

THE FLOWER MOUND TOWN COUNCIL AND PLANNING AND ZONING COMMISSION JOINT WORK SESSION HELD ON THE 15TH DAY OF APRIL 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:00 P.M.

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

The Town Council met in a 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

and members of the Planning and Zoning Commission:

Brad Ruthrauff	Chair
Rob Rawson	Vice Chair
Adam Schiestel	Place 2
James Naylor	Place 4
Phil DelVecchio	Place 5
Don Gilmore	Place 6
Tim Fink	Place 7
Robert Cox	Place 8, Alternate
Janvier Werner	Place 9, Alternate

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

Theresa Scott	Town Secretary
Debra Wallace	Interim Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services

A. CALL WORK SESSION TO ORDER

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

B./C INVOCATION/PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG

Mayor Dixon gave the invocation and led the pledges.

D. PUBLIC COMMENT

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker names and address	Subject (as written on the form)
1.	Christie Fowler, 11116 Smokey Oak Circle	Furst Ranch
2.	Dallas Powers, 12383 Haynes Rd	Furst Ranch

3.	Scott Jostes, 3705 Ridgecrest Dr	Furst Ranch
4.	Scott Langley, 800 Carter Ct	Furst Ranch Parks – Parkland
5.	Judy Collins 1537 Simmons Rd	Furst Ranch
6.	Itamar Gelbman, 2201 Long Prairie	Furst Ranch
7.	Cheryl Moore, 1900 Tennyson Dr	Furst Ranch
8.	Lauren Goodman/Ashlee Rivers, 3416 Dorchester Ct	AISD Deb/Furst Impact
9.	Charlie Haynes, 12883 Haynes Rd	Furst Ranch Development Zoning
10.	Del Knowler, 739 Seals Rd, Bartonville	Bartonville ETJ
11.	Craig Hawkesworth, 348 Creekside, Argyle	Furst Ranch
12.	Bryan Livingston, 448 Village Way, Argyle	Furst Ranch
13.	Dr. John Baen, 317 Cherokee Trail, Argyle	Furst Ranch
14.	Barbara Livingston, 558 village Way, Argyle	Furst Ranch
15.	Rick Bradford, 451 Meandering Creek Dr, Argyle	Furst Ranch
16.	Ashlee Rivers, 410 Hearth Terrace, Argyle	Furst Ranch
17.	Reed Rivers, 410 Hearth Terrace, Argyle	Furst Ranch
18.	Leona McDade, 116 Stonecrest Rd, Argyle	Furst Ranch
19.	Jon spencer, 2812 Aberdeen Dr	Furst Ranch Apartments
20.	Lauren Smits, 420 Trigger Trl, Argyle	Furst Ranch
21.	Patsy Mizeur, 1821 Castle Ct	Furst Ranch
22.	Tom Scott, 2619 Briarpatch Ln	Furst Ranch
23.	Gordon Baethge, 635 Birch Ct, Argyle**	Furst Ranch
24.	Marcella Barden, 349 Creekside Trl, Argyle**	Furst Ranch
25.	Alex Uukesin, 349 Creekside Trl, Argyle**	Furst Ranch
26.	Kim Lewis, 2204 Sheffield Ct*	Furst Ranch
27.	Rob Guedry, 2204 Sheffield Ct*	Furst Ranch
28.	Katherine Grote, 165 Double Oak**	Furst Ranch

*indicated do not wish to speak on public comment form – support

**indicated do not wish to speak on public comment form - oppose

E. WORK SESSION ITEM

1. Joint work session with the Planning & Zoning Commission to include presentations and discussion regarding the Furst Ranch Mixed Use development project.

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General location
- Land use and zoning
- Land use request
- Municipal boundaries
- Proposed thoroughfare plan
- Park development plan
- Items to consider

and she, or Mr. Dalton responded to questions from P & Z members and Council regarding:

- Interim holding zoning
- Traffic Impact Analysis and 3rd party consultant

- Flood plain/flood study
- Bartonville ETJ
- Traffic concerns
- Water and wastewater capacity/needs
- Impact on AISD
- How development agreements are handled

Town Council and P & Z Commission recessed at 7:40 p.m. and reconvened at 7:45 p.m.

Applicant/Consultant Presentation

Jack Furst, Property Owner
Bobby Dollak, Vice President, McAdams
Randi Rivera, McAdams
Jeff Kennemer, Managing Director, Hines

Town of Flower Mound 3rd Party Consultant:
Chance Sparks, Urban Planning & Design Group, Freese and Nichols, Inc.

Erin Perdu, Director of Community Planning & Economic Development, WSB (design and consulting firm)

Mr. Furst provided background information on the property and Mr. Dollak gave a presentation identifying or noting:

- Location
- The vision
- Milestones (meetings)
- Market study summary
- Progress (framework plan and current plan)
- Project scale
- Western gateway and 30% open space planned
- Extra Territorial Jurisdiction
- Emergency service district
- Land use
- Furst Ranch program (square footages)
- Density comparison
- Argyle ISD
- Parks
- Thoroughfare plan
- Furst Ranch – The Plan
 - Character District (CD) 1
 - Lot types
 - Working with the land
 - Coving
 - Residential elevations
 - Character District (CD) 2 – Village Core
 - Mixed use
 - Character District (CD) 3 – Village Neighborhood

- Character District (CD) 4 – Lake Front Transition
- Character District (CD) 5 – Market
- Character District (CD) 6 and 7 – Employment Center
- Overall look and feel
- Discussion topics
 - Flood plain
 - Sewer study
 - Water study
 - Phasing plan
 - Project economics
- Next steps

Ms. Perdu and Mr. Sparks gave a presentation identifying or noting:

- Mixed use and density
- Market study basics
- Study findings highlights
- Mixed use ordinance structure (Character Districts, lot types, building types, building uses)

and Mr. Dollak, Ms. Rivera, Ms. Perdu, Mr. Sparks, Mr. Furst, or Mr. Kennemer responded to questions from P & Z and Council regarding:

- Density
- Open space calculations
- Traffic signal spacing
- Density/lot size in CD1, as well as the cottages, and town homes
- Distance from Hwy 377 to CD4
- Sewer capacity
- Phasing, including park elements
- Age restricted housing
- Market assumptions
- Building types
- The Town's vision statement
- Prairie Vista district
- Mixed use and single family
- PID and TIRZ model assumptions
- Tax revenue
- Apartments – in Lantana and Harvest
- Parks, including ownership and maintenance, and private versus public parks
- Number of students (increase)
- Proposed hospital beds
- Structure of HOA and overall property maintenance
- Lessons learned from past developments (i.e. River Walk)

Council and P & Z Discussion/Feedback

There was P & Z and Council discussion and feedback regarding:

- Like:
 - The idea of programming ball fields and would like to see a bit more generosity there

- Overall character districts, project, but not in the current configuration
- Like some parts of the development, but other areas need some tweaking
- Coving approach
- Lots that back up to open space
- Don't like or concerns regarding:
 - Density - The small lot sizes and setbacks (ex. Townhome product); The overall density needs to be reduced; Whether the scale and density is appropriate for area; Putting in more townhomes than what the market study called for; CD 2 too dense; 4,000 apartments is too many, and age-restricted units adds to that
 - The project will change over time and owners may change with new request
 - The need for assurances that they will deliver what they promise
 - Traffic flow
 - How some of the park space is under power lines and being considered with the calculations
- More information or interest in:
 - Identify a location that Flower Mound can aspire to be (for comparison), and traffic needs to be a consideration
 - Zoning for the interim holding areas needs to be discussed in detail
 - Having the Town own the parks instead of the developer, as well as cost to maintain
 - Interest in seeing an overall analysis of infrastructure costs
 - Making the industrial area visually appealing from the road
 - Bike lanes
 - Age restricted coop product
 - More detail on the age-restricted housing (i.e. product types and what character neighborhood they would go into)
 - A study on crime rates in areas like Legacy, etc. to make sure the Town is preparing according
 - Look into the need for a high-level trauma center
 - Tasteful mix in the multi-family within the retail
 - Think more about usable park space (not counting sidewalks)
 - Having land for the Town to build another Community Activity Center
 - Have school site more accessible instead of off a 3-lane road
 - Make the Westgate entrance something really special
 - More setbacks
 - Side by side comparison – revenue with/without PID
 - Share information received from Argyle ISD
 - Come up with a viable plan to reduce residential density and work with the models to come up with the commercial square footage that matches up with the market study
 - Get creative and redo the concept and keep a similar mix
 - Focus more on differentiation and the transitional density of Prairie Vista
 - Share names of companies who have shown interest
 - Demographic overlays – who lives in mixed use developments (numbers, ages, and where they work and play)
 - Density based on lots per acre
 - Space set aside for a fire or police station

- A community garden would be nice to have at the corner (50 – 70 acres)
- General Comments:
 - Support the project but not this rendition of it – tie it in with the Town’s vision of a country atmosphere
 - Seems more like a city within a Town and not anything like a ranch
 - Wish hadn’t taken out the 200 single family
 - September approval date is a bit optimistic
 - Ownership adds value
 - Canyon Falls is a good example of what a ranch style development would look like
 - Incorporate coving by the town homes
 - Project is ambitious and needs some restraint
 - Possibility of forming a committee that looks at this development from a subjective point of view and provide that feedback to Council
 - How it’s a good plan, but does the Town really need it, and is it really something people would consider a legacy

O. ADJOURN WORK SESSION

Mayor Dixon adjourned the meeting at 12:04 a.m. on Friday April 16, 2021, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Steve Dixon

STEVE DIXON, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY