

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING AND WORK SESSION HELD ON THE 14th DAY OF JANUARY, 2021, VIA VIDEOCONFERENCE, AT 6:00 P.M.

[Click here](#) for meeting video link (subject to change)

The Town Council met in a regular meeting and work session with the following members present:

Steve Dixon	Mayor
Jim Engel	Mayor Pro Tem
Ben Bumgarner	Deputy Mayor Pro Tem
Jim Pierson	Councilmember Place 1
Sandeep Sharma	Councilmember Place 2
Ann Martin	Councilmember Place 5

constituting a quorum with the following members of the Town Staff participating:

Theresa Scott	Town Secretary
Bryn Meredith	Town Attorney
Debra Wallace	Interim & Deputy Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services
Chuck Jennings	Director of Parks and Recreation (Regular item only)
Andy Kancel	Police Chief (Regular item only)
Matt Hotelling	Traffic Engineer (Regular item only)

A. CALL MEETING TO ORDER

Mayor Dixon called the regular meeting to order at 6:00 p.m.

B. INVOCATION

Mayor Dixon gave the invocation.

C. GENERAL PUBLIC COMMENT

No one spoke during the meeting. The following comments were received via the online Public Comment Form and all addresses are in Flower Mound unless otherwise indicated.

Town Council Public Hearing Comment Form

First Name	Rick
Last Name	Kenyon
Address1	2009 Ring Teal Lane
What Public Hearing agenda item do you wish to comment on or have a question?	
Agenda item No.	D1
I am/I have	In support
Comments/Questions:	I totally support the changes for the Hound Mound. Please approve so it can be put on the schedule ASAP.

Town Council General Public Comment Form

First Name	Teresa
Last Name	Thomason
Address1	1201 Oakwood Ct
My comments are:	RELATED to the agenda.
Item(s) No.	1
I am/I have:	A question/comment
My comment/question:	Just a quick note in support of the plans as presented for the parking addition at the Hound Mound. It meets and/or exceeds expectations to address the overflow parking needs for the dog park, the trails and the disc golf park. Flashers at the cross walk provide vehicle sight from a distance to ensure safety for the community. Please move forward with plans as submitted. (please read)

Town Council General Public Comment Form

First Name	Warner
Last Name	Watkins
Address1	2800 London Ln
My comments are:	<i>Field not completed.</i>
My comments are:	RELATED to the agenda.
Item(s) No.	D.1.
I am/I have:	A question/comment
My comment/question:	I support the Hound Mound parking project as currently approved by the Town Council. The arguments against it, including increased drug use and accidents are not supported by evidence. The additional parking, off street, is needed. Failure to include this additional parking could result on side-of-the-road parking, which is unsafe. IF there are to be changes, increase dark sky lighting.

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 capital improvement project (CIP).

Ms. Wallace provided background and current information regarding the project. She also pointed out alternative options, including associated cost. She, Mr. Hotelling, Mr. Jennings, or Chief Kancel responded to the following questions from Council:

- Distance from the crest of the hill to the crosswalk as proposed (visibility to flashers concern)
- How are the flashers activated, and will they be adequately displayed
- Possibility of expanding the parking on the same side of the Hound Mound Park
- Is there a possibility of another dog park somewhere else in Town to alleviate some traffic
- What was the overall construction of The Hound Mound Park
- Clarification regarding the current location of the underpass
- Possibility of adding a barrier to keep people from parking where they're not supposed to
- Is there an option for an extra lane for street parking (on the same side of the park)
- Clarification regarding if the discussion is about relocating the crosswalk
- Possibility of lowering the speed limit at the park location or enforce the current speed

Council Discussion

There was Council discussion regarding:

- Visibility to flashers concern
- There is a need for the parking based on personal observations
- Parking options
- Recollections of past discussions on the dog park

Mayor Dixon summarized that the direction is to continue with the current project plan; however, add more landscaping for the benefit of the neighbors.

E. WORK SESSION ITEM

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

Mayor Dixon opened the work session at 6:39 p.m.

Developer Presentation

The following developer representatives participated in the presentation:

Jack Furst and Robert Furst, property owners

Bobby Dollak, McAddams

Jeff Kennemer, Hines

Mr. Dollak gave a presentation identifying or noting:

- Family background information regarding the property
- Historical and current timeline
- Vision
- Multiple jurisdictions
- Market study summary
- Historical timeline
- Current timeline
- Development plan, including the framework

- Plan includes:
 - 20+ miles of trails within the 2,000 acre site
 - Approximately 772 acres of general open space
 - 600+ acres qualify to meet park dedication requirements (and interest in keeping up with the dedication and improvements in phases)
 - Bikeable community
 - 2.35 miles adjacent US Army Corp of Engineer property
 - Coving subdivisions
 - Four school sites reserved (3 elementary and one middle school)
 - Plans for a hospital site, civic uses
 - Corporate sites
 - Retail and entertainment
 - Business park
 - Hospitality
 - Park landmark locations (11 total):
- Extra Territorial Jurisdiction (ETJ)
 - Furst Ranch totals 2,052.40 acres
 - 449.7 acres within Bartonville's ETJ
 - 31.3 acres are within Argyle's ETJ
- 533.1 acres Prairie Vista
- 1038.3 acres Mixed Use
- Land use/density (2.4 units/acre single family density)
- Emergency Service District (ESD)

Mr. Kennemer gave a presentation identifying or noting:

- Public Improvement District/Tax Increment Reinvestment Zone

Mr. Dollak indicated that the developer is seeking feedback on the following six points:

1. Parks and open space
2. Extra Territorial Jurisdiction (ETJ)
3. Land use/density
4. Emergency Service District
5. Public Improvement District (PID)
6. Tax Increment Reinvestment Zone (TIRZ)

and developer representatives responded to the following questions from Council:

- What is the plan if both the PID and TIRZ fail
- How to avoid any misunderstandings about the PID assessment when people are making the buying decision
- Are there financial models available for the PID
- Interest in having an actual police station instead of a sub station
- What is the plan for existing gas pads and what environmental testing has been done
- What is the dollar amount needed for both the PID and TIRZ, and clarification regarding how they both work
- Is there an estimate to buy out the ESD - cost and what is the size
- Clarification regarding the mixed-use component and how to maintain single family and not have it changed later on
- What are the future plans for public involvement and education

- What impact has 2020 had on the plan considering the shifts in the business environment
- Was the initial Council feedback included in the plan being presented today
- When will the entire development be complete

Mr. Meredith, Ms. Wallace, or Mr. Dalton responded to questions regarding:

- Election deadline for May 1, 2021
- Clarification regarding:
 - the PID/TIRZ process and are there any obligations to the Town
 - the formal public process
 - the zones that are allowed within the Town's mixed use ordinance
 - existing infrastructure
- Can the Town get reimbursed by the PID for any administrative legal expenses
- Has the Town had legal expenses for the River Walk PID

Council Discussion

There was Council discussion and feedback as follows:

- How the request for a PID Election needs to happen at a regular meeting
- How the people that will be responsible for the PID are not even here yet
- Parks are great and want more - challenge to deliver
- While 30% for parks seems like a big number, it doesn't appear that way on the map
- Concerns regarding land use and density and the overall balance, and interest in having more setbacks to preserve some of the scenic views (don't want a repeat of the Town's Southern entrance)
- Concerns regarding density
- Like options of putting in a dog park, and interest in pickleball courts, and a tennis center as well
- Residents need to fully understand the intent because they are not in favor of further urbanization (use words like village core instead of urban core)
- How historically the Town has developed a dedicated web page for residents to go to for more information
- Appreciation for the vision and concept
- Understand the need for single family, town homes, cottages, etc. and hope they are not the same cookie cutter design that are seen at the Southern entrance of Town
- Not supportive of a condo tower
- Possibility of looking at approval in micro zones
- For the TIRZ, not sure if there is a large benefit for the Town and if the numbers will work
- For the PID, the people can decide what they want and there would just need to be a good educational component if it does go to the voters; however, prefer to find another way besides the PID
- There is a need for more corporate office sites, especially when you consider the location
- Acceptable to restaurant/retail on the ground floor and residential above that, but not apartments
- Interest in having an open feel when driving on the main roads around the site

- There are so many unknowns: Argyle, ETJ, ESD, and what is the overall picture on the entire Town before much feedback can be given as things will change as we move along
- How Council is still in the planning stage – basically gathering information from the developer and Council providing feedback. The story is starting to form and the design will come later
- How we're already part of the ESD because some level of service is already provided
- Interest in seeing the development evolve through the process and if there is a need for a work session in the future that could be requested
- If what was presented in the pictures can be delivered it's going to be a great development – concerns about things getting compressed over time instead of keeping the open space
- For the TIRZ, looking back at past discussions for Lakeside, the numbers didn't work – would like to explore more
- For the PID, leave it up to the voters to decide
- Interest in getting regular reports from the Town Manager at a future Council meeting on outstanding items like the ETJ, ESD progress, and non-binding referendum on the TIRZ
- How original projections for the River Walk exceeded the project plan
- Emphasized importance of good flow of information to the residents

Mr. Furst summarized their understanding of the direction and next steps, including the need for more collaboration and more data.

F./G. CLOSED MEETING/RECONVENE MEETING

The Town Council did not 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.

H. ADJOURN MEETING

Mayor Dixon adjourned the meeting at 9:13 p.m.

TOWN OF FLOWER MOUND, TEXAS

Steve Dixon

STEVE DIXON, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY