

**AGENDA**

**FLOWER MOUND TOWN COUNCIL REGULAR MEETING;  
AND WORK SESSION**

**1/14/2021**

**VIA VIDEOCONFERENCE**

**6:00 P.M.**

**[CLICK HERE](#) FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING**

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An agenda information packet is available online at [www.flower-mound.com/AgendaCenter](http://www.flower-mound.com/AgendaCenter)  
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Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or video conference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The Town of Flower Mound Town Council meetings will be temporarily held via video conference. A recording of the meeting will be available the following day at <https://www.flower-mound.com/fmtv>, look for the "Town Council Archive" menu.

**A. CALL MEETING TO ORDER**

**B. INVOCATION**

**C. GENERAL PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the Town Council. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

**[CLICK HERE](#)** to submit general public comments

**D. REGULAR ITEM**

1. Hound Mound Parking & Restroom Project- Discuss and consider possible modification(s) to the design and approved construction contract of the Hound Mound Parking and Restroom project Capital Improvement Project (CIP).

**E. WORK SESSION ITEM**

1. Furst Ranch- Presentation and discussion regarding the Furst Ranch development project.

**F. CLOSED MEETING**

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, for consultation with attorney, as follows:

- a. Consultation with Attorney.

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.

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**G. RECONVENE MEETING**

The Town Council to reconvene into an open meeting to take any action deemed necessary as a result of the closed meeting.

**H. ADJOURN MEETING**

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: January 11, 2021, at 2:40 p.m., at least 72 hours prior to the scheduled time of said meeting.

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**Theresa Scott, Town Secretary**

Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Theresa Scott, Town Secretary, at 972.874.6076.



## TOWN COUNCIL AGENDA ITEM NO. 1

### REGULAR ITEM

**DATE:** January 14, 2021

**FROM:** Debra Wallace, Interim Town Manager/CFO  
Chuck Jennings, Parks and Recreation Director

**ITEM:** **Discuss and consider possible modification(s) to the design and approved construction contract of the Hound Mound Parking and Restroom Capital Improvement Project (CIP).**

**BACKGROUND INFORMATION:** The Hound Mound dog park at Heritage Park is a part of the Town's largest community park. Heritage Park is a 79-acre park which was completed in four phases. The Hound Mound dog park opened in January 2016 during Phase II.

Since the Hound Mound dog park opened, residents have requested a restroom facility and additional parking spaces as the parking lot fills up quickly on nice weather days and during peak times. Users of the dog park are parking in the grass and across Garden Ridge Blvd with no safe route to cross the street with their dog(s).

Project Timeline:

|                 |  |
|-----------------|--|
| <b>Mar 2017</b> | Heritage Park Improvements were listed as a Sustainable Recommendation in the Parks and Trails Master Plan Update. The project included the addition of a restroom facility at the dog park and LED parking lot lighting improvements.   |
| <b>Jun 2017</b> | Parks Board recommended the project to be included in the Town's Five-Year CIP and funded in FY20-21.  |
| <b>Apr 2019</b> | Town Council requested the additional parking be added and included in FY 19/20 CIP Budget for funding. The project was escalated due to the lack of parking spaces during busy times and safety concerns related to residents and their dogs safely crossing Garden Ridge Blvd. |
| <b>Sep 2019</b> | Town Council adopted and approved the CIP Budget with the Hound Mound Parking and Restroom project to be funded in FY19-20.  |
| <b>Feb 2020</b> | Town Council approved the design contract in the amount of \$73,750 for the design of the project.   |
| <b>Aug 2020</b> | Town Council approved CIP amendment due to increased costs based on probable cost estimates. Total project cost \$810,000.   |
| <b>Sep 2020</b> | Design amendment approved via manager communication for required additional services \$8,975. Total design contract \$82,275.  |
| <b>Nov 2020</b> | Town Council approved the construction contract in the amount of \$598,945.  |
| <b>Dec 2020</b> | Notice to proceed planned for January 11, 2021; postponed to January 19, 2021.   |

**BOARD REVIEW/CITIZEN FEEDBACK:** See background section.

**ALTERNATIVES/OPTIONS:** Recently suggested alternatives were reviewed by staff and input previously provided in attachment. Options are:

1. Cancel project
  - a. Continued parking issues and unsafe pedestrian crossing
  - b. Removal of a recommended project in the approved Parks and Trails Master Plan
2. Redesign project to include only restrooms and LED parking lot light upgrades
  - a. Continued parking issues and unsafe pedestrian crossing
3. Delay project
  - a. An option; however, a delay would typically be to discuss alternatives which have already been discussed
4. Continue project as designed

**FISCAL IMPACT:** Dependent if option 1, 2, or 3 selected

1. Cancel project
  - a. \$96,000 for design and contract costs to date
2. Redesign project to include only restrooms and LED parking lot light improvements
  - a. \$82,275 for design and additional design cost to redesign. Also, possible increase in cost due to delay. Contract pricing only valid for 120 days from bid. Contractor stated they could hold their prices but no guarantee on electrical subcontractor
3. Delay project
  - a. Possible increase in cost (reasons mentioned above)

**Finance Review by:** Debra Wallace, Interim Town Manager /CFO *DW*

Total project cost is \$810,000. Funding sources: Other \$300,000 and Park Development Fees \$510,000

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Definition of Community Park – pg. 114 of 2017 Park Master Plan
2. List of citizen comments/staff responses previously provided including follow up responses

**DRAFT MOTION:** Dependent on council direction

## 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, re-servable picnic shelters, sports courts, permanent restrooms with drinking fountains, large turf 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.

- 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.
- Size of park: Typically 10 to 100 acres

**Citizen comments & Staff responses  
(previously provided; including follow up responses)**

**Comment** Extend the existing Hound Mound parking lot on the west side of garden ridge towards Spinks Road

**Response** Staff briefly discussed options on that side; but trying to expand the parking lot to the south towards Spinks Rd. would require lots of earth work and retaining walls due to the major elevation changes in that area. Installing the existing south access drive involved lots of fill and retaining walls and it only gets worse the further south you go. Trying to add parking on the north side of the dog park would have severely cut into the large dog park area. And we wouldn't be able to get as many parking spots if we kept it on that side of Garden Ridge. Also, the problem would still exist with people parking on that east of Garden Ridge and crossing the roadway. We were unable to figure out how to get 20 or more spots on the west side.

**Comment** Environmental impacts: This will further reduce the green belt behind the Creekside at Heritage Park Phase III, causing more trees to be removed. The new parking lot / restrooms will also further increase the noise and light pollution at Heritage Park.

**Response** The plans show that eight trees are being removed to clear space for the parking lot, but there is still a 140ft heavily treed buffer zone between the start of the new entry drive and the back of the homes. The new parking lot will provide access to the west and east sides of Heritage Park while addressing the biggest need which is additional parking for the dog park. The dog park parking lot constantly fills up and people park on the grass and across Garden Ridge where the new parking lot will go. Having the new parking lot and signalized/signed crosswalk will make this much safer for patrons of the dog park. Right now, people are backing out into Garden Ridge when leaving, parking in areas not designed for parking, and crossing the roadway with pets without assistance or notice to approaching vehicles. The restroom structure will be located where the current port-a-lets (2) are located providing a much nicer look and easier access for patrons especially folks with disabilities. Regarding additional light pollution, it will have one light on the front and one on the back. This restroom facility matches the one located in Heritage Park by the performance pavilion. The door locks will be controlled by a timer and not open after dog park hours.

**Comment** The reduced green belt area will also negatively impact property values in the community.

**Response** Staff doesn't feel the addition of a small parking lot will have any effect on their home values. They will still be higher due to the proximity to the community park.

**Comment** Increased potential for Drugs/Illegal activities: Adding another parking lot at heritage park which is not monitored or well-lit is going to cause increased potential for drugs and other illegal activities in the neighborhood. There have been recent instances at the Hound Mound that the FMPD has investigated in recent past. For example: <https://www.crosstimbersgazette.com/2019/09/12/dog-becomes-ill-from-ingestingpot-at-hound-mound-dog-park/>

**Response** Staff is not aware of any drug related incidents. There have been some vehicle break-ins, but I believe this has diminished with the installation of the cameras and stepped up patrols. Regarding the story in the link, staff believes PD never found any proof that the dog ingested marijuana at the dog park and could not find any trace of the drug in the park with their K-9.

### **Additional Response from Chief Kancel**

It appears to me, that the project would increase traffic public safety and I don't believe the project would create any other additional crime issues. No data suggests that a public restroom (especially with timed locking doors) creates any specific crime issue. Also, reference the dog that purportedly ingested marijuana at the park and became ill, the investigation did not provide any supporting evidence, inclusive of a comprehensive search by our narcotics K-9 unit with no illegal substances found.

**Comment** Increased traffic: Given the popularity of the dog park, building another parking lot closer to Hound Mound is only going to invite more people to visit; and this will not be restricted to the residents of Flower Mound, but also from surrounding towns/cities outside of Flower Mound and drive more traffic & noise.

**Response** The traffic at the dog park is already here and is what has prompted the addition of the parking lot at the request of the Town Council. People have been parking on the grass around the existing parking lot, in the Garden Ridge median, and across the street where the new lot will be located. Providing a lighted concrete parking lot, concrete walkways, and a safe way to cross with a signalized crosswalk and signage is the right thing to do to help improve access to the dog park. Crossing Garden Ridge will be also safer for residents coming from the Heritage Park (west side), Fall Brook and/or the Creekside at HP neighborhoods.

**Comment** Increased safety hazards and potential for accidents: Adding a pedestrian crossing across a busy road like Garden Ridge with flashers is a potential safety hazard. There is already a pedestrian crossing at the nearby lights (Garden Ridge and Spinks) which people use to move across Bakersfield Park, Hound Mound, Heritage Park.

**Response** The crosswalk, flashers, signage, street markings, etc., were designed utilizing TxDOT standards for the type of roadway (number of lanes, speed limit, etc.). Installing this system will greatly improve the safety for our park patrons and their pets. The goal here is to eliminate the safety hazard that currently exists without a safe crossing.

### **Additional Response from Matt Hotelling, Town Traffic Engineer**

During the design of this project, staff met with the consultant on site to discuss the location and visibility of the flashers. The original plan was to have overhead flashers, however, after meeting on site, the 15 foot tall poles that come with a typical flashing beacon were adequate to have the flashers placed high enough to allow for the visibility north of Richwoods Drive in the southbound direction. In the northbound direction, there is nothing blocking the flashers from being seen well south of the bridge south of the Hound Mound. Both placements, exceed the distance set forth in the state and

federal guidelines. The design of the crossing is done specifically so that when pedestrians are crossing through the center median, they are “forced to look” at oncoming traffic so they can make the crossing safely. The median is wide enough for a pedestrian refuge if needed.

Like any intersection along Garden Ridge, the median width in this location is approximately 35 feet in width. This width allows for vehicle to make the crossing in a two-step process. Making left turns out of either driveway benefit from the two-step process of only having to concentrate on one direction at a time. In general, this intersection will have a very low amount of traffic from both driveways. Turnover is expected to be low from these parking lots. Having both parking lots on the east side, if it can fit physically fit, does reduce turning conflicts.



## TOWN COUNCIL AGENDA ITEM NO. 1

### WORK SESSION ITEM

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**DATE:** January 14, 2021

**FROM:** Lexin Murphy, Director of Planning Services

**ITEM:** **Discuss and receive direction on pending Furst Ranch Mixed Use project.**

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**BACKGROUND INFORMATION:** An application for the Furst Ranch Mixed Use project was submitted to the Town of Flower Mound on June 29, 2020. As with any mixed use project in Flower Mound, there are a number of development standards that must be met and application requirements that must be completed prior to staff taking the application forward to Council for consideration. (The full text of the Mixed Use Zoning District can be found on the Town's website [here](#).)

Without focusing on all of the specific details of the requirements, they are as follows:

- a market study
- a narrative that demonstrates compliance with the mixed used district's purpose and standards
- a description of the mix of land uses and the associated factors
- a parking demand analysis
- statistical information relating to acreage and parkland dedication, excluding wetlands, floodplains and slopes over 12%
- a plan for pedestrian, bicycle and vehicular circulation
- maximum allowable building coverage, density and height for each component area
- minimum and maximum building setbacks by component area
- street design standards
- development standards
- conceptual architectural standards
- a concept landscape plan

While the Town has not yet received a resubmittal for Furst Ranch, the applicant's development team has been working to address these requirements and have made available for public viewing much of their progress on their website, <https://www.furstranch.com>.

On December 3, 2020, the Furst Ranch Team requested a work session with Town Council in order to give an update on the Furst Ranch Development and obtain direction from Council on their vision for the area. The applicant also provided supporting documentation to Council under separate cover. The development team's priorities for the work session are to: summarize the progress that has been made, outline and explain the project essentials and the necessary steps of approvals in order to move forward, describe the significance of the project essentials and their impact on the project, and allow Council time to study the background information.

The identified project essentials from the Furst Ranch Team are:

- Release of Bartonville ETJ and annexation into the Town
- Removal of the property from Denton County Emergency Service District 1
- Land Use plan process and approval
- Implementation of a Public Improvement District (PID)
- Implementation of a Tax Increment Reinvestment Zone (TIRZ)

**ALTERNATIVES/OPTIONS:** The applicant is seeking direction from Council on their identified project essentials. Staff will implement the direction of the Council.