

**Parks Board Meeting Agenda
Parks & Recreation**

Wednesday, March 20, 2019
At 7:00 p.m.
Forney Community Park
Mick Spellman, Jr. Park Building
241 FM 548 S
Forney, Texas 75126

1. CALL MEETING TO ORDER
2. INVOCATION/PLEDGE OF ALLEGIANCE
3. CONSENT AGENDA
- 3.I. Approval Of The February 2019 Minutes

Documents:

[PARKBOARDMINUTESDRAFT2.20.2019.PDF](#)

4. OPEN FORUM
 - a. Public Communication
 - b. Sports Committee Communication

5. ACTION ITEMS

- 5.I. Discuss And Consider Park Land Dedication Compliance For The Avilla Oakridge Residential Development.

Documents:

[EXHIBITS-AVILLA OAKRIDGE.PDF](#)
[ITEM SUMMARY-AVILLA OAKRIDGE.PDF](#)

- 5.II. Discuss And Consider Amendment To Facilities Use Agreement Regarding Percentage Of FISS Residents Required For Practice Reservation Requests.

6. DISCUSSION ITEMS

- 6.I. Discuss And Consider Adult Pickle Ball Request.

7. DEPARTMENT REPORT

Parks Update- Witt/Curry
Special Events Update- Beasley/Curry

8. BOARD COMMUNICATION

9. ADJOURNMENT

If you are a qualified individual with disability that requires special arrangements and you plan to attend this meeting, please contact the City of Forney at 972-564-3148 at least 48 hours in advance of the meeting. You may also call Relay Texas at TDD 1-800-735-2989. The City shall give "primary consideration" to the request of a qualified individual with a disability when determining the type of auxiliary aids and services to be offered. The Mick Spellman, Jr. Parks Building is wheelchair accessible. **Braille** is not available.

I, Richard Curry, Director of Parks and Recreation for the City of Forney, Texas, do hereby certify that this

Agenda was posted at City Hall, in place readily accessible to the general public at all times, on/or before the 20th day of March, 2019 at 7:00 p.m. and remained so posted for a least 72 continuous hours preceding the scheduled time of said meeting.

2/20/2019 - Minutes

1. CALL MEETING TO ORDER

Chairman Thomas Anich called the meeting to order at 7pm. Present were Commissioners Clint McNear, Derald Cooper, Dianna Lawrence, Thomas Anich, Anne Enloe, Jeremy Skellenger and Toby Daniels. Also present were Community Development Director Peter Morgan, Parks and Recreation Director Richard Curry and Sports Coordinator Dodie Witt. Present from the Sports Committee were Norris Dorsey with Forney Adult Softball Association, Cheryl Mason with Forney Youth Baseball Association and Ron Cook with Forney Soccer Association.

2. INVOCATION/PLEDGE OF ALLEGIANCE- Anne Enloe

The Invocation was lead by Chairman Thomas Anich.

The Pledge was lead by Parks and Recreation Director Richard Curry.

3. CONSENT AGENDA

3.I. Approval Of The January 2019 Minutes.

Commissioner Enloe made a motion to approve the January 2019 minutes. The motion was seconded by Commissioner Skellenger. The motion passed with 7 ayes and 0 nays.

4. OPEN FORUM

a. Public Communication-

Ben Williamson had a question about the Facility Use Agreement in regards to Rec vs. Non-Profit.

Stephanie Smith asked the term of the Facility Use Agreement and if the City new the numbers of kids on club teams vs. rec teams.

Jilly McCoy spoke in regards to plans of a dog park.

Lori Wilhite spoke in regards to watering stations on the trail and at the Amphitheater Concession stand and that all restrooms are locked except at the Family Rec Pavilion. Park staff will research dog fountains for the Amphitheater Concession Stand.

Kali Kennedy asked if selling donor bricks for a dog park could help with the cost of a dog park.

B. Sports Committee Communication-

Norris Dorsey spoke in regards to the \$70 adult use fee in the Facility Use Agreement.

5. ACTION ITEMS

5.I. Discuss And Consider Park Land Dedication Compliance For The Wellington Ridge Planned Development And Take Any Action Necessary.

Commissioner Skellenger made a motion to accept the 300 acre tract and the 45 acre tract on aerial provided by Dean Flowers, owner. The motion was seconded by Commissioner Enloe. The motion passed with 7 ayes and 0 nays.

5.II. Discuss And Consider Park Land Dedication Compliance For The Gateway IV Preliminary Plat And Take Any Action Necessary.

Commissioner Lawrence made a motion to approve the preliminary plat as submitted. The motion was seconded by Commissioner Daniels. The motion passed with 7 ayes and 0 nays.

5.III. Discuss And Consider Pinson Farm RFQ And Take Any Action Necessary.

Commissioner Enloe made a motion for Staff to recommend Architexas to Council. The motion was seconded by Commissioner Lawrence. The motion passed with 7 ayes and 0 nays.

5.IV. Discuss And Consider Pinson Farm Architectural (Structural Engineering) Report And Take Any Action Necessary.

No action taken.

5.V. Discuss And Consider Changes To The Facilities Use Agreement For 2019 And Take Any Action Necessary.

Commissioner Daniels made a motion to approve the 2019 Facilities Use Agreement upon final legal review and clarifying items 4 and 5 on Exhibit A under City Responsibilities.

6. DISCUSSION ITEMS

7. DEPARTMENT REPORT

Parks Update- Witt/Curry

Special Events Update- Beasley/Curry

8. BOARD COMMUNICATION

9. ADJOURNMENT

Commissioner Skellenger made a motion to adjourn at 8:03pm. The motion was seconded by Commissioner Enloe. The motion passed with 7 ayes and 0 nays.

Minutes respectfully Submitted by
Dodie Witt, Sports Coordinator
City of Forney

**PASSED AND APPROVED BY THE PARKS & RECREATION BOARD OF THE CITY OF FORNEY,
TEXAS this _____ day of _____, 2019.**

Thomas Anich, Chairman

CONCEPT PLAN

AVILLA OAKRIDGE

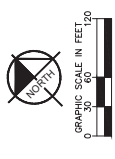
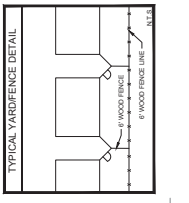
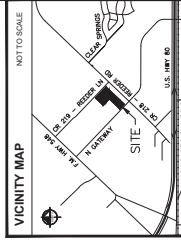
CITY OF FORNEY, TEXAS
 PD-XXXX
 GATEWAY BLVD. & REEDER RD.

DATE: MARCH 4, 2019
 DESIGNED BY: JMH
 CHECKED BY: MAL
 RMA PROJECT: 04/25/108

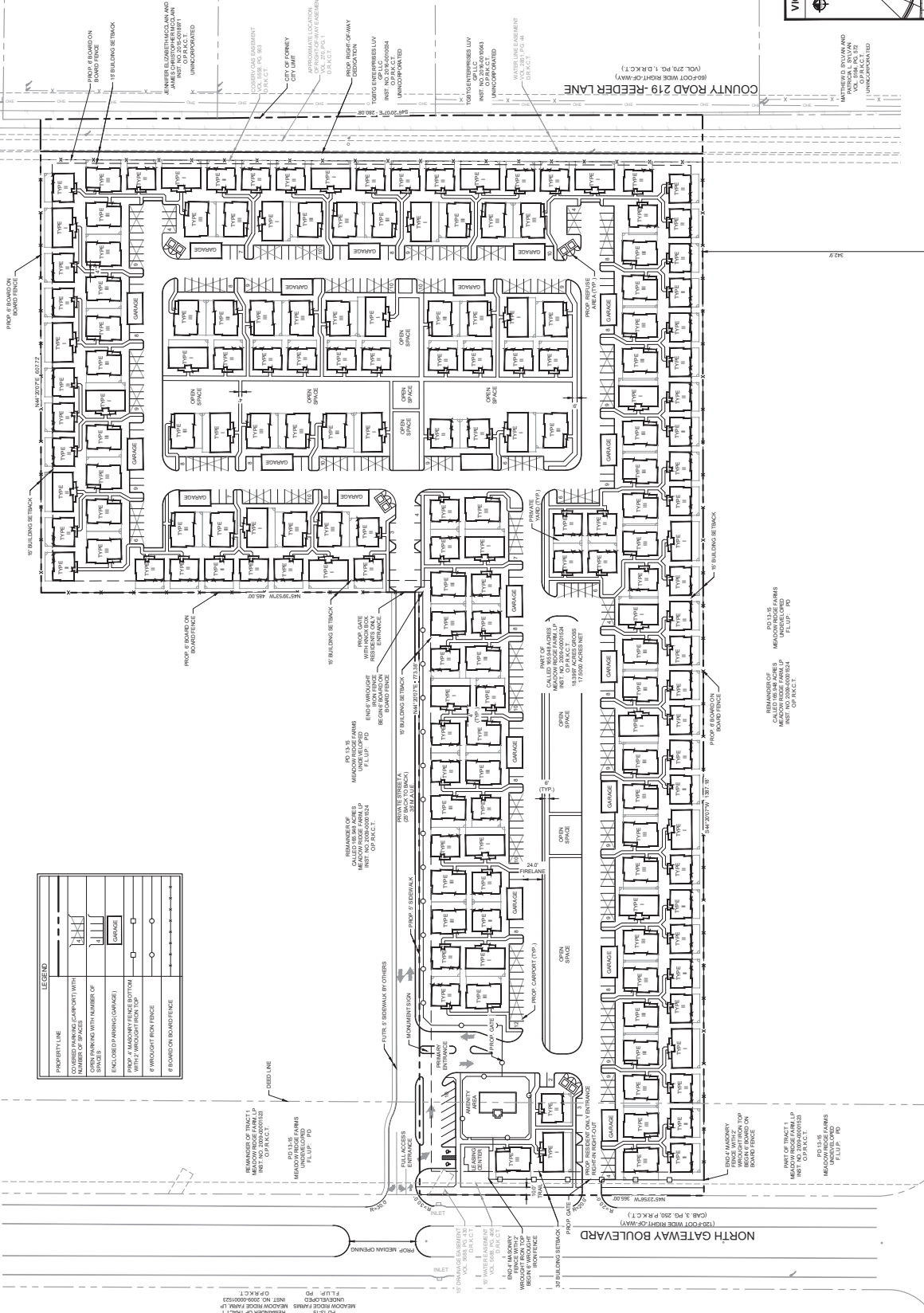


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 15455 NOEL ROAD, TALLERIA OFFICE TOWER
 WAXAHACH, TEXAS 75725
 PHONE: 972.771.0100 FAX: 972.702.8109

CONCEPT PLAN
AVILLA OAKRIDGE
 17.500 ACRES GROSS
 18,9387 ACRES NET
 NORTH GATEWAY BOULEVARD AND REEDER ROAD
 PART OF COUNTY ROAD 218 - REEDER LANE
 INST. NO. 2008-0001524, O.P.R.K.T.
 CITY OF FORNEY, KAUFMAN COUNTY, TEXAS
ENGINEER/SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 15455 NOEL ROAD, TALLERIA OFFICE TOWER
 WAXAHACH, TEXAS 75725
LAND PLANNER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 15455 NOEL ROAD, TALLERIA OFFICE TOWER
 WAXAHACH, TEXAS 75725



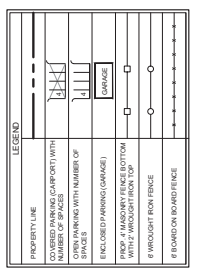
- NOTES**
1. GENERAL NOTES: ALL DIMENSIONS ARE EITHER 2D OR 3D UNLESS OTHERWISE NOTED.
 2. DIMENSIONS IN 4 IN. WITHIN UNLESS OTHERWISE NOTED.
 3. HANDICAP PARKING TO BE PROVIDED IN ACCORDANCE WITH ADA REGULATIONS.
 4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 5. MAIL ROOM TO BE LOCATED AT THE BUILDING CENTER.
 6. RECYCLE SPACES TO BE PROVIDED IN ACCORDANCE WITH THE CITY ORDINANCE.



COUNTY ROAD 218 - REEDER ROAD
 (NOT RECORDED FOUND)

BUILDING TYPE	BUILDING INFORMATION			BUILDING AREA	
	DESCRIPTION	UNITS	% TOTAL	TYPE	COUNT
TYPE I	ONE BEDROOM UNIT	60 UNITS	(33.7%)	BL	637
	TWO BEDROOM UNIT	2 UNITS	(1.1%)	BL	190
TYPE II	THREE BEDROOM UNIT	1 UNITS	(0.6%)	BL	136
	LOADING	1	(0.6%)	BL	1
TOTAL	200 UNITS (113,543 SQ. FT.)				200,028

SITE INFORMATION		CURRENT USE	PROPOSED USE	COT AREA
ZONING	MEADOW RIDGE FARM ORD. 13-04	UNDEVELOPED	COTTAGE-STYLE RESIDENTIAL	17,500 ACRES
REQUIRED PER MEADOW RIDGE FARM PD 13-04		PROVIDED		
1.5 PER ONE BEDROOM UNIT	90 SPACES			
2.0 PER TWO BEDROOM UNIT	82 SPACES			
2.5 PER THREE BEDROOM UNIT	136 SPACES			
TOTAL	208 SPACES			
		403 SPACES		
		403 SPACES		



LEGEND

- PROPERTY LINE
- COVERED PARKING (CARPORT) WITH NUMBER OF SPACES
- DRIVE MARKING WITH NUMBER OF SPACES
- ENCLOSED PARKING (GARAGE)
- W.P. - WOOD POST FENCE (TOP VIEW) - JACOBY FENCE BOTTOM VIEW
- FENCE ON BOARD FENCE
- FENCE ON BOARD FENCE

REMAINDER OF TRACT 1, MEADOW RIDGE FARM PD INST. NO. 2008-0001524, O.P.R.K.T. NOT RECORDED FOUND.

PD 13-05 MANDATORY FARMS F.L.P. PD

REMAINDER OF TRACT 1, MEADOW RIDGE FARM PD INST. NO. 2008-0001524, O.P.R.K.T. NOT RECORDED FOUND.

REMAINDER OF TRACT 1, MEADOW RIDGE FARM PD INST. NO. 2008-0001524, O.P.R.K.T. NOT RECORDED FOUND.

PD 13-05 MANDATORY FARMS F.L.P. PD

REMAINDER OF TRACT 1, MEADOW RIDGE FARM PD INST. NO. 2008-0001524, O.P.R.K.T. NOT RECORDED FOUND.

The information on this plan was prepared by Kimley-Horn and Associates, Inc. based on information provided to it by the client. The client is responsible for the accuracy and completeness of the information provided. Kimley-Horn and Associates, Inc. does not warrant the accuracy or completeness of the information provided. This plan is for informational purposes only and should not be used for any other purpose.

18.3997 ACRES BEING tract of land situated in the Heirs of Samuel Smith Survey, Abstract No. 450, City of Forney, Kaufman County, Texas, and being part of a called 895.946 acre tract of land described in Special Warranty Deed to Meadow Ridge Farm, LP recorded in Instrument No. 2009-0001024-2, Official Public Records in Instrument No. 2009-0001522 of said Official Public Records, and being more particularly described as follows:

BEING a tract of land situated in the Heirs of Samuel Smith Survey, Abstract No. 450, City of Forney, Kaufman County, Texas, and being part of a called 895.946 acre tract of land described in Special Warranty Deed to Meadow Ridge Farm, LP recorded in Instrument No. 2009-0001024-2, Official Public Records in Instrument No. 2009-0001522 of said Official Public Records, and being more particularly described as follows:

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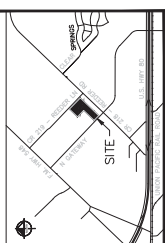
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LEGEND

Table with 2 columns: Symbol and Description. It lists various boundary types such as Survey Boundary, Easement Boundary, and Right-of-Way Boundary, along with their corresponding line styles and colors.

LINE TYPE LEGEND

Table with 2 columns: Line Style and Description. It lists different line styles used in the survey, such as Solid Line, Dashed Line, and Dotted Line, and their corresponding descriptions.

ALTAÑS LAND TITLE SURVEY 18.3997 ACRES (HEIRS OF SAMUEL SMITH SURVEY, ABSTRACT NO. 450 CITY OF FORNEY KAUFMAN COUNTY, TEXAS)

Kimley-Horn & Associates, Inc. logo and contact information. Includes address: 13485 North Road, Two Gates, TX 75160, and phone number: 972-235-1300.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

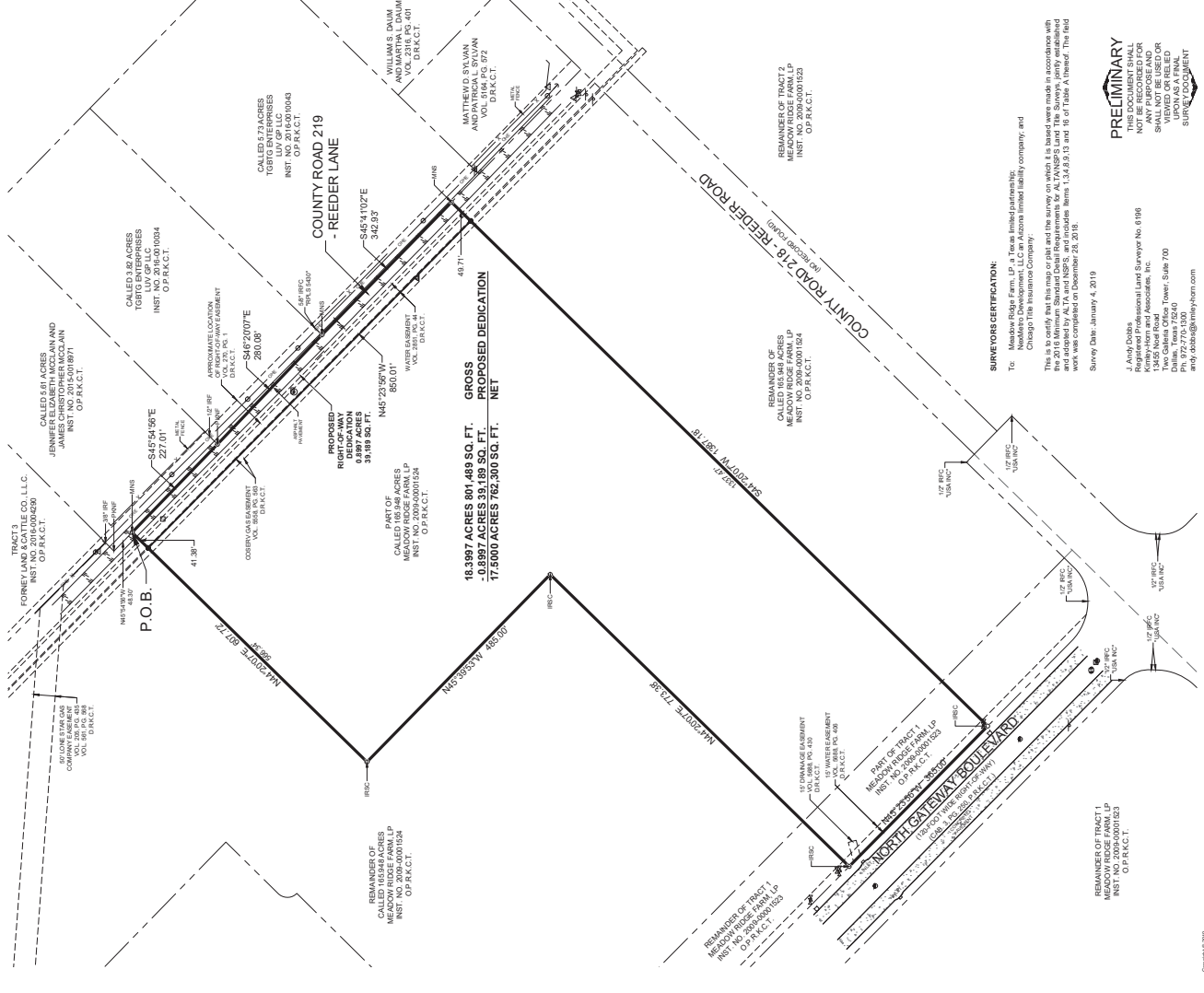
- List of notes addressing Schedule B exceptions, including references to survey instruments, deed records, and specific acreage details. Notes are numbered 1 through 70.

FLOOD STATEMENT:

According to Map No. 46257-01710D, dated July 3, 2012, the National Flood Insurance Program Map, Flood Insurance Rate Map, indicates that the subject property is not in a Special Flood Hazard Area. The Flood Insurance Rate Map is based on data provided to the National Flood Insurance Program and is subject to change without notice.

NOTES:

These are no buildings observed on the surveyed property. No visible evidence of current earth moving work, building construction or building additions were observed at the site on survey.



PRELIMINARY SURVEY DOCUMENT stamp. Text includes: 'THIS DOCUMENT SHALL NOT BE RECORDED FOR RECORDATION PURPOSES UNLESS IT IS FIRST APPROVED BY THE SURVEYOR.' and 'DATE OF SURVEY: JANUARY 4, 2019'.

REMANINDER OF TRACT 1 MEADOW RIDGE FARM LP INST. NO. 2009-0001024-2 OF P.R.A.C.T. SURVEYOR CERTIFICATION: To: Meadow Ridge Farm, LP, a Texas limited partnership; and Meadows Development, LLC an Arizona limited liability company; and Chicago Title Insurance Company.

REMANINDER OF TRACT 1 MEADOW RIDGE FARM LP INST. NO. 2009-0001024-2 OF P.R.A.C.T. SURVEYOR CERTIFICATION: To: Meadow Ridge Farm, LP, a Texas limited partnership; and Meadows Development, LLC an Arizona limited liability company; and Chicago Title Insurance Company.

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Parks and Recreation Board Agenda Item Summary Report

Meeting Date: March 20, 2019	Submitted by: P. Morgan
Item Title:	
Discuss and consider park land dedication compliance for the Avilla Oakridge residential development.	
Consent Item [<input type="checkbox"/>] Action Item [<input checked="" type="checkbox"/>]	Documentation Attached: Concept Plan
Item Summary:	

Purpose:

Approval is requested to rezone part of the Meadow Ridge Farm (Gateway) Planned Development. The request involves 17.5 acres of land located between N. Gateway Boulevard and Reeder Lane. The Concept Plan shows 209 total residential units and does not show any land dedication for park purposes. The requested residential is a cottage style product. The property will not be individually platted, and some structures will contain multiple dwelling units. Staff is still researching how to define the product for the purposes of calculating fees-in-lieu of a land dedication. Further information will be provided at the meeting.

Forney Park Land Dedication Requirements

Requirement	Methodology
	Current level of service is 1 acre per 77.3 people. This level of service is based on the 2018 total population: 20,280 divided by the existing parkland of 262.35 acres.
	3.1 persons per household (PPH) for single-family and 1.2 PPH for multi-family based on NCTCOG population estimates.
Land	Single-family: 77.3 people ÷ 3.1 PPH = 25 Dwelling Units (DU) = 1 acre per 25 DU Multi-family: 77.3 people ÷ 1.2 PPH = 64 DU = 1 acre per 64 DU.
Fee-in-lieu of land	<i>Assume 1-acre costs \$28,169 (Based on previous City land purchase)</i> Single-family: \$28,169 ÷ 25 DU = \$1,126 per DU Multi-family: \$28,169 ÷ 64 DU = \$440 per DU
Park Development Fee	One park serves 1,844 people, based on a total population of 20,280 being served by 11 parks. The cost of improvements is an average of \$136 per person based on an average City park development cost of \$250,000. Single-family: \$136 x 3.1 PPH = \$422 per DU Multi-family: \$136 x 1.2 PPH = \$164 per DU
Total Park Fee	Single-family: \$1,126 + \$422 = \$1,548 per DU Multi-family: \$440 + \$164 = \$604 per DU