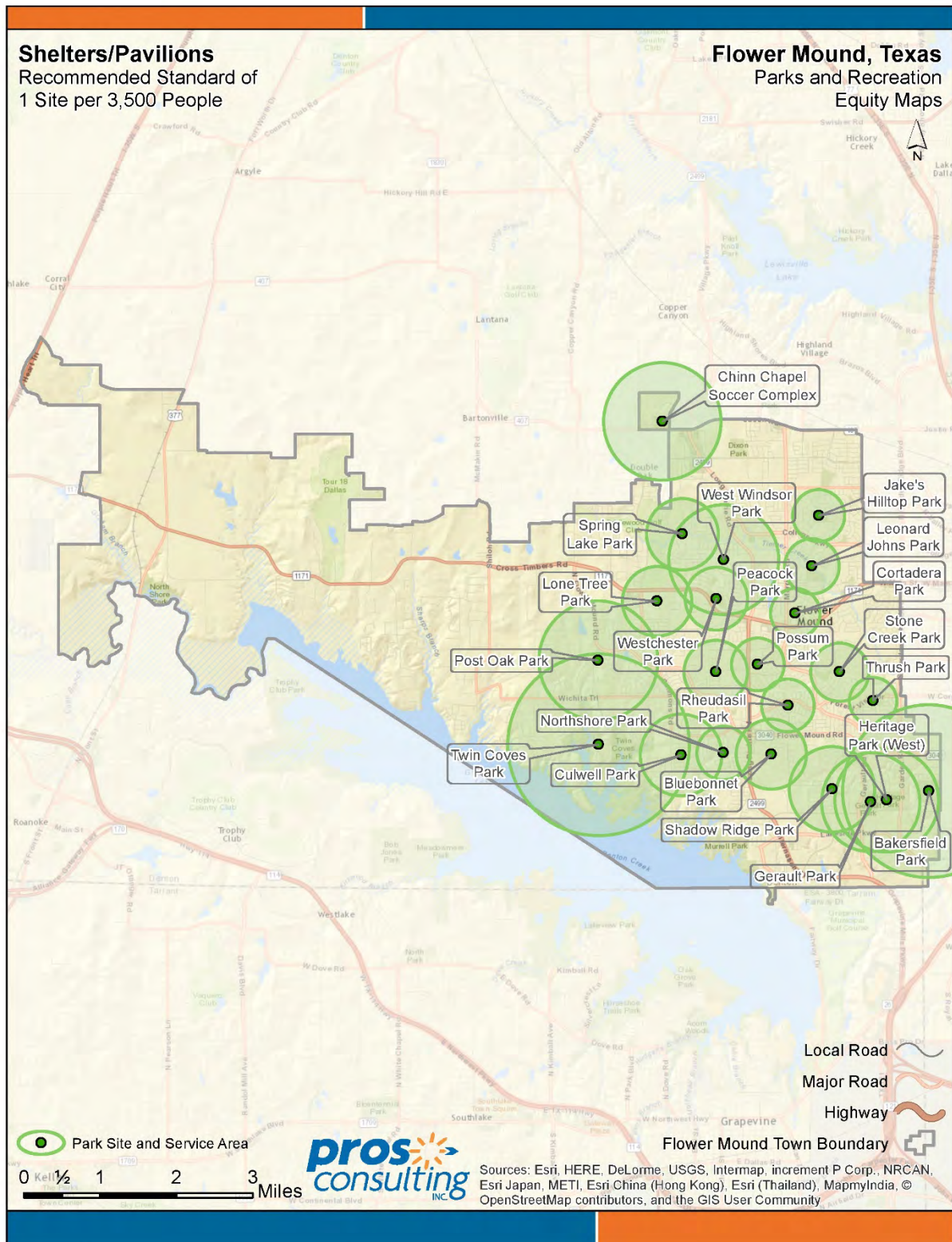


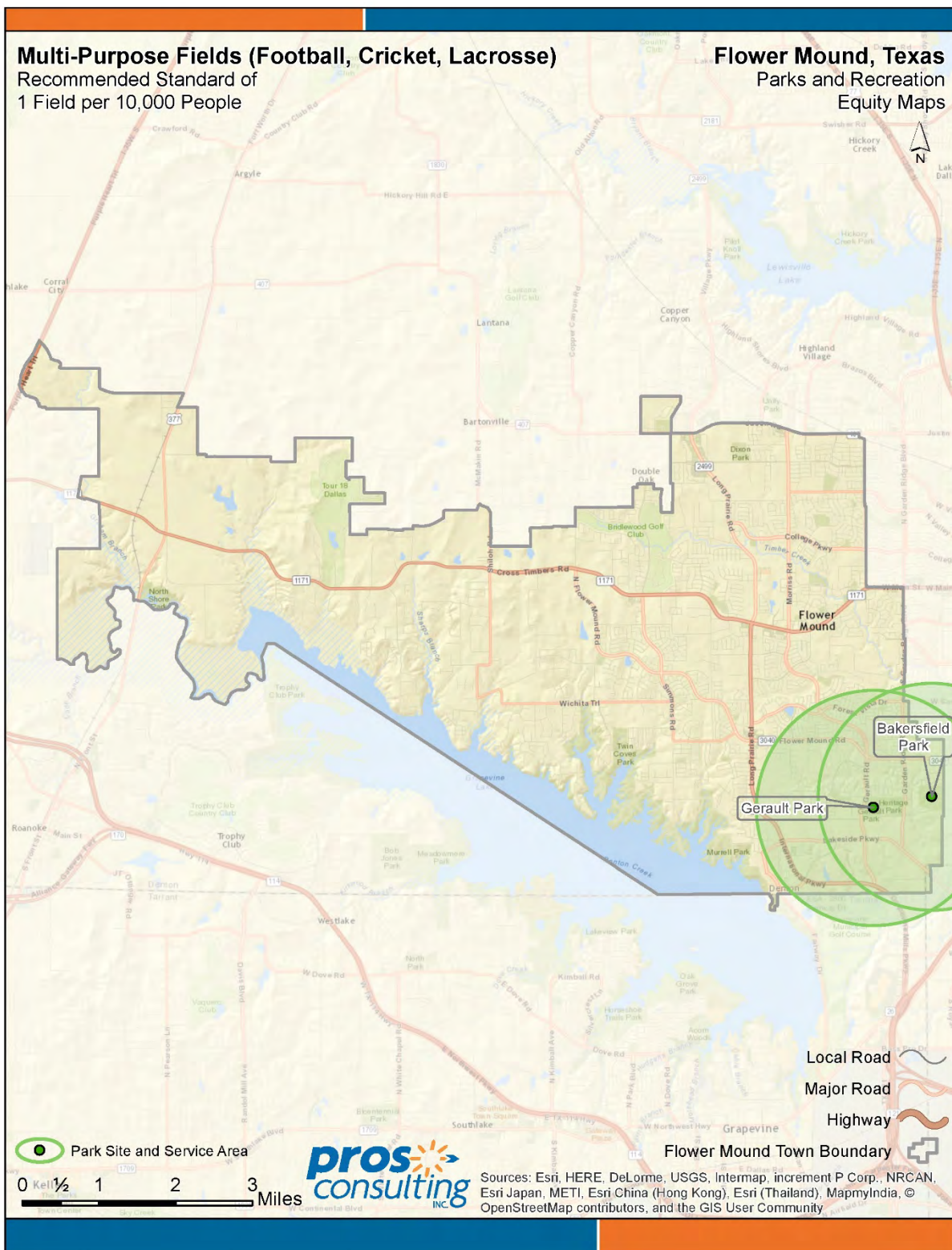


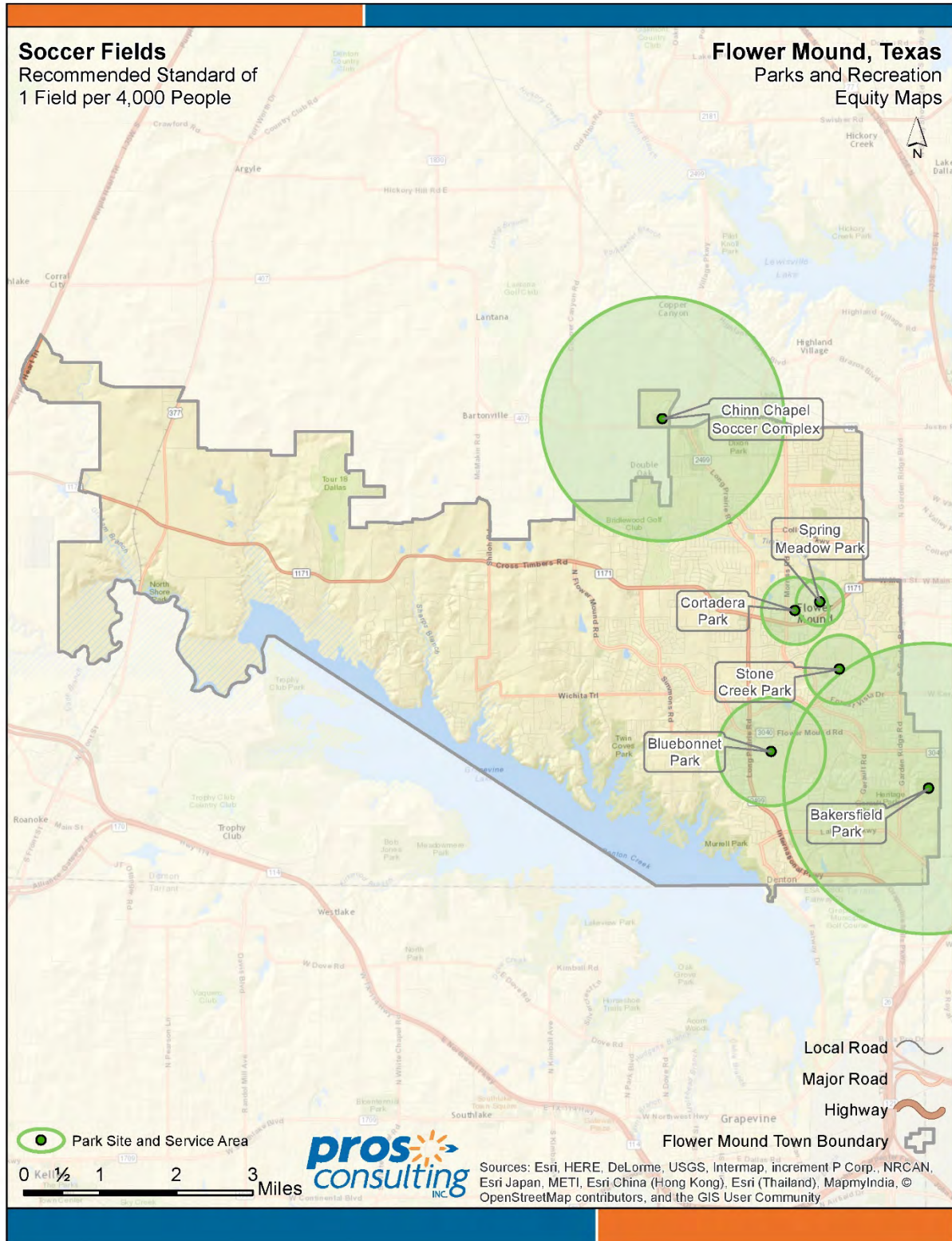


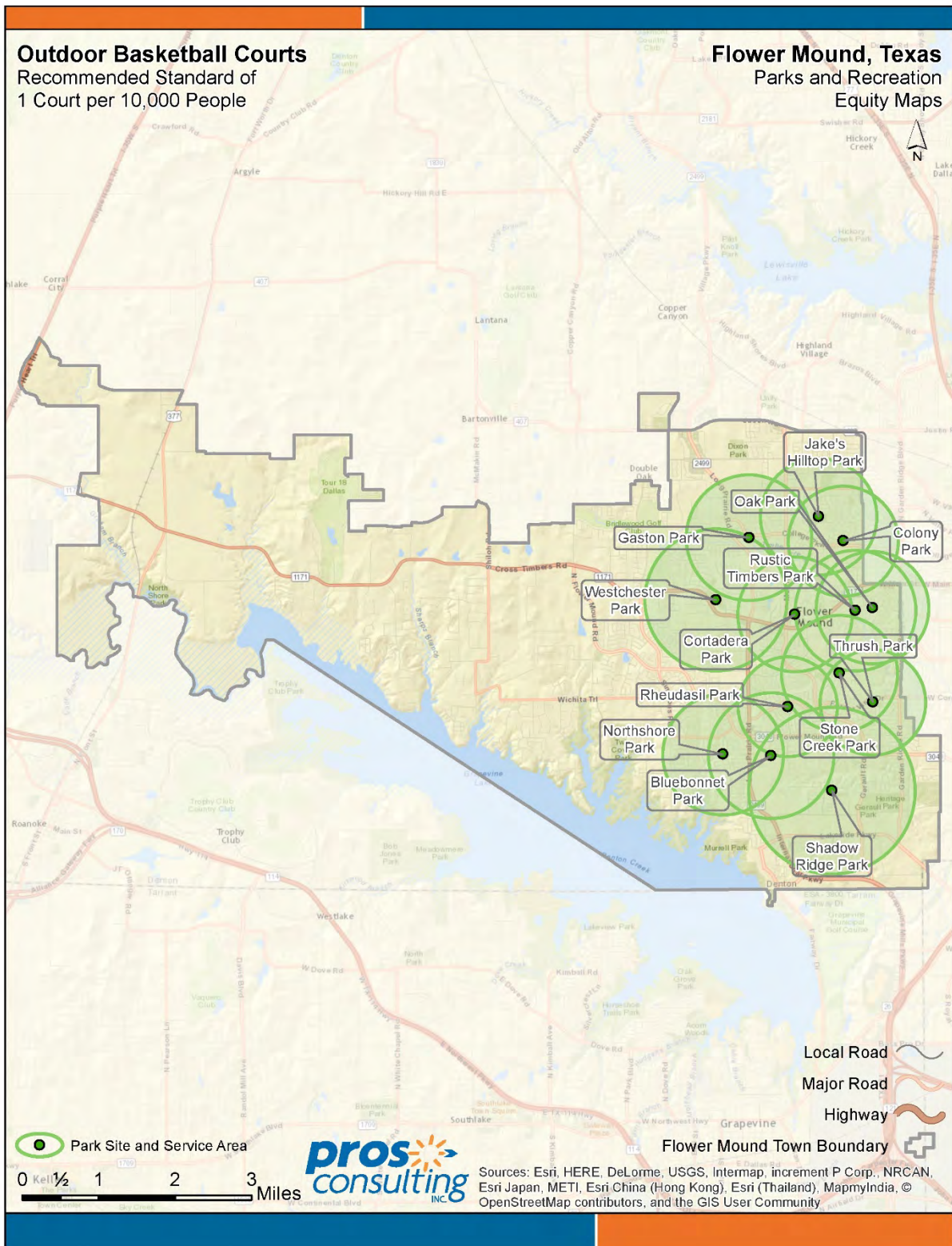


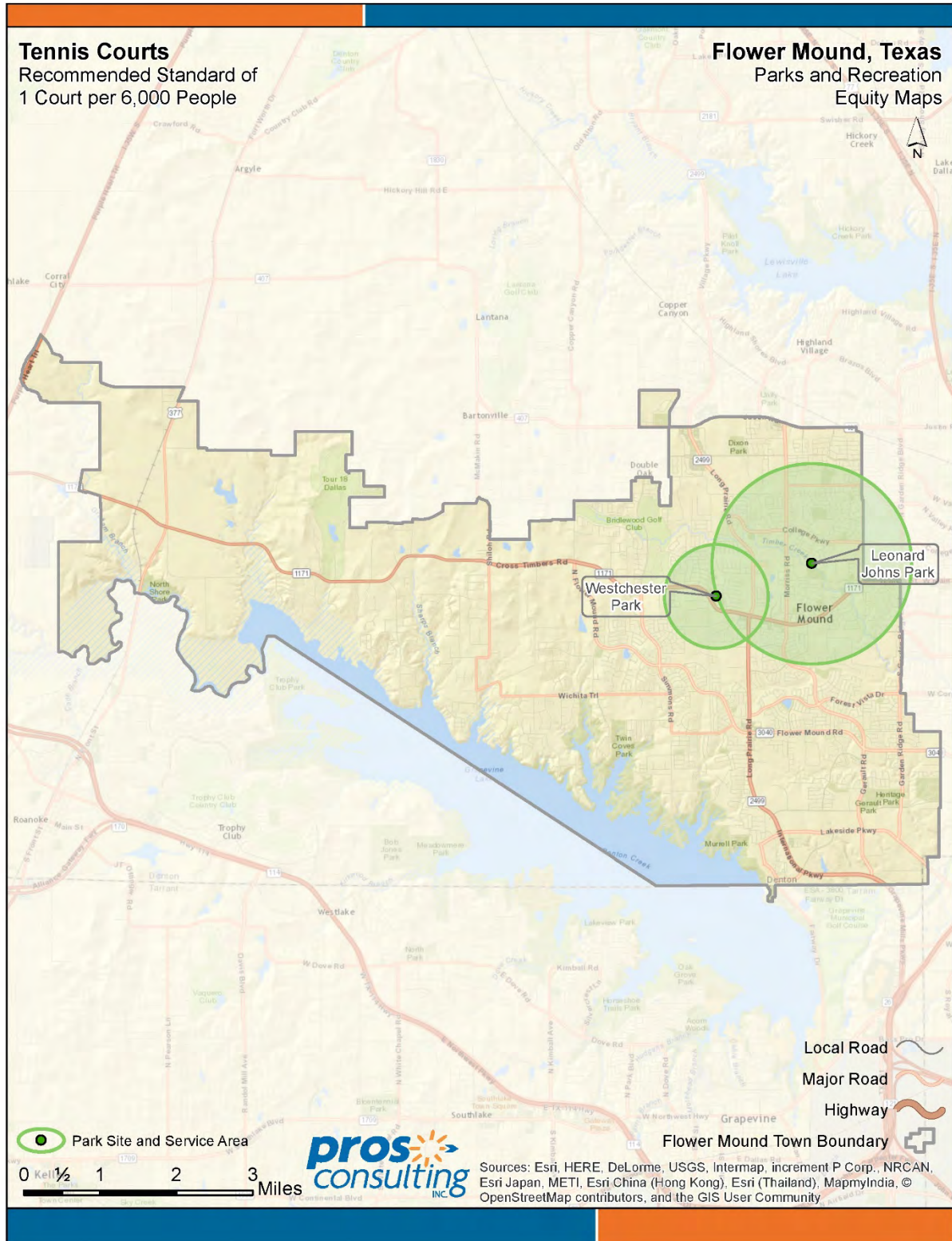


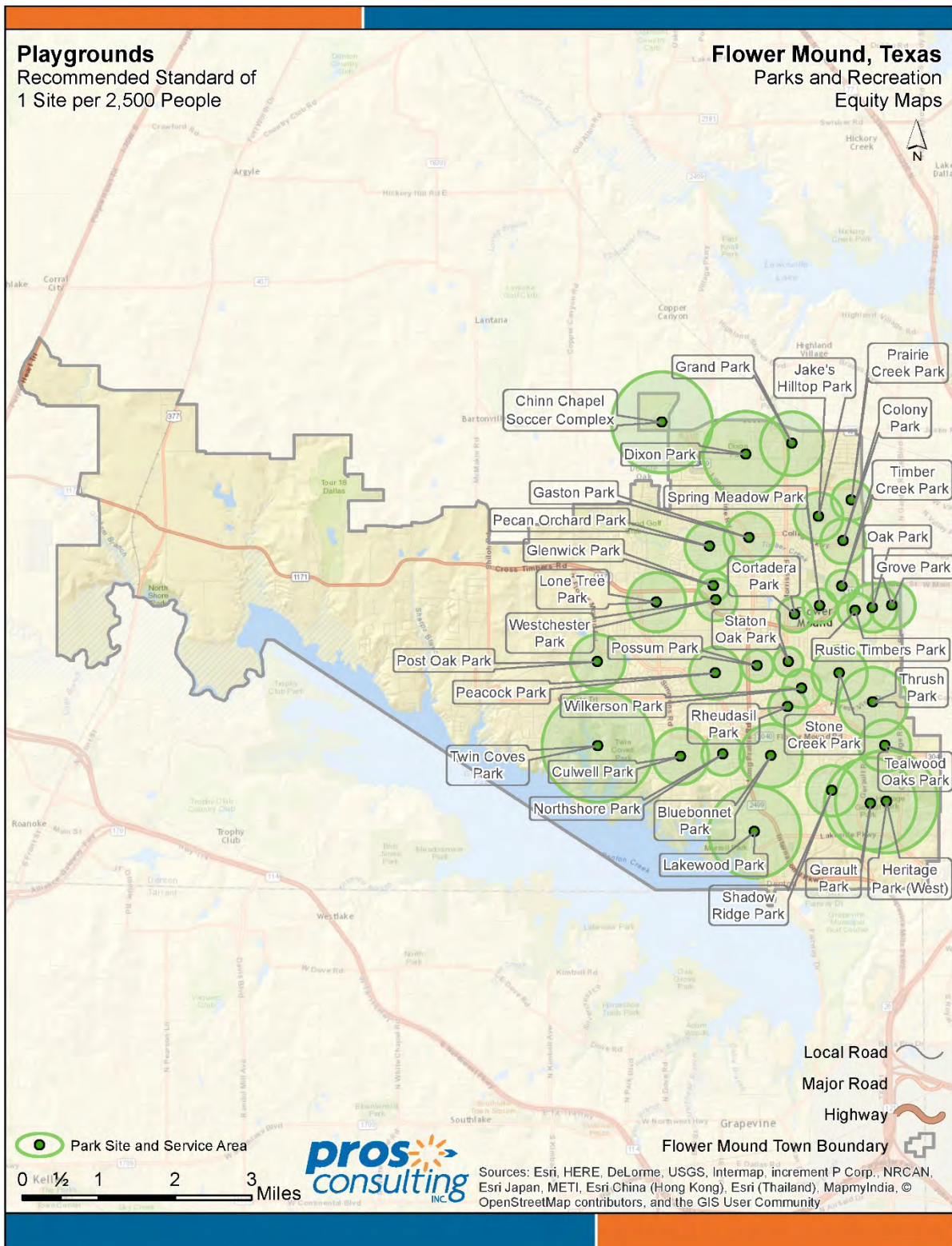


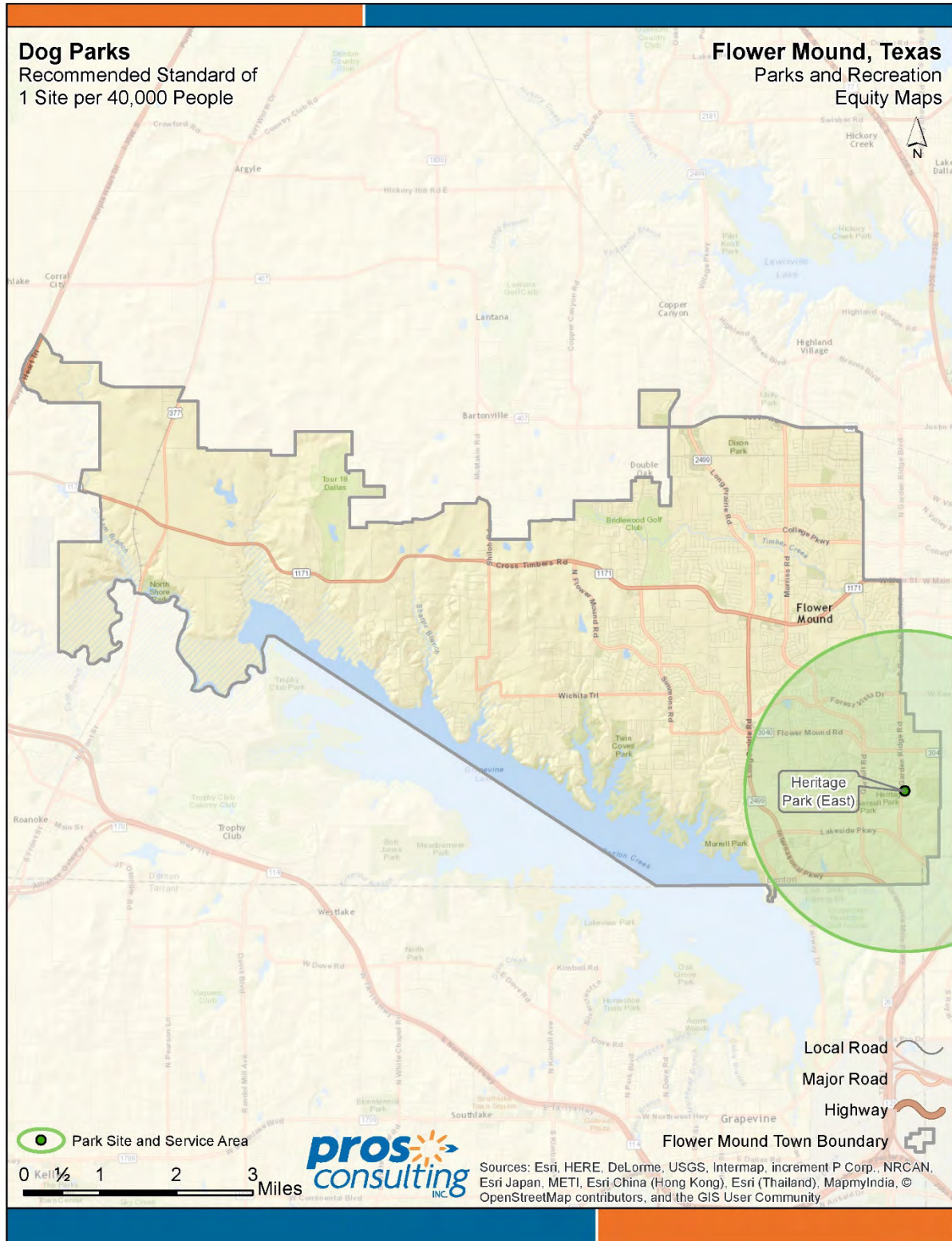


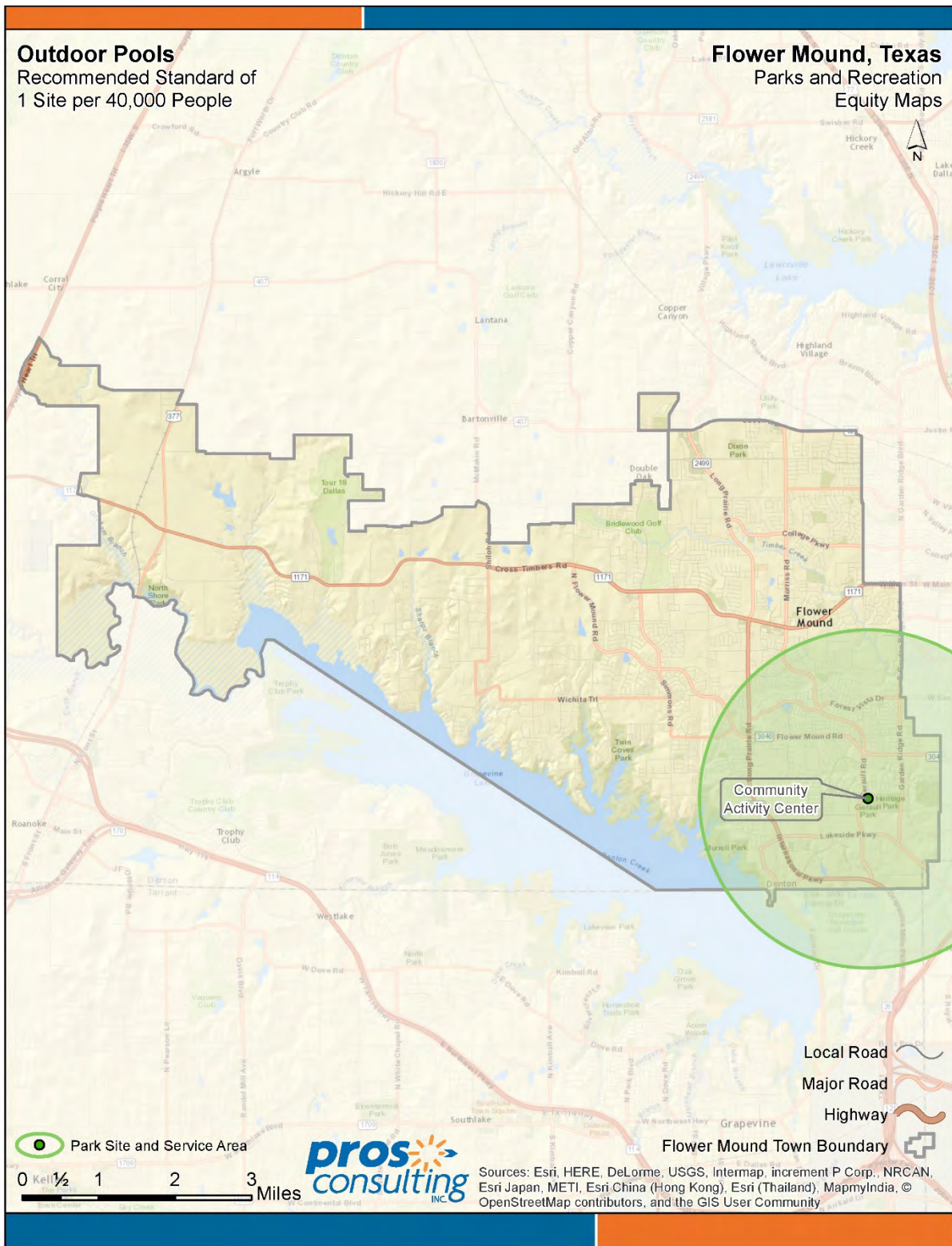


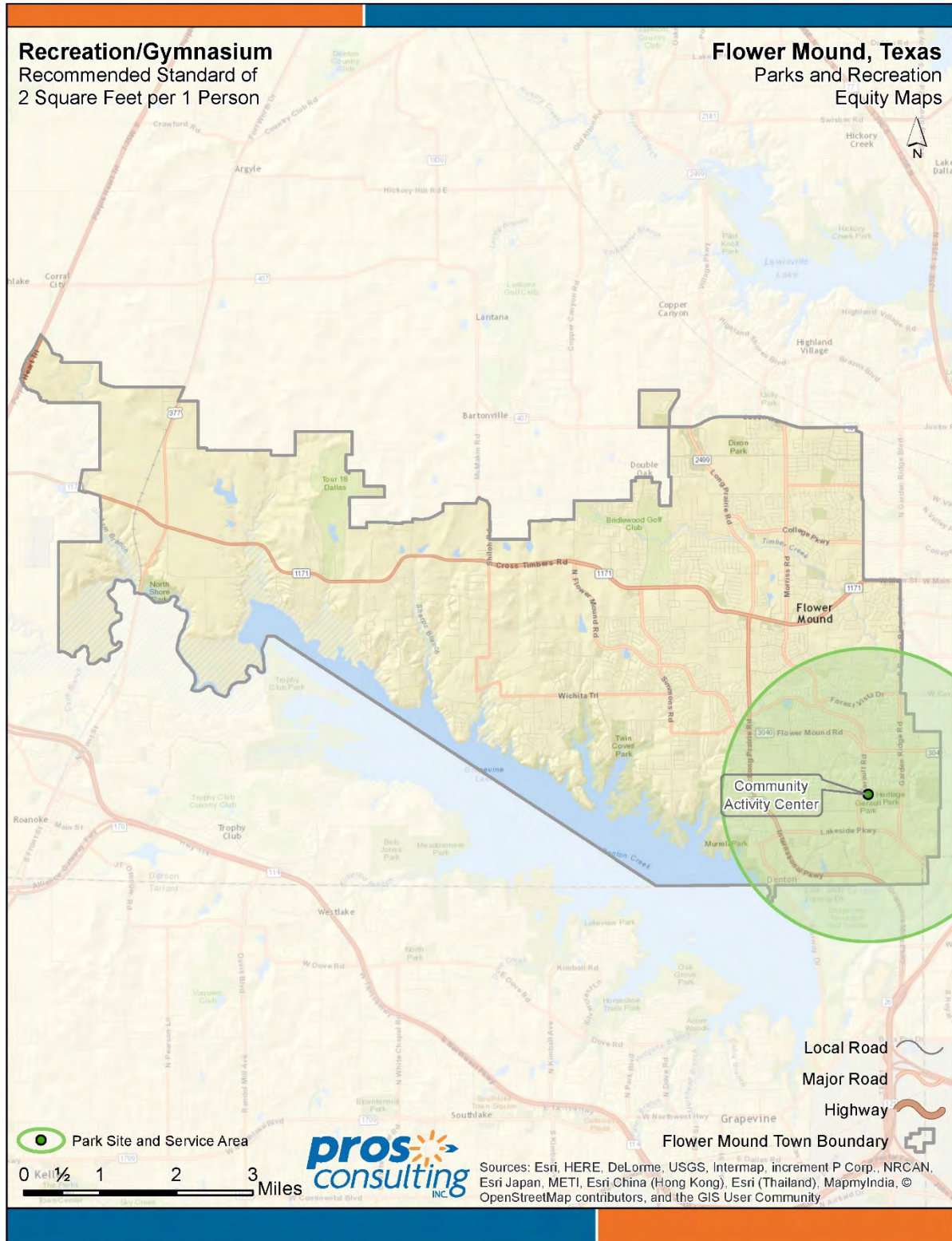












8.3 DEVELOPED PARK/FACILITY INVENTORY AND ASSESSMENT

The consulting team prepared an assessment and completed a general onsite inspection of each DEVELOPED park managed by the Town utilizing the following asset condition rating system.

Excellent

- Looks new and is in excellent mechanical and aesthetic condition

Very Good

- Has minor mechanical and equipment defects but is in excellent mechanical and aesthetic condition

Good

- Has some repairable mechanical and equipment defects and is free of major problems

Fair

- Has some mechanical and equipment defects that require major repair and/or replacement

Poor

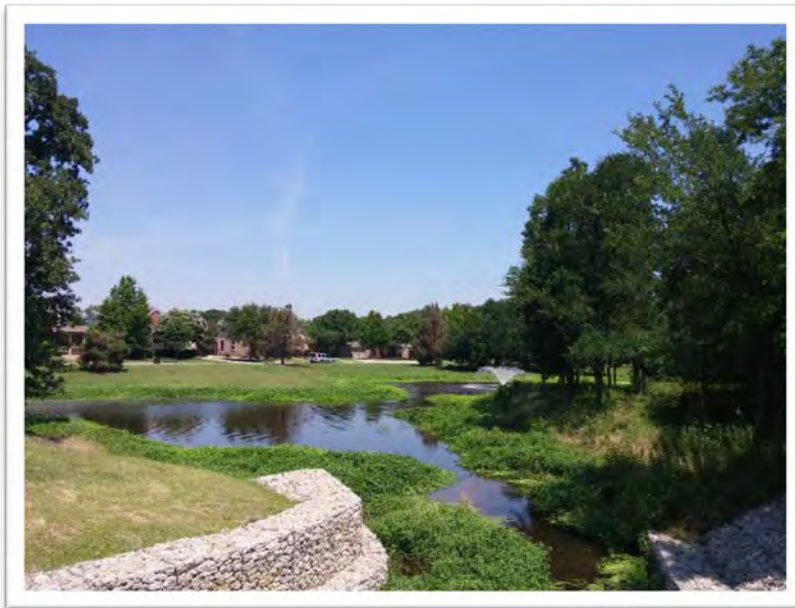
- Has major defects and requires significant lifecycle replacement

The following pages detail the Town's parks system as identified by the consulting team.

AMY LANE PARK

Acquired through parkland dedication from Lexington Downs at Bridlewood Phase Two in July 1998.

Amy Lane Park	
Park Type	Specialty
Location	4500 Amy Lane
Acres	1.59
Condition	Excellent
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Fishing Pond, Bench, Sidewalk

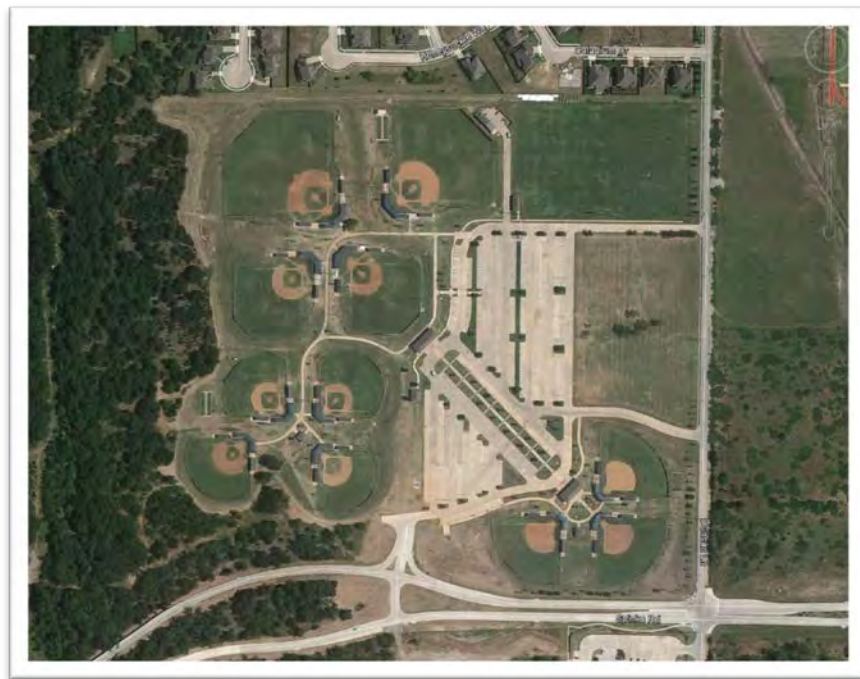


- **Opportunities for Improvement:** None

BAKERSFIELD PARK

The park consists of three phases which were funded through the 2002 Parks and Recreation Bond Election (Phase 1 & 2) and 4B Funds (Phase 3). Phase one completed in 2004 consists of eight baseball fields, a large soccer field area, two restroom/concession buildings, two pavilions and walking trails. Phase two completed in 2006 consists of three softball fields, pavilion, restroom/concession building, parking and walking trails. Phase three completed in 2014 consists of a five acre multi-purpose field.

Bakersfield Park	
Park Type	Sports Complex
Location	1201 Duncan Lane
Acres	58.9
Condition	Excellent
Parking	Yes
Revenue-producing facilities	Athletic Fields, Pavilion, Concessions
Major Amenities	Picnic Tables, Benches, Pavilion, Soccer Field, Football/Lacrosse, Softball/Baseball, Multi-Use Trail, Restrooms, Drinking Fountain, Concession Stand



- **Opportunities for Improvement:** Additional Picnic Pavilions; LED lighting upgrade; parking lot lighting improvements; restroom and multi-purpose field lighting.

BLUEBONNET PARK

Acquired through parkland dedication from Towne View Estates Phase 1 in May 1998.

Bluebonnet Park	
Park Type	Community
Location	1801 Parkview Drive
Acres	14.93
Condition	Good
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Playground, Benches, Soccer Field, Multi-Use Trail, Pavilion with 1 Picnic Table, Grill, Trash Rceptacle, Basketball Pad



- Opportunities for Improvement:** Better park and trail connection is needed; flower bed around signage needs improvement. Trail renovation where there is lifting and cracking; backfill trail. Improve irrigation on soccer fields.

CHINN CHAPEL SOCCER COMPLEX

Acquired through purchase of land and completed in May 2006.

Chinn Chapel Soccer Complex	
Park Type	Sports Complex
Location	100 Chinn Chapel Road
Acres	15.5
Condition	Excellent
Parking	Yes
Revenue-producing facilities	Soccer Complex, Pavilion, Concessions
Major Amenities	Playground, Picnic Tables, Benches, Pavilion, Soccer Fields, Multi-Use Trail, Restrooms, Concession Stand



- Opportunities for improvement:** LED lighting upgrade; LED parking lot lighting improvements. ADA, drainage, and fencing improvements.

COLONY PARK

Acquired through parkland dedication from two neighborhoods. Prairie Creek Phase 2 in February 1986 and Timber Creek Park in April 1986.

Colony Park	
Park Type	Neighborhood
Location	1015 Colony Street
Acres	5.37
Condition	Good
Parking	Yes
Revenue-producing facilities	Athletic Fields
Major Amenities	Playground, Picnic Tables, Basketball Pad, Softball/Baseball, Multi-Use Trail



- **Opportunities for improvement:** Irrigation improvements and tree planting. Renovate basketball court. Trail improvements including backfill. Level practice infield and replace backstop.

CORTADERA PARK

Acquired through parkland dedication from Timber Creek Community #5.

Cortadera Park	
Park Type	Neighborhood
Location	2000 Cortadera Steet
Acres	3.84
Condition	Good
Parking	Yes
Revenue-producing facilities	Pavilion
Major Amenities	Playground, Picnic Tables, Grills, Baseketball Pad, Pavilion, Soccer Field, Pond



- **Opportunities for improvement:** Implement pond improvements. Add loop trail to connect amenities, add irrigation, and add fencing between soccer field and pond.

CULWELL PARK

Acquired through parkland dedication from Stafford Estates Phase 1 in February 1995. The park is named after the Culwell Ranch previously located at this location.

Culwell Park	
Park Type	Neighborhood
Location	1813 Southwicke Lane
Acres	2.49
Condition	Excellent
Parking	None
Revenue-producing facilities	Pavilion
Major Amenities	Playground, Picnic Tables, Grills, Pavilion



- **Opportunities for Improvement:** Upgrade playground surfacing. Renovate/upgrade perimeter sidewalk.

DIXON PARK

Acquired through parkland dedication from Waterford Park Estates in February 1996.

Dixon Park	
Park Type	Neighborhood
Location	6001 Windridge Lane
Acres	2.88
Condition	Excellent
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Playground, Benches, Multi-Use Trail, Benches with Shade, Parking Lot



- **Opportunities for Improvement:** Add picnic pavilion with two picnic tables, grill, and trash receptacle. Add "No Overnight Parking" signage.

FOREST PARK

Acquired through parkland dedication from Forest Park Estates in October 1995.

Forest Park	
Park Type	Greenbelt
Location	3029 Birch Leaf Place
Acres	2.34
Condition	Excellent
Parking	None
Revenue-producing facilities	None
Major Amenities	Picnic Tables, Benches, Multi-Use Trail, Trash Receptacles, Pet Waste Stations



- **Opportunities for Improvement:** Minimal opportunity due to significant topography changes. Add ADA compliant picnic station.

GASTON PARK

Acquired through parkland dedication from the Gaston Park Addition in November 1996.

Gaston Park	
Park Type	Neighborhood/Greenbelt
Location	2651 College Parkway
Acres	16.53
Condition	Good
Parking	Yes
Revenue-producing facilities	Athletic Fields
Major Amenities	Playground, Benches, Basketball Pad, Softball/Baseball Fields



- **Opportunities for Improvement:** Update Master Plan; replacement of playground

GERAULT PARK

Acquired through purchase of land in 1995. Sports Complex was completed in 1998. The Community Activity Center (CAC) was built in 2008.

Gerault Park	
Park Type	Community/Sports Complex
Location	1200 Gerault Road
Acres	44
Condition	Good
Parking	Yes
Revenue-producing facilities	Athletic Fields, Natatorium, Pavilion, Concessions
Major Amenities	Playground, Picnic Tables, Benches, Pavilion, Softball/Baseball Fields, Football/Lacrosse, Multi-Use Trail, Drinking Fountain, Natatorium, Restrooms, Concession Stand, Community Activity Center



- Opportunities for Improvement:** Renovate/replace Pavilion w/4 picnic tables, electric outlets, barbeque grill, and trash receptacle; LED lighting upgrade; parking lot lighting improvements. Upgrade playground (equipment and surfacing), regrade the north field, add a monument sign, and convert one field to synthetic turf.

GLENWICK PARK

Acquired through parkland dedication in 1992.

Glenwick Park	
Park Type	Neighborhood
Location	4100 Weldon Drive
Acres	13.31
Condition	Very Good
Parking	Yes
Revenue-producing facilities	Athletic Fields, Amphitheater
Major Amenities	Playground, Picnic Tables, Grills, Benches, Tennis Court, Softball/Baseball Fields, Multi-Use Trail, Amphitheater



- **Opportunities for Improvement:** LED lighting upgrade

GRAND PARK

Acquired through parkland dedication in August 2002.

Grand Park	
Park Type	Neighborhood Park
Location	6201 Madeline Lane
Acres	2.24
Condition	N/A
Parking	None
Revenue-producing facilities	None
Major Amenities	Playground, Picnic Table, Grill, Benches with Shade, Multi-Use Trail



- **Opportunities for Improvement:** Pavilion w/1 picnic table, electric outlets, barbeque grill, and trash receptacle. Replace playground. Backfill trail.

GREEN ACRES FARM MEMORIAL PARK

The 13.5 acre property, which was once owned by Larry and Agnes Davis, was given to the Town as a gift in 2005. Mr. Davis asked the Town to make the property a public park named Green Acres Farm Memorial Park. At the park he wanted a bronze sign created to state “Green Acres Farm Memorial Park in memory of Agnes Pyne Davis.” He required the Town not to invoke its powers of eminent domain relative to the property.

Green Acres Farm Memorial Park	
Park Type	Community
Location	4400 Hide-a-way Lane
Acres	13.37
Condition	Good
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Picnic Tables, Benches, Butterfly Garden



- **Opportunities for Improvement:** Master Plan

GROVE PARK

Acquired through parkland dedication in 2001 from Lexington Downs.

Grove Park	
Park Type	Pocket Park
Location	3901 Braxton Lane
Acres	0.72
Condition	Good
Parking	None
Revenue-producing facilities	None
Major Amenities	Playground, Benches, Parking



- **Opportunities for Improvement:** Playground Replacement

HERITAGE PARK

Acquired through purchase of land. The park currently contains 79 acres of open space. The park consists of numerous tracks of property, the majority of which were purchased in 2005. Construction of the park has been separated into to four phases. Phase one was completed in 2012 and phase two was completed in 2016 and phase three is expected to be completed in 2017.

Heritage Park (East)	
Park Type	Community
Location	1202 Garden Ridge Blvd.
Acres	10.3
Condition	Excellent
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Benches, Multi-Use Trail, Drinking Fountain, Off Leash Dog Park
Heritage Park (West)	
Park Type	Community
Location	600 Spinks Road
Acres	71.6
Condition	Excellent
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Trailhead, Boardwalk, Waterfall/Fountain, Trails, Pond, Fort Wildflower Playground, Picnic Tables, Drinking Fountain, Large Pavilion, Restrooms



- Opportunities for Improvement:** Implement Master Plan; LED parking lot lighting improvements; Restroom at Dog Park on the East side; Upgrade playground surfacing on West.

HIDDEN VALLEY PARK

This park was originally a well and pump station site that supplied water to the Lake Hill Estates neighborhood. The well was abandoned and the site became a park in the mid 80's.

Hidden Valley Park	
Park Type	Pocket
Location	3838 Raintree Drive
Acres	1.26
Condition	Good
Parking	None
Revenue-producing facilities	None
Major Amenities	None



- **Opportunities for Improvement:** None

HIDEAWAY PARK

Acquired through donation of land by a private resident in 1988. This park was originally named Twin Coves Park but was later change due to confusion with the property on Lake Grapevine also called Twin Coves.

Hideaway Park	
Park Type	Pocket
Location	2001 Breezywood Drive
Acres	0.17
Condition	Poor
Parking	None
Revenue-producing facilities	None
Major Amenities	Picnic Tables, Grills, Benches



- **Opportunities for Improvement:** Provide ADA accessibility.

JAKE'S HILLTOP PARK

Acquired through parkland dedication in 1985. Originally named Hilltop Park it was renamed in 2004 for Lance Corporal Jacob “Jake” R. Lugo who lost his life in Iraq while serving his country with the United States Marine Corps. Jake played youth baseball on the fields.

Jake's Hilltop Park	
Park Type	Community/Sports Complex
Location	4975 Timber Creek Road
Acres	18.4
Condition	Good
Parking	Yes
Revenue-producing facilities	Athletic Fields, Pavilion, Concessions
Major Amenities	Playground, Picnic Tables, Benches, Basketball Pad, Pavilion, Softball/Baseball, Multi-Use Trail, Trailhead, Restrooms, Concession Stand



- **Opportunities for Improvement:** Partial pavilion conversion for maintenance purposes and scoreboards

LAKEWOOD PARK

Acquired through parkland dedication in 1999 from Estates of Flower Mound.

Lakewood Park	
Park Type	Neighborhood
Location	2601 Stillwater Court
Acres	1.28
Condition	Good
Parking	None
Revenue-producing facilities	None
Major Amenities	Playground, Picnic Table, Grill, Benches, Multi-Use Loop Trail



- **Opportunities for Improvement:** Playground upgrade; remove old picnic pad and add pavilion with 1 picnic table, grill, and trash receptacle

LAWSON PARK

Acquired through parkland dedication. The park is named after Eual F. Lawson, Sr. He served as the first Chief of the Flower Mound Volunteers, and as their Chaplain.

Lawson Park	
Park Type	Greenbelt/Trail
Location	1100 Princewood Drive
Acres	4.59
Condition	Excellent
Parking	None
Revenue-producing facilities	None
Major Amenities	Multi-Use Trail



- **Opportunities for improvement:** Wildflower landscape beautification

LEONARD JOHNS PARK

Acquired in 1985 as Community Center Park. It was renamed in 1990 after Leonard Johns who served as Chairman of the Parks Board and as a Flower Mound Council member.

Leonard Johns Park	
Park Type	Community
Location	1850 Timber Creek Road
Acres	31.15
Condition	Good
Parking	Yes
Revenue-producing facilities	Pavilion
Major Amenities	Trailhead, Multi-Use Trail, Picnic Tables, Grills, Benches, Pavilion, Fishing Pond, Tennis Court



- **Opportunities for Improvement:** ADA accessibility improvements; add restroom; Possible location for future Tennis Center

LONE TREE PARK

Acquired through parkland dedication in two different phases from Regency Park. The first phase was acquired in 1999 and the second phase in 2014.

Lone Tree Park	
Park Type	Pocket
Location	3909 Regency Park Court
Acres	0.77
Condition	Excellent
Parking	No
Revenue-producing facilities	Pavilion
Major Amenities	Playground, Picnic Table, Benches, Pavilion



- **Opportunities for improvement:** None

NORTHSHORE PARK

Acquired through parkland dedication in 1994 from The Villages of Northshore.

Northshore Park	
Park Type	Neighborhood
Location	3100 Woodpark Drive
Acres	3.36
Condition	Good
Parking	None
Revenue-producing facilities	None
Major Amenities	Pavilion, Playgrounds, Picnic Tables, Benches, Basketball Pad, Multi-Use Trail



- **Opportunities for improvement:** Add pavilion w/2 picnic tables, grill, trash receptacles, picnic/shade structures.

OAK PARK

Acquired through parkland dedication in 1992 from the Oak Park Addition.

Oak Park	
Park Type	Pocket
Location	1015 Wood Creek Drive
Acres	0.78
Condition	Good
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Playground, Benches, Basketball Pad



- **Opportunities for Improvement:** ADA accessibility, playground replacement

PARKER SQUARE PARK

Originally part of Timber Creek Park, this area was developed along with the Parker Square Addition in 2004 and renamed Parker Square Park.

Parker Square Park	
Park Type	Specialty
Location	1400 Cross Timbers Road
Acres	2
Condition	Good
Parking	None
Revenue-producing facilities	None
Major Amenities	Multi-Use Trail, Pond, Benches, Parking



- **Opportunities for Improvement:** Upgrade Amenities

PEACOCK PARK

Acquired through parkland dedication in 1987 from Lake Forest Phase 2.

Peacock Park	
Park Type	Pocket/Greenbelt
Location	3000 Old Settlers Road
Acres	8
Condition	Good
Parking	None
Revenue-producing facilities	Pavilion
Major Amenities	Playground, Picnic Table, Grill, Benches, Pavilion



- **Opportunities for Improvement:** Playground Upgrade, Boardwalk with Bio-swale for Environmental and Wildlife education

PECAN ORCHARD PARK

Acquired through parkland dedication.

Pecan Orchard Park	
Park Type	Pocket
Location	4700 Mesquite Street
Acres	2.27
Condition	Good
Parking	None
Revenue-producing facilities	Pavilion
Major Amenities	Playground, Picnic Tables, Grills, Benches, Pavilion, Multi-Use Trail



- **Opportunities for Improvement:** Playground Upgrade. (Limited opportunities because entire park is located in the floodplain)

POSSUM PARK

Acquired through parkland dedication in 1992 from the Creek Wood Addition. The park contains 3.22 acres of open space.

Possum Park	
Park Type	Pocket
Location	2535 Timber Ridge Lane
Acres	3.72
Condition	Excellent
Parking	No
Revenue-producing facilities	None
Major Amenities	Playground, Picnic Table, Benches



- **Opportunities for Improvement:** None

POST OAK PARK

Acquired through parkland dedication in 2001 from the Wellington Addition. Originally known as Skillern Park it was developed and renamed in 2012.

Post Oak Park	
Park Type	Community
Location	4751 Flower Mound Road
Acres	19.11
Condition	Very Good
Parking	Yes
Revenue-producing facilities	Pavilions
Major Amenities	Playground, Picnic Tables, Benches, Pavilions, Fishing Pond, Trailhead, Multi-Use Trail, Boardwalk



- **Opportunities for Improvement:** Restroom, interpretive signage; wayfinding signage; trail improvements; remove stock pond; boardwalk improvements; LED lighting in parking area

PRAIRIE CREEK PARK

Acquired through parkland dedication in 1983 from The Prairie Creek Addition.

Prairie Creek Park	
Park Type	Neighborhood
Location	1200 Colony Street
Acres	4.1
Condition	Very Good
Parking	None
Revenue-producing facilities	None
Major Amenities	Playground, Picnic Tables, Benches, Soccer Field, Multi-Use Trail



- **Opportunities for Improvement:** None

PRAIRIE TRAIL PARK

Acquired through parkland dedication in 1998 from Stone Hill Farms Phase 3.

Prairie Trail Park	
Park Type	Neighborhood
Location	5700 Fox Glen Lane
Acres	4.25
Condition	Fair
Parking	None
Revenue-producing facilities	Athletic Fields
Major Amenities	Picnic Tables, Benches, Softball/Baseball, Multi-Use Trail, Parking



- **Opportunities for Improvement:** Update Master Plan

RHEUDASIL PARK

The park is named after Bob Rheudasil who rode herd literally and figuratively for nearly 60 years over the land that is now the Town of Flower Mound. He was an integral part of the Town's history starting in 1953, when he signed up to manage Aberdeen Angus cattle on ranch land owned by Edward Marcus, chairman of Neiman Marcus. In 1961, he was elected the first mayor of Flower Mound after leading an effort to keep the area from being annexed by Irving.

Rheudasil Park	
Park Type	Community
Location	2401 Lake Forest Blvd
Acres	10.02
Condition	Good
Parking	None
Revenue-producing facilities	Pavilion
Major Amenities	Playground, Picnic Tables, Grills, Benches, Pavilion, Basketball Pad, Fishing Pond, Multi-Use Trail

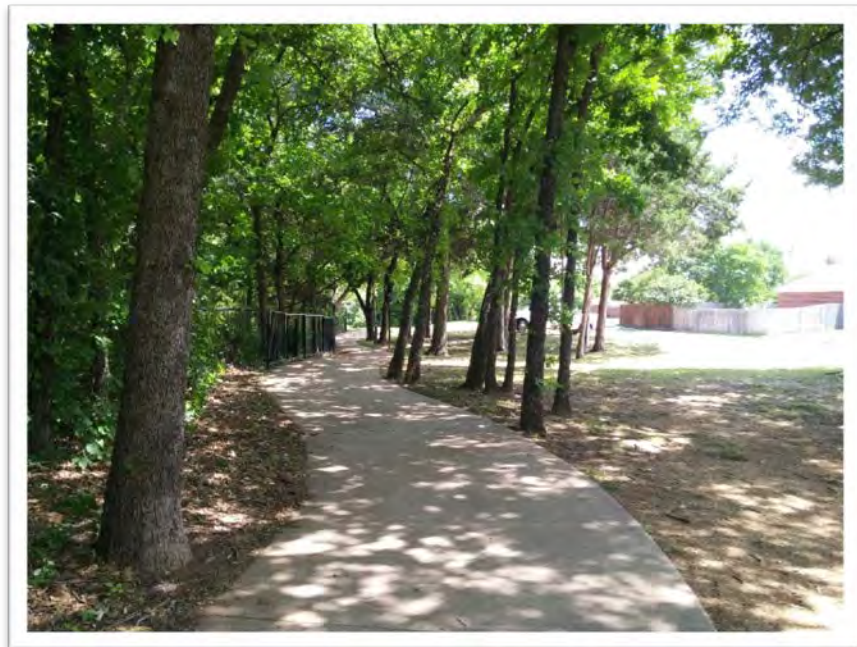


- **Opportunities for Improvement:** Implement Master Plan

RUSTIC TIMBERS PARK

Acquired through parkland dedication in 1994 from Rustic Timbers Phase 1.

Rustic Timbers Park	
Park Type	Neighborhood/Greenbelt
Location	1201 Rosewood Trail
Acres	25.41
Condition	Good
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Playground, Picnic Tables, Basketball Pad, Multi-Use Trail, Adult Fitness Stations



- **Opportunities for Improvement:** Creek bank stabilization, ADA improvements, Upgrade playground surfacing, consider relocating play area out of the floodplain.

SHADOW RIDGE PARK

Acquired through parkland dedication in 1995 from Shadow Ridge South Phase 1 and Cedar Bluff.

Shadow Ridge Park	
Park Type	Neighborhood
Location	1350 Lexington Ave
Acres	9.03
Condition	Very Good
Parking	None
Revenue-producing facilities	Athletic Fields and Pavilions
Major Amenities	Playground, Picnic Tables, Benches, Parking, Trailhead, Multi-Use Trail, Pavilion w/4 Picnic Tables, Grill, Adult Fitness Station, Basketball Pad

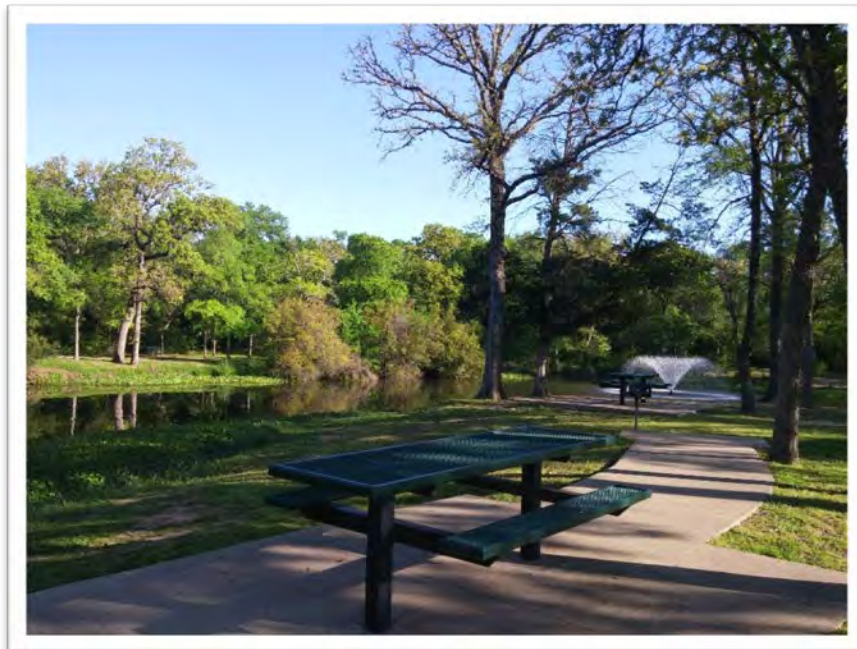


- **Opportunities for Improvement:** ADA Accessibility Improvements; backfill trail

SPRING LAKE PARK

Acquired through parkland dedication in 2000 from Bridlewood.

Spring Lake Park	
Park Type	Neighborhood
Location	4815 Windmill Lane
Acres	8.75
Condition	Very Good
Parking	Yes
Revenue-producing facilities	Pavilion
Major Amenities	Picnic Tables, Grills, Benches, Pavilion, Fishing Pond, Multi-Use Trail



- **Opportunities for Improvement:** Possible Adult Fitness Stations; Drainage/Sidewalk Improvements; Clear vegetation for casting area at pond

SPRING MEADOW PARK

Acquired through parkland dedication from Timber Creek Community.

Spring Meadow Park	
Park Type	Neighborhood
Location	4001 Spring Meadow Lane
Acres	3.91
Condition	Good
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Playground, Benches, Soccer Field



- **Opportunities for Improvement:** Add Irrigation, Pavilion w/1 picnic table, grill, trash receptacle, loop trail, and upgrade playground.

STATON OAK PARK

Acquired through parkland dedication in 1993 from Staton Oak Estates.

Staton Oak Park	
Park Type	Pocket
Location	3100 Staton Creek Road
Acres	1.47
Condition	Very Good
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Playground, Picnic Tables, Benches



- **Opportunities for Improvement:** Upgrade irrigation system.

STONE CREEK PARK

Acquired through parkland dedication from Stone Creek Addition in 1986.

Stone Creek Park	
Park Type	Neighborhood
Location	1400 Fuqua Drive
Acres	29.14
Condition	Fair
Parking	Yes
Revenue-producing facilities	Pavillion
Major Amenities	Playground, Picnic Tables, Grills, Benches, Basketball Pad, Pavillion, Soccer Field, Multi-Use Trail



- **Opportunities for Improvement:** Lifecycle replacement of park amenities; ADA Improvements; add irrigation; renovate/replace pavilion.

TEALWOOD OAKS PARK

Acquired through parkland dedication in 1995 from Tealwood Oaks.

Tealwood Oaks Park	
Park Type	Linear
Location	1900 Tealwood Blvd
Acres	2
Condition	Good
Parking	None
Revenue-producing facilities	None
Major Amenities	Playground, Picnic Tables, Grills, Benches, Multi-Use Trail



- **Opportunities for Improvement:** ADA accessibility especially in the southern portion of the park in the picnic area along the creek; upgrade bridges and all amenities; add pavilion with 2 picnic tables and grill; consider parking addition.

THRUSH PARK

Acquired through parkland dedication from Oakwood Estates in 1994 and Hilltop Estates in 1997.

Thrush Park	
Park Type	Neighborhood
Location	950 Sun Ridge Drive
Acres	7.51
Condition	Good
Parking	Yes
Revenue-producing facilities	Pavilion
Major Amenities	Playgrounds, Benches, Basketball Pad, Pavilion, Soccer Field, Multi-Use Trail



- **Opportunities for Improvement:** Update Master Plan and replacement of playground.

TIGER FIELD

School Park maintained by town.

Tiger Field	
Park Type	Sports Complex
Location	1900 Timber Creek Road
Acres	LISD
Condition	Good
Parking	Yes
Revenue-producing facilities	Athletic Fields
Major Amenities	Softball/Baseball Field



- Opportunities for Improvement:** Add a restroom facility and upgrade fencing (Located on LISD property but maintained by the Town. Funding must come from funding other than 4B sales tax.)

TIMBER CREEK PARK

Acquired through parkland dedication from Timber Creek Community Development in 1987.

Timber Creek Park	
Park Type	Neighborhood/Greenbelt
Location	1100 Timber Creek Road
Acres	21.05
Condition	Very Good
Parking	Yes
Revenue-producing facilities	None
Major Amenities	Playground, Picnic Table, Benches, Multi-Use Trail, Parking



- **Opportunities for Improvement:** Potential Butterfly Garden installation and additional picnic tables on concrete pads (ADA accessibility).

TIMBER TRAILS PARK

Acquired through parkland dedication from Timber Creek Trail Addition in 1985.

Timber Trails Park	
Park Type	Neighborhood/Greenbelt
Location	4401 Morriss Road
Acres	13.95
Condition	Under Construction
Parking	None
Revenue-producing facilities	None
Major Amenities	Parking, Maintained by BOA/HOA

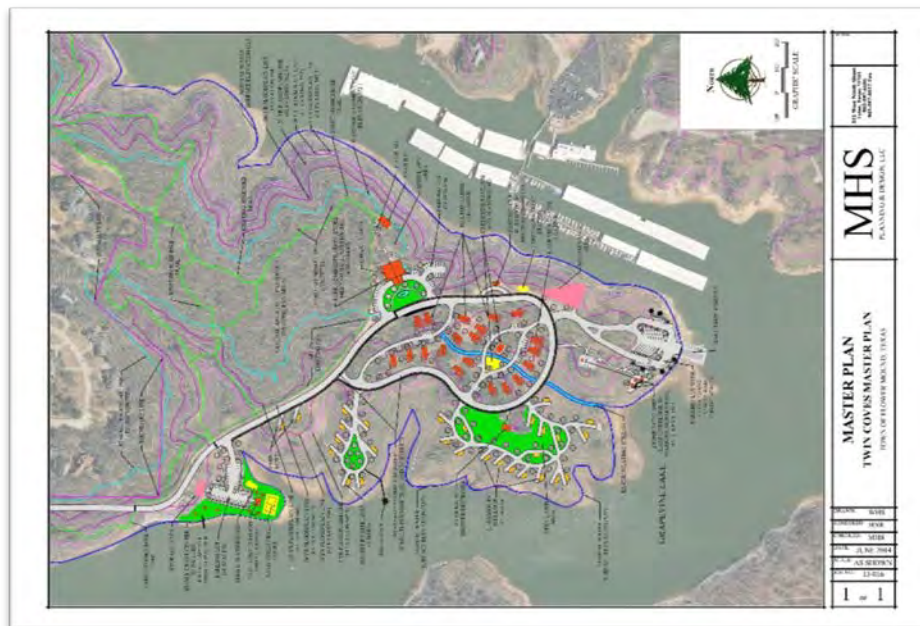


- **Opportunities for Improvement:** Currently under development.

TWIN COVES PARK

The park is currently closed as the Town repairs damage from the recent floods.

Twin Coves Park	
Park Type	Regional
Location	5001 Wichita Trail
Acres	243
Condition	Under Construction
Parking	Yes
Revenue-producing facilities	Campground, Concessions, Cabins, Pavilions
Major Amenities	Picnic Tables, Pavilions, Fishing Pier, Boat Ramp, Restrooms, Concession Stand, Fire Ring, Cabins, Playground, RV slips, Park Office, Kayak Launch/Fishing Pier, Restroom/Shower, Day Use Area, Stone Patio/Overlook Area, Multi-Use and Nature Trails, Parking Lot



- **Opportunities for Improvement:** Implement Master Plan.

WESTCHESTER PARK

Acquired through parkland dedication from Westchester in 1983.

Westchester Park	
Park Type	Community
Location	3901 Churchill Drive
Acres	16.12
Condition	Good
Parking	Yes
Revenue-producing facilities	Athletic Fields, Pavilion, Tennis Courts
Major Amenities	Playground, Picnic Tables, Grills, Benches, Pavilion, Basketball Pad, Softball/Baseball Fields, Multi-Use Trail, Tennis Courts, Parking Lot



- **Opportunities for Improvement:** Install restrooms; provide ADA accessibility, new backstop, improve parking lot, add splash pad, and backfill trails.

WEST WINDSOR PARK

Acquired through land purchase in 2010.

West Windsor Park	
Park Type	Greenbelt
Location	West Windsor
Acres	12.92
Condition	Good
Parking	None
Revenue-producing facilities	Pavilions
Major Amenities	Pavilions, Decomposed Granite Trail, Picnic Tables, Benches, Pavilion, Trailhead, Multi-Use Trail, Disc Golf Baskets



- **Opportunities for Improvement:** Landscape Beautification along trail and add parking.

WILKERSON PARK

Acquired through parkland dedication from many different developments. The park is the site of Flower Mound's first eight foot wide multi-purpose trail in 1990. It is named after the second mayor of Flower Mound William "Doc" Wilkerson, who was one of the founders of Flower Mound in 1961. He fought legally and rallied the residents of the ranching community against Irving annexing the land that eventually became Flower Mound.

Wilkerson Park	
Park Type	Greenbelt
Location	2880 Garden Road
Acres	59.58
Condition	Good
Parking	Yes
Revenue-producing facilities	Athletic Fields
Major Amenities	John Thomas Wildflower Preserve, Adult Fitness Stations, Playground, Picnic Tables, Grills, Benches, Softball/Baseball Fields, Trailhead, Multi-Use Trail



- **Opportunities for Improvement:** LED Light Upgrade for ballfield; backfill trails; drainage improvements; add landscaping and irrigation around parking lot, ADA Accessibility, upgrade benches in Wild Flower area, surfacing for adult fitness..

8.3.1 OPEN SPACE PARK INVENTORY

- **Bella Lago** – 9.07 acres (Open Space/Conservation Area). Acquired through parkland dedication from Bella Lago in January 2006. There are no amenities in this park.
- **Park Place** – 6.94 acres (Open Space). Acquired through parkland dedication in 1994 from the Estates of Park Place. No existing amenities in this park.
- **Waketon** – 2.15 acres (Open Space). Acquired through parkland dedication in 1996 from Timberview Estates West.
- **Whisper Creek** – 10.942 acres (Open Space). Acquired through parkland dedication in 2014 from Whisper Creek,

8.3.2 UNDEVELOPED PARK INVENTORY

- **Canyon Falls Park** - 10.76 acres (Future Community Park)
- **Dunham Ranch** - 22 acres (Open Space). Acquired by land purchase in 2016. Future location of athletic fields and possibly other amenities. The park is named after the Dunham Ranch previously located at this location.
- **Gibson-Grant Log Cabin Property** – 1.5 acres
- **Morriss Road Park** - 19.18 acres

8.4 PARK AND FACILITY NEEDS ANALYSIS

8.4.1 MEETING PARK AND FACILITY NEEDS

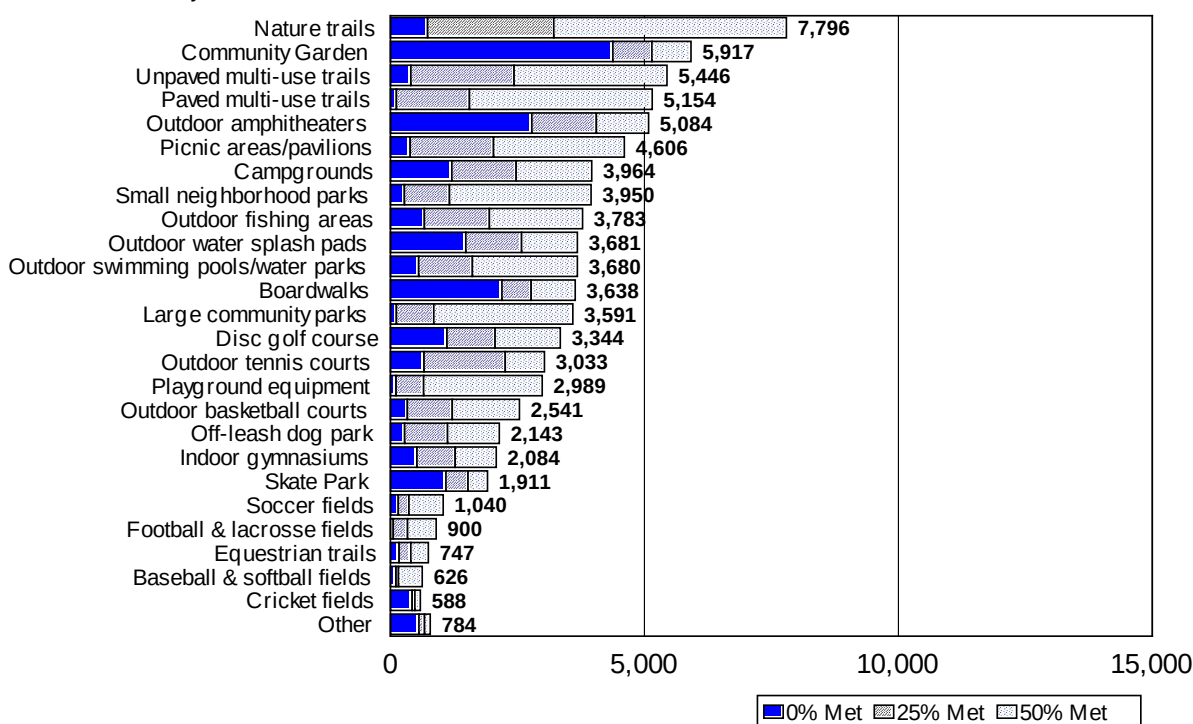
In reviewing the current facility offerings against the desired facility offerings of the community, there is great need to expand or add facilities.

Respondents were asked to identify if their household had a need for 25 recreation facilities and rate how well their needs for each facility were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest “unmet” need for various facilities.

- The three recreation facilities with the highest percentage of households that indicated a need for the facility were: small neighborhood parks (67%), paved multi-use trails (65%), and nature trails (63%). When ETC Institute analyzed the needs in the community, only one facility, small neighborhood parks, had a need that affected more than 15,000 households. ETC Institute estimates a total of 15,311 households in the Town of Flower Mound have unmet needs for small neighborhood parks. The estimated number of households that have unmet needs for each of the 25 facilities that were assessed is shown in the table on the following below.

Q9-3. Estimated Number of Households in the Town of Flower Mound Whose Needs for Parks and Recreation Facilities Are Only Being Met 50% or Less

by number of households based on 22,717 households in the Town of Flower Mound



Source: ETC Institute (2016)

8.5 PARK AND FACILITY PRIORITY RANKINGS

The purpose of the Park and Facility Priority Rankings is to provide a prioritized list of facility/amenity needs and recreation program needs for the community served by Flower Mound Parks and Recreation. This model evaluates both quantitative and qualitative data.

- Quantitative data includes the statistically-valid community survey, which asked residents to list unmet needs and rank their importance.
- Qualitative data includes resident feedback obtained in community input, stakeholder interviews, staff input, local demographics, recreation trends, and planning team observations.

As illustrated previously, a weighted scoring system is used to determine the priorities for parks and recreation facilities

These weighted scores provide an overall score and priority ranking for the system as a whole. The results of the priority ranking are tabulated into three categories: High Priority (top third), Medium Priority (middle third), and Low Priority (bottom third).

<u>Facility</u>	<u>Priority</u>
Paved multi-use trails	High
Small neighborhood parks	
Nature trails (paved and unpaved)	
Large community parks	
Outdoor swimming pools/water parks	
Outdoor amphitheaters	
Off-leash dog park	
Unpaved multi-use trails	
Community garden	Medium
Outdoor water splash pads	
Picnic areas/pavilions	
Outdoor tennis courts	
Playground equipment	
Indoor gymnasiums	
Outdoor basketball courts	
Disc golf course	
Outdoor fishing areas	
Soccer fields	Low
Campgrounds	
Skate park	
Baseball & softball fields	
Football & lacrosse fields	
Boardwalks	
Cricket fields	
Equestrian trails	

8.6 LEVEL OF SERVICE STANDARDS RECOMMENDATIONS

Level of Service (LOS) standards are guidelines that define service areas based on population that support investment decisions related to parks, facilities and amenities. LOS standards can and will change over time as the program lifecycles change and demographics of a community change.

PROS evaluated park facility standards using a combination of resources. These resources included: National Recreation and Park Association (NRPA) guidelines; recreation activity participation rates reported by the Sports & Fitness Industry Association's (SFIA) 2015 Study of Sports, Fitness, and Leisure Participation as it applies to activities that occur in the United States and the Flower Mound area; community and stakeholder input; and general observations. This information allowed standards to be customized to the Flower Mound Parks and Recreation Department.

These LOS standards should be viewed as a guide. The standards are to be coupled with conventional wisdom and judgment related to the particular situation and needs of the community. By applying these standards to the population of Flower Mound, gaps and surpluses in park and facility/amenity types are revealed. These standards should be used to inform decisions when planning to develop new parks, facilities, and amenities.

Currently, there are multiple needs to be met in Flower Mound to properly serve the community now and in the future. As can be seen on the following page, the Town of Flower Mound currently provides a total LOS of 14.31 acres of parkland per 1,000 residents. The planning team has recommended to increase the LOS standard of 15.78 acres/1,000 population as a goal. This means that as of today, the Town is deficient by 115 acres. To keep up with the projected population growth, the Town would need to add a total of 190 acres to the parks and recreation system by the year 2021 in order to

Flower Mound Level of Service Standards

2016 Inventory - Developed Facilities		Service Levels				2016 Facility Standards		2021 Facility Standards	
Park Type	Total Inventory	Current Service Level based upon population		Recommended Service Levels; Revised for Local Service Area		Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed
Pocket Parks	5.17	0.08	acres per 1,000	0.20	acres per 1,000	Need Exists	8 Acre(s)	Need Exists	10 Acre(s)
Neighborhood Parks	180.34	2.64	acres per 1,000	3.00	acres per 1,000	Need Exists	25 Acre(s)	Need Exists	41 Acre(s)
Community Parks	291.93	4.27	acres per 1,000	5.00	acres per 1,000	Need Exists	50 Acre(s)	Need Exists	77 Acre(s)
Regional Parks	243.00	3.56	acres per 1,000	4.00	acres per 1,000	Need Exists	30 Acre(s)	Need Exists	52 Acre(s)
Sports Complex	101.01	1.48	acres per 1,000	1.48	acres per 1,000	Need Exists	0 Acre(s)	Need Exists	8 Acre(s)
Specialty Parks	5.09	0.07	acres per 1,000	0.10	acres per 1,000	Need Exists	2 Acre(s)	Need Exists	2 Acre(s)
Greenbelt/Linear Parks	151.47	2.22	acres per 1,000	2.00	acres per 1,000	Meets Standard	- Acre(s)	Meets Standard	- Acre(s)
Undeveloped Acres	28.94	0.42	acres per 1,000	0.00	acres per 1,000	Meets Standard	- Acre(s)	Meets Standard	- Acre(s)
Total Park Acres	1,006.95	14.31	acres per 1,000	15.78	acres per 1,000	Need Exists	115 Acre(s)	Need Exists	190 Acre(s)
OUTDOOR AMENITIES:									
Shelters/Pavilions	27.00	1.00	site per 2,532	1.00	site per 3,500	Meets Standard	- Site(s)	Meets Standard	- Site(s)
Soccer Fields	19.00	1.00	field per 3,598	1.00	field per 4,000	Meets Standard	- Field(s)	Meets Standard	- Field(s)
Multi-Purpose Fields (Football, Cricket, etc.)	4.00	1.00	field per 17,089	1.00	field per 10,000	Need Exists	3 Field(s)	Need Exists	3 Field(s)
Ball Fields	29.00	1.00	field per 2,357	1.00	field per 3,000	Meets Standard	- Field(s)	Meets Standard	- Field(s)
Basketball Courts	13.00	1.00	court per 5,258	1.00	court per 10,000	Meets Standard	- Court(s)	Meets Standard	- Court(s)
Tennis Courts	6.00	1.00	court per 11,392	1.00	court per 6,000	Need Exists	5 Court(s)	Need Exists	6 Court(s)
Playgrounds	35.00	1.00	site per 1,953	1.00	site per 2,500	Meets Standard	- Site(s)	Meets Standard	- Site(s)
Dog Parks	1.00	1.00	site per 68,354	1.00	site per 40,000	Need Exists	1 Site(s)	Need Exists	1 Site(s)
Skate Park	-	1.00	site per #DIV/0!	1.00	site per 50,000	Need Exists	1 Site(s)	Need Exists	1 Site(s)
Sand Volleyball	-	1.00	site per #DIV/0!	1.00	site per 30,000	Need Exists	2 Site(s)	Need Exists	2 Site(s)
Paved Multi-Use Trails	59.90	0.88	miles per 1,000	0.50	miles per 1,000	Meets Standard	- Mile(s)	Meets Standard	- Mile(s)
Outdoor Pools	1.00	1.00	site per 68,354	1.00	site per 40,000	Need Exists	1 Site(s)	Need Exists	1 Site(s)
INDOOR AMENITIES:									
Recreation Center (Square Feet)	61,000.00	0.89	SF per person	2.00	SF per person	Need Exists	75,708 Square Feet	Need Exists	86,598 Square Feet

achieve the recommended standard.

CHAPTER NINE - CAPITAL IMPROVEMENTS

This section of the plan reflects the capital improvement recommendations that are necessary to fulfill the facility needs of the community. In order to plan and prioritize capital investments, the consulting team recommends that the parks and recreation department applies specific guiding principles that balances the maintenance of current assets over the development of new facilities. The departmental CIP framework is also utilized to determine and plan CIP projects and make budget decisions that are sustainable over time. These criteria (e.g., safety compliance, commitment, efficiency, revenue) and priorities are also focused on maintaining the integrity of the current infrastructure and facilities before expanding and/or enhancing programs and facilities.

The community, through this planning process, has indicated strong support for this concept of prioritization. Even with the indications of a modest economic turnaround, funding is not sufficient to take care of all existing assets and build new facilities.

The result is the recommendation to develop a three-tier plan that acknowledges a stark fiscal reality, leading to the continuous rebalancing of priorities and their associated expenditures. Each tier reflects different assumptions about available resources.

- **The Critical Alternative** has plans for prioritized spending within existing budget targets. The intention of this alternative is to refocus and make the most of existing resources with the primary goal being for the department to maintain services. The actions associated with the Fiscally Constrained Alternative address deferred maintenance at existing facilities and is funded through existing tax dollars.
- The **Sustainable Alternative** describes the extra services or capital improvement that should be undertaken when additional funding is available. This includes strategically enhancing existing programs, beginning new alternative programs, adding new positions, or making other strategic changes that would require additional operational or capital funding. In coordination with the Town Manager's Office and Town Council, the Parks and Recreation Department would evaluate and analyze potential sources of additional revenue, including but not limited to capital bond funding, partnerships, program income, grants, and existing or new taxes.
- The **Visionary Alternative** represents the complete set of services and facilities desired by the community. It is fiscally unconstrained but can help provide policy guidance by illustrating the ultimate goals of the community, and by providing a long-range look to address future needs and deficiencies. In this Master Plan, the Visionary Alternative addresses aging facilities to make improvements in operational effectiveness and the overall sustainability of the park and recreation system. Funding for visionary projects would be derived from partnerships, private investments and new tax dollars.

The following pages detail the recommended capital improvement projects – developed in conjunction with staff - for the three-tier spending plan.

9.1 CRITICAL RECOMMENDATIONS – MAINTAINING WHAT WE HAVE

This section outlines the projects that focus on the repair and lifecycle replacement of existing parks, facilities, and amenities.

CRITICAL PROJECTS (Repair Existing)			
Asset	Project Type	Brief Description	Years in which to be completed
Bluebonnet Park	Repair	Playground Replacement; Trail backfill trail. Improve irrigation on soccer fields.	1-5
Chinn Chapel Soccer	Repair	Playground Replacement	1-5
Colony Park	Repair	Irrigation improvements and tree planting. Renovate basketball court. Trail improvements including backfill. Level practice infield and replace backstop.	1-5
Cortadera Park	Repair	Dredge pond	1-5
Culwell Park	Repair	Upgrade playground surfacing. Renovate/upgrade perimeter sidewalk.	1-5
Gaston Park	Repair	Playground Replacement	
Gerault Park	Repair	Renovate/replace Pavilion w/4 picnic tables, electric outlets, barbeque grill, and trash receptacle; Playground replacement	1-5
Glenwick Park	Repair	Playground Replacement	1-10
Grand Park	Repair	Playground Replacement; backfill trail	1-5
Grove Park	Repair	Playground Replacement	1-5
Hideaway Park	Repair	ADA Accessibility	1-5
Jake's Hilltop Park	Repair	Partial pavilion conversion for maintenance purposes and scoreboards	1-5
Lakewood Park	Repair	Playground and Pavilion Replacement	1-5
Leonard Johns Park	Repair	ADA accessibility	1-5
Oak Park	Repair	ADA accessibility improvements and playground replacement	1-5
Parker Square Park	Repair	Lifecycle replacement of amenities	1-5
Peacock Park	Repair	Playground Replacement	1-5
Pecan Orchard Park	Repair	Playground Replacement	1-5
Rustic Timbers Park	Repair	Creek bank stabilization, ADA improvements, Upgrade playground surfacing, consider relocating play area out of the floodplain.	1-5
Shadow Ridge Park	Repair	ADA Accessibility Improvements; backfill trail	1-5
Spring Lake Park	Repair	Drainage/Sidewalk Improvements; Clear vegetation for casting area at pond	1-5
Spring Meadow Park	Repair	Playground Replacement	1-5
Staton Oak Park	Repair	Replace irrigation system	1-5
Stone Creek Park	Repair	Lifecycle replacement of park amenities including playground; ADA Improvements; add irrigation; renovate/replace pavilion	1-5
Tealwood Oaks Park	Repair	ADA accessibility especially in the southern portion of the park in the picnic area along the creek; upgrade bridges and all amenities	1-5
Thrush Park (west)	Repair	Playground Replacement	1-5
Wilkerson Park	Repair	backfill trails; drainage improvements;	1-5

9.2 SUSTAINABLE RECOMMENDATIONS – IMPROVING WHAT WE HAVE

Options described in this section provide the extra services or capital improvement that could be undertaken when additional funding is available to meet need(s) with a focus on enhancements to existing facilities. The following provides a summary of the sustainable options recommended by the consulting team.

SUSTAINABLE PROJECTS (Upgrade and Renovation)			
Asset	Project Type	Brief Description	Years in which to be completed
Bakersfield Park	Upgrade	LED lighting upgrade; parking lot lighting improvements; restroom and multi-purpose field lighting; add 5 picnic pavilions	1-10
Bluebonnet Park	Upgrade	Flower bed around signage needs improvement; park and trail connection is needed;	1-10
Canyon Falls Park	Upgrade	Master Plan	1-10
Chinn Chapel Soccer Complex	Upgrade	LED lighting upgrade; LED parking lot lighting improvements. ADA, drainage, and fencing improvements.	1-10
Community Activity	Expansion	Expansion of Community Center	1-10
Cortadera Park	Upgrade	Add loop trail to connect amenities, add irrigation, and add fencing between soccer field and pond.	1-10
Dunham Ranch	Upgrade	Update Master Plan	1-10
Dixon Park	Upgrade	Add picnic pavilion with two picnic tables, grill, and trash receptacle. Add “No Overnight Parking” signage.	1-10
Forest Park	Upgrade	Add ADA compliant picnic station.	1-10
Gaston Park	Upgrade	Master Plan	1-10
Gerault Park	Upgrade	LED lighting upgrade; parking lot lighting improvements. Regrade the north field, add a monument sign, and convert one field to synthetic turf.	1-10
Glenwick Park	Upgrade	LED lighting upgrade	1-10
Grand Park	Upgrade	Pavilion w/1 picnic table, electric outlets, barbeque grill, and trash receptacle.	1-10
Green Acres Farm	Upgrade	Master Plan	1-10
Heritage Park	Upgrade	LED parking lot lighting improvements; Restroom at Dog Park on the East side; Upgrade playground surfacing on West	1-10
Lawson Park	Upgrade	Wildflower improvements	1-10
Leonard Johns Park	Upgrade	Addition of restroom	1-10
Northshore Park	Upgrade	Add pavilion w/2 picnic tables, grill, trash receptacles, picnic/shade structures.	1-10
Peacock Park	Upgrade	Boardwalk with Bioswale for Environmental and Wildlife education	1-10
Post Oak Park	Upgrade	Restroom, interpretive signage; wayfinding signage; trail Improvements; remove stock pond; boardwalk improvements	1-10
Prairie Trail Park	Upgrade	Master Plan	1-10
Rheudasil Park	Upgrade	Implement Master Plan	1-10
Spring Lake Park	Upgrade	Adult Fitness Stations	1-10
Spring Meadow Park	Upgrade	Add Irrigation, Pavilion w/1 picnic table, grill, trash receptacle, loop trail,	1-10
Tealwood Oaks Park	Upgrade	Add pavilion with 2 picnic tables and grill; consider parking addition.	1-10
Timber Creek Park	Upgrade	Install Butterfly Garden and ADA Accessibility	1-10
Thrush Park	Upgrade	Master Plan	1-10
Tiger Field	Upgrade	Add a restroom facility	1-10
Timber Creek Park	Upgrade	Install Butterfly Garden and additional picnic tables on concrete pads (ADA Accessibility)	1-10
Westchester Park	Upgrade	Install restrooms; provide ADA accessibility, new backstop, improve parking lot, add splash pad, and backfill trails	1-10
West Windsor Park	Upgrade	Landscape Beautification	1-10
Wilkerson Park	Upgrade	LED Light Upgrade for ballfield; add landscaping and irrigation around parking lot.	1-10

9.3 VISIONARY RECOMMENDATIONS – DEVELOPING NEW OPPORTUNITIES

Recommendations described in this section represents the complete set of services and facilities desired by the community. It is fiscally unconstrained but can help provide policy guidance by illustrating the ultimate goals of the community, and by providing a long-range look to address future needs and deficiencies. The following new development and redevelopment projects have been identified as relevant to the interests and needs of the community and are relevant to the Town's focus because they feature a high probability of success.

VISIONARY PROJECTS (New, Significant Upgrades)			
Asset	Project Type	Project Title	Years in which to be completed
Park Development	NEW	Canyon Falls	1-5
Park Development	NEW	Dunham Ranch Recreational Area	1-10
Facility Development	NEW	Recreation Center - West Flower Mound	1-10
Facility Development	NEW	Tennis Center	1-10
Trail Master Plan	NEW	Update Trails Master Plan	6-10
Land Acquisition and Park Development	NEW	Mini/Pocket Parks - 10 acre	6-10
Land Acquisition and Park Development	NEW	Neighborhood Parks - 41 acres	6-10
Land Acquisition and Park Development	NEW	Community Parks- 77 acres	6-10
Land Acquisition and Park Development	NEW	Regional Parks - 52 acres	6-10

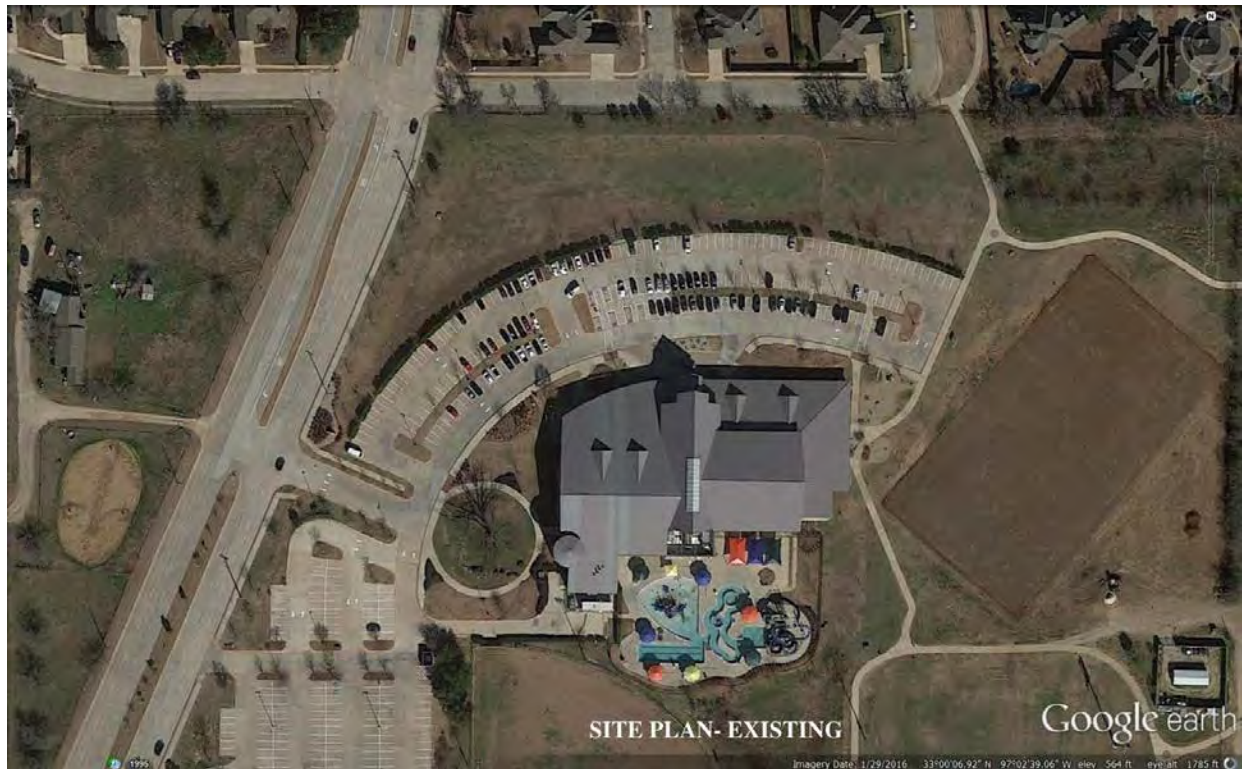
CHAPTER TEN - COMMUNITY ACTIVITY CENTER EXPANSION

10.1 ARCHITECTURAL PLANNING

The consulting team completed an on-site visit of the existing facility and surrounding property, documenting current facility program of spaces and parking availability. The facility was visited with staff who were familiar with the facility, equipment, and recent issues. The facility was reviewed for functionality of spaces, code issues, deferred maintenance and safety concerns.

10.2 EXISTING SITE

The Community Activity Center is located within Gerault Park adjacent to existing baseball complex. The CAC currently has 211 parking spaces associated with the facility. Another 249 parking spaces are directly adjacent to the ball fields. This allows flexibility for both facilities to accommodate parking needs for special events.



10.3 EXISTING BUILDING

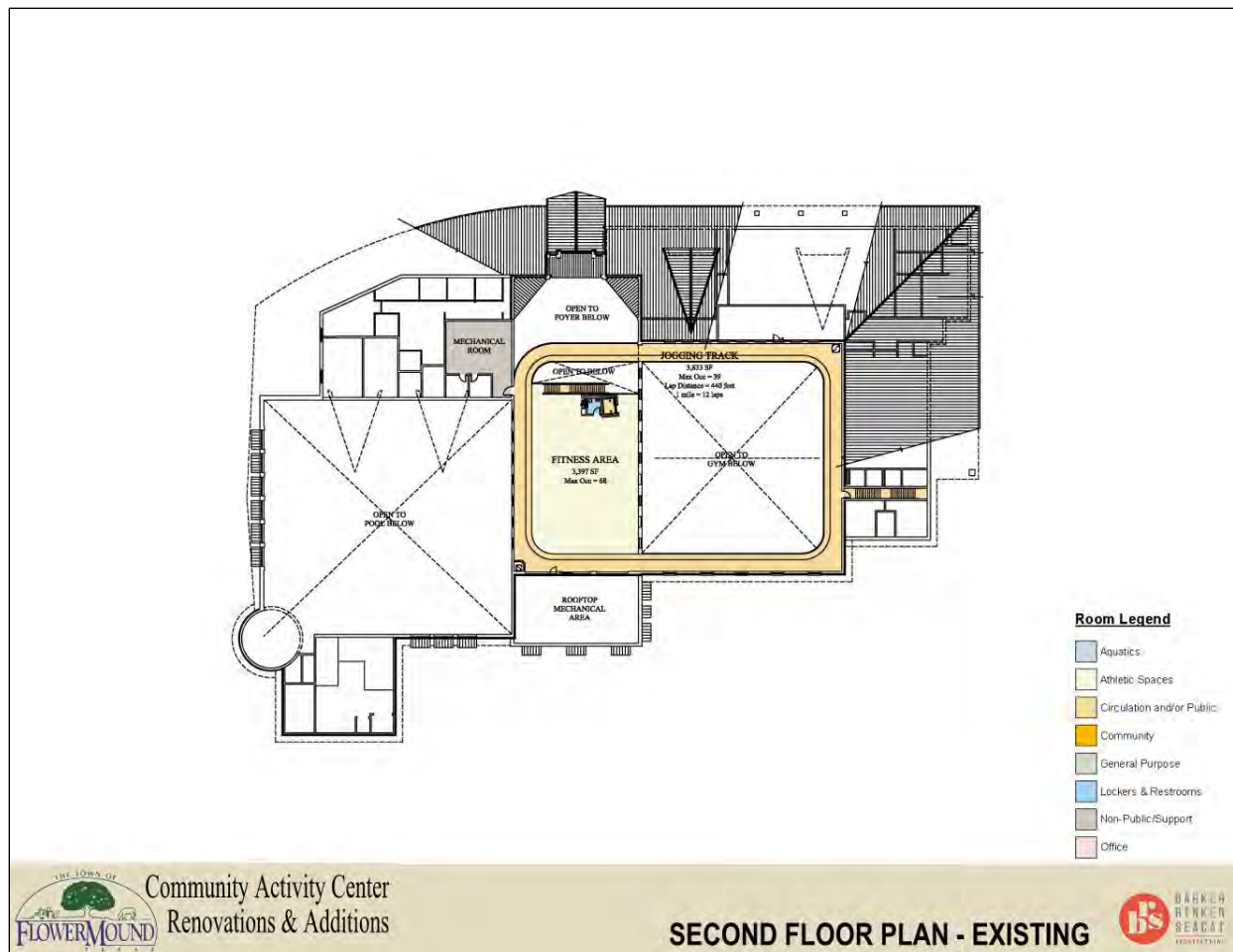
The existing CAC is a two level structure with a two-court gym, locker rooms, offices, child care, game room, group exercise studio, indoor lap pool with water slide, and meeting rooms on the first floor level. A cardio/weight room and walk/jog track are located on the second floor level.

The current Community Activity Center is approximately 61,000 SF and includes the following areas:

- Staff Offices
- Meeting Rooms
- Cardio - Weight Room
- Exercise Room
- Child Watch
- Teen Room
- Indoor Competition Pool
- Locker Rooms
- Two-Court Gym
- Concessions
- Outdoor Leisure Pool



10.6 EXISTING FLOOR PLAN – SECOND FLOOR



10.7 PROGRAM OF SPACE NEEDS

PROS Consulting conducted a survey of residents and the top desires for indoor recreation include the following priorities:

The assessment of the existing CAC by the design team and staff members identified the following areas for improvement for the Community Activity Center:

- Not enough exercise space
- Need more cardio and weight equipment
- Need additional office space
- Better utilization of indoor pool
- More outdoor pool amenities
- Child watch room too small
- Make conference room accessible to public
- Multipurpose rooms underutilized
- Provide larger venue for community use

<u>Program</u>	<u>Priority</u>
Adult fitness & wellness programs	High
Special events, i.e. concerts, movies, etc	
Nature programs/environmental education	
Adult continuing education programs	
Senior adult programs	
Youth sports programs	
Water fitness programs	Medium
Programs for teens	
Youth summer camp programs	
Adult art, dance, performing arts	
Tennis lessons & leagues	
Adult sports programs	
Youth learn to swim programs	Low
Travel programs	
Before & after school programs	
Youth art, dance, performing arts	
Youth fitness & wellness programs	
Programs for people with disabilities	
Preschool programs	

10.8 PROPOSED RECOMMENDED IMPROVEMENTS

Based on the survey of residents and meetings with the staff, the following are recommendations to address the needs and desires of the community:

10.8.1 ARCHITECTURAL INTEGRITY AND FINISHES

- Enhance existing spaces and aesthetics
- Fresh approach on color pallet and interior theme
- Improved lighting
- Interior finishes and materials to be updated/refreshed throughout

10.8.2 BUILDING PROGRAM AND LAYOUT EFFICIENCY

After a review of the existing program spaces, the following areas were noted as deficient:

- The current office suite does not accommodate the current staffing needs
- The Cardio-Weight Room is undersized and crowded
- There is currently only one true exercise space in the facility
- The current Child Watch Room is too small and poorly located
- The current Lobby is oversized and inefficient
- Re-purpose program old spaces to provide additional opportunities
- Create additional office space within the existing building on the 2nd floor
- Relocate fitness room to first floor and expand floor space
- Renovate existing spaces utilized as rentable space – meeting rooms and new party room
- Expand the Child Watch Room and relocate close to main entrance
- Create new programming space within existing building
- Add new program space to include one additional gym, group exercise rooms and special events space
- Add a new indoor pool for younger children west of the existing pool.
- Update restrooms, lobby, and other public spaces with new furniture, flooring, and televisions
- Reorganize existing floor plan for efficiency and flow

10.8.3 BUILDING SITE

- Expand parking to accommodate the additional programming space
- Reorient the existing turf field to accommodate the building expansion.
- Provide a drop off near the new entry to the community spaces

10.8.4 BUILDING CODE RECOMMENDATIONS

The local and national building codes have changed since the facility was designed and constructed under the 2003 codes. As the facility is modified and new spaces are created, the existing building life safety requirements must be updated to comply with the latest adopted codes.

In addition, the Texas Accessibility Standards were updated in 2012. Modifications throughout the facility must be upgraded to comply with these requirements.

10.9 PROPOSED RENOVATIONS AND ADDITIONS

The concepts presented in this section provide the proposed added program spaces reviewed with staff to provide the level of service desired by the Town of Flower Mound. The concepts presented are simply recommendations, and any final concepts would include a process to confirm the proposed recommendations and assumptions.

The expansion concept design envisions repurposing the office space and enclosing the existing covered area adjacent to the offices to create a new 5,300 SF Cardio-Weight Room. The Lobby control desk will be replaced with a smaller control desk to create lounge or office space within the lobby. The current Child Watch room will be relocated near the front entrance and expanded to provide a more space. The Teen/ Game Room will be relocated further east to accommodate the relocation of the Child watch room. The current meeting rooms will be reconfigured to allow for the relocation and expansion of the child watch. The current child watch will be repurposed into a catering kitchen for the community rooms.

With the relocation of the Cardio-Weight Room to the first floor, the entire 3,150 SF space on the second level will be converted to office space for the current staff. The track will remain and access will be continued by both stair and elevator.

A gym addition south of the current gym will allow for one more court. Storage will be added for this area as well. A new 6000 SF indoor pool for younger children will be added west of the existing pool to provide activities currently not available to this age group.

East of the existing CAC, new group exercise space along with special events hall is proposed to address the shortage of exercise space and provide rentable space for community events and programs. A secondary entry for the special events hall will be created for event use and after hour programming, allowing the CAC to operate independently. The community rooms are intended to serve a wide variety of functions including meetings, classes, small community performances and receptions. The rooms can be combined by opening movable acoustic partitions for a space that accommodates 240 in banquet style seating. Adjacent to the community room/ event hall will be a catering kitchen to maximize the flexibility of the use and service of these spaces

Approximately 120 parking spaces will be added to accommodate the increase in the building area to comply with the Town of Flower Mound requirements. Additional study will be required by a civil engineer to determine the impact to the existing detention pond.

10.9.1 PROPOSED SITE PLAN

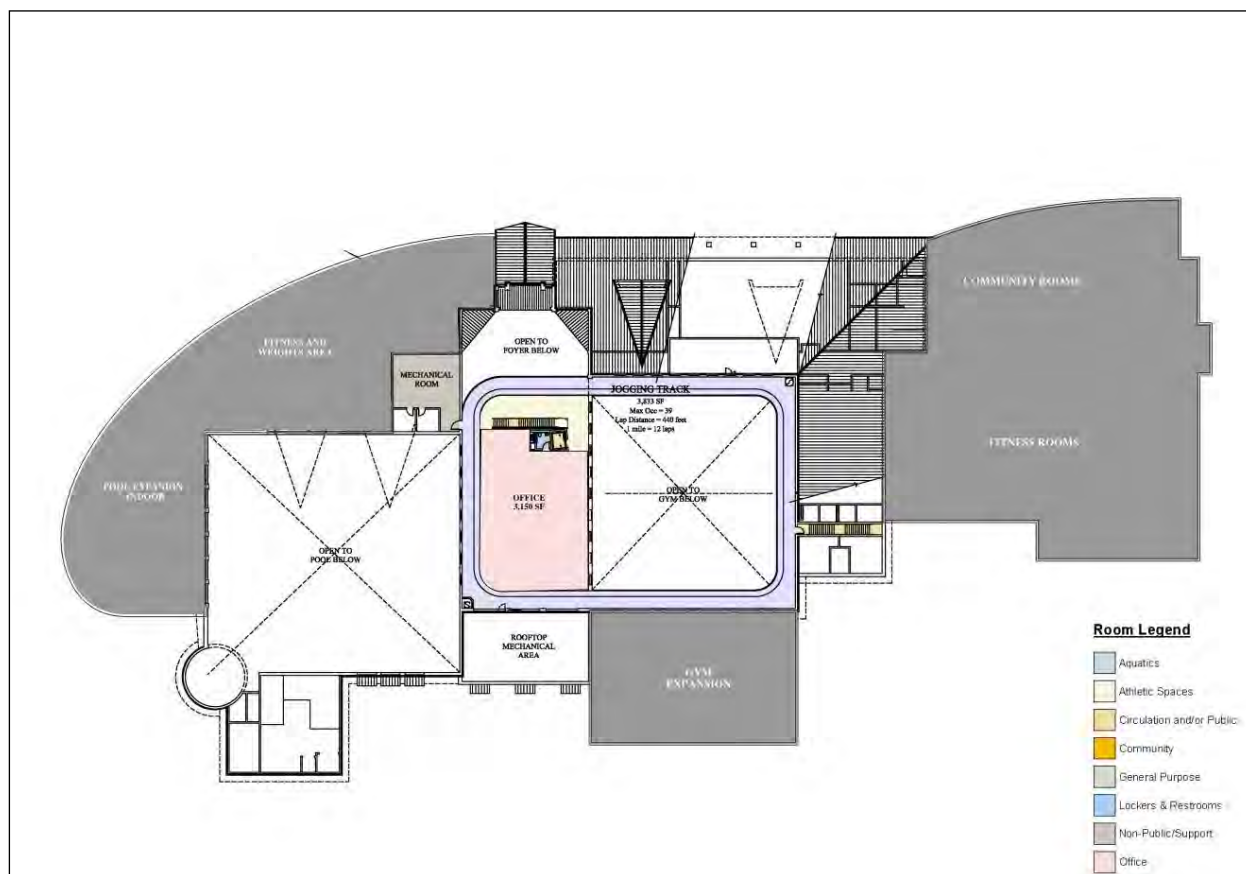


Community Activity Center
Renovations & Additions

SITE PLAN - OPTION 3



10.9.3 PROPOSED FLOOR PLAN – SECOND FLOOR



10.10 SUMMARY OF RENOVATIONS AND EXPANSION OF CAC

- Current Community Activity Center – 61,000 square feet
- Area of renovation – 16,655 square feet
- Expansion – 39,619 square feet
- Total Community Activity Center after renovations and expansion – 100,619 square feet

An operational business plan for the renovated and expanded Community Activity Center is provided as a separate document.

CHAPTER ELEVEN - FUNDING OPTIONS

In order to continue to build and maintain the parks and recreation system, funding should be pursued for operations and capital improvement projects, such as those presented in this section.

New, sustainable funding sources are essential to implementing a capital improvement plan. There is substantial potential for increasing revenues for the parks and recreation system while still providing affordable recreation opportunities. The following are high level funding options that should be vetted as the department updates its Master Plan and develops a one to ten year capital improvement program in 2016:

11.1 FUNDING SOURCES FOR FISCALLY CONSTRAINED PROJECTS

11.1.1 COMMUNITY AND PARKS FOUNDATION

The People's Parks and Recreation Foundation is a joint-development funding source or operational funding source between a foundation and a government agency. The foundation operates as a non-profit organization, working on behalf of the public agency to raise needed dollars to support its vision and operational needs.

The dollars raised by the foundation are tax-exempt. Foundations promote specific causes, activities, or issues that a park-and-recreation system needs to address. They offer a variety of means to fund capital projects, including capital campaigns, gifts catalogs, fundraisers, endowments, sales of park-related memorabilia, etc.

Private donations may be received in the form of cash, securities, land, facilities, recreation equipment, art, or in-kind services. Donations from local and regional businesses as sponsors of events or facilities should be pursued.

11.1.2 FRIENDS ASSOCIATION

Friends associations are a foundation that typically are formed to raise money for a single purpose, such as a park facility or program that will better the community as a whole and, at the same time, meet special interests.

11.1.3 CORPORATE AND PERSONAL LEAD GIVING

Corporate and personal giving involves the department seeking corporate lead funds or personal lead gifts via a foundation partner or through personal contacts that are used to catalyze wider giving in support of a specific project or operation. The lead donations set the precedent for additional giving over a period of one year up to five years. Often those who have given or pledged contributions are invited to a recognition event, which may include additional opportunities for contribution through auctions, for example.

11.1.4 DONATIONS

Private donations are a popular form of fundraising by public agencies, particularly for facilities and services that are highly visible and valued by the public. Donations can be channeled through a foundation or conservancy aligned with the parks and recreation system's priorities. Donations can be made through one or more of the following methods:

- Donations of cash to a specific park or trail segment by community members and businesses

- Donations of services by large corporations to reduce the cost of park or trail implementation, including equipment and labor to construct and install elements of a specific park or trail
- Reductions in the cost of materials purchased from local businesses that support parks and trails implementation, and can supply essential products for facilities

11.1.5 PARTNERSHIPS – DEVELOPMENT AND/OR OPERATION

Partnerships are joint-development funding sources or operational funding sources formed from two separate agencies, such as two government entities, a non-profit and a public agency, or a private business and a public agency. Two partners jointly develop revenue-producing park and recreation facilities and share risk, operational costs, responsibilities, and asset management based on the strengths of each partner.

11.1.6 USER FEES

User fees are fees paid by a user of recreational facilities or programs to offset the costs of services in operating a park or a recreation facility, or in delivering programs. In Flower Mound, facility usage is underpriced. A perception of “value” needs to be instilled in the community for the benefits the agency is providing to the user for exclusive use. Future fees could be charged by the agency based on cost-recovery goals for the parks and core recreation services, based on the level of exclusivity the user receives compared to the general taxpayer. The consultant highly recommends that user fees for programs and facilities continue to be charged in order to create value and provide operational revenues.

11.1.7 RECREATION SERVICE FEES

This is a dedicated user fee, which can be established by local ordinance for the purpose of constructing and maintaining recreation facilities. The fee can apply to all activities that require a reservation. Examples of such activities include adult basketball, volleyball, tennis, and softball leagues, youth baseball, soccer, football and softball leagues, and special-interest classes. The fee allows participants an opportunity to contribute toward the upkeep of the facilities being used.

11.1.8 PARK REVOLVING FUND

This is a dedicated fund replenished on an ongoing basis from various funding sources such as grants, sponsorships, advertising, program-user fees, and rental fees within one or more parks. The agency could establish a revolving fund to supported maintenance at multiple parks.

11.1.9 ADVERTISING SALES

Advertising can occur with trash cans, playgrounds, dog parks, trails, flower pots, and as part of special events to pay for operational costs.

11.1.10 MAINTENANCE ENDOWMENT FUND

This is a fund dedicated exclusively for a park’s maintenance and is funded by a percentage of user fees from programs, events, and rentals. The fee is paid by users and is added to a dedicated fund for facility and equipment replacement, such as fitness equipment, water slides, lights, artificial turf, and park-maintenance equipment.

11.1.11

11.2 FUNDING SOURCES FOR SUSTAINABLE PROJECTS

Each of these sources can be evaluated in more detail to determine the level of funding they would yield if pursued aggressively.

11.2.1 CAPITAL IMPROVEMENT FEES

Many park-and-recreation systems add a capital-improvement fee onto an existing user fee when they develop or enhance major recreation facilities. This is usually applied to golf courses, aquatic facilities, recreation centers, ice rinks, amphitheaters, and special-use facilities like sports complexes. The dollars gained either offset the cost of the capital improvement or the revenue bond that was used to develop or enhance the special-use facility. Once the capital improvement is paid off, the fee typically expires and is discontinued.

11.2.2 GRANTS

The grant market continues to grow annually. Grant writers and researchers are essential if the Department is to pursue grants. Matching dollars are required for most federal grants and many state grants. The types of grants available to the Department include:

- Safe Routes to Schools
- Federal Transportation Enhancement Grants (FHWA)
- Land and Water Conservation Fund (LWCF) Grants
- Community Development Block Grants (CDBG)
- HUD Block Grants for Environmental Review (HUD)
- Economic Development Administration (EDA) Grants
- Storm-water grants that limit the storm-water runoff in and through parks
- Trail Enhancement Grants for regional trails systems
- Development grants from community foundations to support specific park projects
- Redevelopment grants to support parks and facilities that will increase revenue from the enhanced value of property or from activities that create sales and tourism taxes

11.2.3 DEVELOPER CONTRIBUTIONS TO PARKS AND TRAILS

Many municipalities seek developer contributions for parklands and also for the development of trails that run through the property being developed. The developer perceives the enhanced value such improvements mean for her or his development. Park or trail dedication as a requirement of subdivision development is a reliable means for maintaining equity of access to parks and trails.

11.2.4 IRREVOCABLE REMAINDER TRUSTS

These trusts are established for individuals who typically have more than \$1 million in wealth. They agree to leave a portion of their wealth to a park-and-recreation system in a trust fund that grows over

time. The system is able to use a portion of the interest to support specific facilities or programs that are designated by the trustee.

11.2.5 PARK, OPEN SPACE, AND TRAIL BOND ISSUES

Agencies typically seek park bonds to meet park-related needs. The key is to use debt financing through bonds to address needs that are both unmet and clearly a community priority. It is best to propose a capital-bond project that serves a variety of users and needs. Even in the worst economic downturn, bond issues have been passing because communities are the direct recipient of the money, and it benefits families on a personal basis.

11.3 FUNDING SOURCES FOR VISION PROJECTS

11.3.1 CAPITAL IMPROVEMENT FEES

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- Trail Enhancement Grants for regional trails systems
- Development grants from community foundations to support specific park projects

- Redevelopment grants to support parks and facilities that will increase revenue from the enhanced value of property or from activities that create sales and tourism taxes

11.3.4 SALES TAX

One potential funding source for the parks and recreation system is an additional percentage sales tax that is committed to maintaining park sites, infrastructure, recreational fields, and trails. The advantage of a sales tax is that it collects revenues from both residents and non-residents who do business in Flower Mound.

11.3.5 DEDICATED MILLAGE

This source provides the opportunity for the park-and-recreation system to demonstrate how well it is meeting the community's needs through a voter-approved millage. In the last five years in the United States, 93% of all park-related bond and millage issues have passed. Communities demonstrate the value of parks when given the opportunity to vote on an increase.

11.4 OTHER FUNDING SOURCES

11.4.1 LEASE BACKS

This is another source of capital funding wherein banks or private placement-fund companies develop a park or recreation attraction, complex by buying the land, developing a recreational attraction, and then leasing it back to the agency to pay off the land or capital costs over a 30- to 40-year period. Agencies may find this source attractive because typically they can increase operational budgets more easily than finding capital dollars to pay off the lease over a set period of time.

11.4.2 FRANCHISE FEE FOR UTILITY RIGHT-OF-WAYS

Many agencies have sold the development rights below the ground to utility companies for fiber optic lines, water, sewer, electricity lines, and cable conduits on a linear-foot basis. King County in Washington (Seattle) sold the development rights below its greenway network and generates \$300,000 a year from the utilities involved.

11.4.3 CATERING PERMITS AND SERVICES

This allows caterers to work in the park-and-recreation system on a permit basis with a set fee or a percentage of food sales returning to the department. Many departments have their own catering-service contracts and receive a percentage (10-15%) from the sale of food and drinks. This may be most suitable for large or special events occurring on publicly-owned properties. Another form of fee income is the temporary business license.

11.4.4 PRIVATE CONCESSIONAIRES OPERATING WITHIN A LAND LEASE

Contracts with private businesses to provide and operate desirable recreational activities provide compensation to the agency through a land lease. Contractors may include coffee shops, grill and food concessions, small restaurants, ice cream shops, bicycle shops, farmers markets, and small businesses. Land leases are usually based on 15% of the value of the land plus a percentage of gross revenues from the contractor on an annual basis.

11.4.5 TAX-ALLOCATION OR TAX-INCREMENT FINANCING DISTRICT

Commonly used for financing redevelopment projects, a Tax Allocation District (TAD) or a Tax Increment Financing (TIF) District involves the issuance of tax-exempt bonds to pay front-end infrastructure and eligible development costs in partnership with private developers and local businesses that benefit from the improvement. As development occurs in Flower Mound, the tax increment” resulting from redevelopment projects is used to retire the debt that was issued to fund the eligible redevelopment costs. The public portion of the redevelopment project funds itself using the additional taxes generated by the project. TADs or TIFs can be used to fund park improvements and development as an essential infrastructure cost. This approach works well in downtown redevelopment, regional park improvements, and in trail development. The City of Valparaiso, Indiana, has used this funding source extensively for redevelopment of its downtown area and pathways system.

CHAPTER TWELVE - STRATEGIC IMPLEMENTATION MATRIX

The consultant synthesized its findings to develop a framework of strategic recommendations for the Town of Flower Mound Parks and Recreation Department. The Community Values Model features recommended strategies that align with four major categories of best practices: Park Land and Trails, Facilities, Programming and Operations and Staffing.

The Community Values Model should be evaluated and refined as political and economic circumstances shift and be used to validate the vision and mission of Flower Mound. A complete implementation plan matrix, including tactics, accountability, timelines and performance measures, has been provided as a separate document.

Community Vision for Park Land and Trails Community Mandates	
Create Great Parks and Trails that create a sense of place that makes living in Flower Mound the place to be.	
Strategy	Develop a network of parks, trails and open spaces that protects the natural areas in Flower Mound, connects to population centers that will support the needs of all residents through well designed parks and recreation amenities.
Strategy	Develop creek trails along streams that run through Flower Mound.
Strategy	Develop hard surface trails that create a network of accessibility and equity.
Strategy	Adopt Design Principles for each type of park (neighborhood, community, regional, special purpose) to guide landscape architects and design architects to follow and for the operational staff to follow when the amenity or park is developed.
Strategy	Determine which parks are the Signature Parks that are defined as parks that frame the highest quality of land management maintenance and park related services that everyone in the community can identify with its purpose for recreation and in selling the quality of life aspects for living in Flower Mound.
Strategy	Ensure Healthy Biodiversity.
Strategy	Establish a lifecycle asset management plan for the Department.
Strategy	Create a Trails Master Plan to follow the Parks, Recreation and Open Space Master Plan process to highlight updating existing trails, increasing access and connectivity but adding new trails to developing areas in the Town.
Strategy	Encourage to be funded and built in appropriate areas of the Town and to be maintained by private entities

Community Vision for Facilities	
Create signature recreational facilities that support all ages and make living in Flower Mound the best place to live, work, and play.	
Strategy	Update the CAC to support a higher level of users to keep up with the demands of residents
Strategy	Consider developing plans for a future community center on the west end of Flower Mound to support the resident needs that exists today and in the future.
Strategy	Create recreation amenities desired by the community as it applies to the future approved level of service standards in the Master Plan
Strategy	Consider program themes for park and facility updates to maximize use and value
Strategy	Consider updating existing parks to maximize use for residents to increase basic amenities



Community Vision for Programming	
Increase community participation in programs to 35%.	
Strategy	Refine core program services in Outdoor Adventure and Recreation, Wellness/Fitness, After School, Tennis, Arts and Teens
Strategy	Track program lifecycles of programs and drop programs in their down cycle by adding new programs to take their place
Strategy	Develop additional senior programs in Arts, Travel and Fitness and Wellness
Strategy	Create more marketing strategies to inform the community of the services provided
Strategy	Develop a yearly program plan specifically for the core program areas across the Town not just at the CAC and Senior Center
Strategy	Create equitable partnerships across the system with sports and not-for-profit groups
Strategy	Continue to grow the department's marketing and outreach to target current and potential users through additional mediums and Web 2.0 technology
Strategy	Create a stronger volunteer system that builds advocacy and support for the park and recreation system
Strategy	Continue to develop special events as a core service and economic tool for the Town

Community Vision for Operations and Staffing	
Empower and prepare the Department	
Strategy	Ensure job descriptions are reviewed and updated and a complete salary assessment is done every five years to meet pay levels that keep staff salaries competitive
Strategy	Institute demonstrated management practices and measure performance in parks and recreation services.
Strategy	Create a dedicated funding source to support operations and maintenance
Strategy	Allow the Department to keep revenues earned to support operational cost
Strategy	Develop earned income opportunities to support capital and operational needs
Strategy	Seek to become 40% self-supporting from user fees, permits, reservations, earned income and effective partnerships
Strategy	Develop a long term financial plan for the department that is consistent with the goals of the Town and supports the initiatives and strategies reflected in the Master Plan to ensure long term sustainability

CHAPTER THIRTEEN - CONCLUSION

The Town of Flower Mound Parks, Recreation and Open Space Department Master Plan was developed to provide the organization a roadmap for the future using knowledge gained from an excellent legacy of history and current day practices. The planning process incorporated a comprehensive series of discovery and analysis strategies to understand the workings of the organization and included a strong community engagement process.

The Parks, Recreation and Open Space Master Plan includes a system-wide approach for accomplishing short and long-term goals, initiatives, tactics and measurements to ensure that as the Town grows in population that the Department does so as well – effectively, efficiently and sustainably – while providing world-class services, programs, parks, and facilities to the community for many years to come.

