

**THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING HELD ON THE 20<sup>TH</sup> DAY OF JULY 2020, VIA VIDEOCONFERENCE, AT 6:00 P.M.**

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

The Town Council met in a regular meeting via videoconference with the following members present:

Steve Dixon	Mayor
Sandeep Sharma	Mayor Pro Tem
Claudio Forest	Deputy Mayor Pro Tem
Jim Pierson	Councilmember Place 1
Ben Bumgarner	Councilmember Place 3
Jim Engel	Councilmember Place 4

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

Theresa Scott	Town Secretary
Bryn Meredith	Town Attorney
Jimmy Stathatos	Town Manager
Debra Wallace	Deputy Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services
Andrea Roy	Economic Development Director
Tiffany Bruce	Executive Director of Public Works

**A. CALL REGULAR 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**

*The following public comment cards were received via email prior to 5:45 p.m. on July 20, 2020, and comments are included as written in accordance with the online participation instructions.*

	<b>Speaker names and address</b>	<b>Subject/Comments (as written on the form)</b>
1.	Tanner Wilson, 4925 Creekwood Dr	We need to start looking for international help to deal with the Pandemic. With a corrupt and lazy federal government, and an incompetent state government. Look and get in touch with nations like South Korea, Taiwan and New Zealand on how they handled it the best. Bring them in to help with tasting and tracing to help beat the virus.

2.	Brad Ruthruff, 3302 Pecan Meadows Dr	Due to the rain fall June 23rd as well as previous dates this year, homes in the Pecan Meadows and Pecan Acres community have had flooding damage caused from the development at Bradford/Park. I would like the town council to make a determination officially as to who is to blame, the town or the developer? For the residents to get help with damage, we need to know who is responsible.
3.	Tom Shear, address not provided	Opposition to item # 16

Comments submitted for agenda item #16:

**Subject:** Online Form Submittal:  
**Date:** Monday, July 20, 2020 2:06:35 PM  
 First Name Paule  
 Last Name Luce

Address1 3413 Pecan Park Drive  
 Address2 *Field not completed.*  
 City Flower Mound  
 Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. RC19-0004-Traditons of Flower Mound

I am/I have In opposition

Comments/Questions: If Traditions is allowed to connect via underground to the Pecan Park drain box, then the surface drainage from Pecan Park homes will be prevented from entering the drain box. This will overload the lot to lot drainage plan causing backyard flooding of the homes east of the drain box. Despite their claim of doing so, I have never been contacted by Bhujang Kang or Mr. Sanchez personally.

**Subject:** Online Form Submittal:  
**Date:** Monday, July 20, 2020 12:50:26 PM  
 First Name Maryann  
 Last Name Faulhaber

Address1 3505 Pecan Park Drive  
 Address2 *Field not completed.*  
 City Flower Mound  
 Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. Traditions

I am/I have In opposition

**Comments/Questions:** Pecan Park Drive has been dealing with flooding issues for my 23 years of ownership on the street. To place a small subdivision behind our properties is not a good decision. It is putting us at risk despite the efforts of the owner. He has never worked with us but against us. If he would have bought the whole street this might make sense but how it is purposed will not be a benefit to our homes.

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 8:55:31 AM

**First Name** Anna

**Last Name** Shearer

**Address1** 3313 Pecan Park Dr

**Address2** *Field not completed.*

**City** Flower Mound

**Zip** 75022

**What Public Hearing agenda item do you wish to comment on or have a question?**

**Agenda item No.** 16

**I am/I have** In opposition

**Comments/Questions:** I oppose the grading exception for Traditions. The Traditions development should have their own storm drains, not burden Pecan Park Estates. Flooding is already an issue that has caused a substantial financial burden to Pecan Park Estates residents, including backyard flooding and pool damage. The proposed plat does not do enough to ensure proper water drainage for an already faulty system.

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 7:06:52 AM

**First Name** Brenda

**Last Name** Schwartz

**Address1** 3404 Pecan Park Dr

**Address2** *Field not completed.*

**City** Flower Mound

**Zip** 75022

**What Public Hearing agenda item do you wish to comment on or have a question?**

**Agenda item No.** RC19-0004 – Traditions of Flower Mound.

**I am/I have** In opposition

**Comments/Questions:** I oppose the grading exception for Traditions. Flooding is already an issue that has caused a substantial financial burden to Pecan Park Estates residents, including backyard flooding and pool damage. The proposed plat does not do enough to ensure proper water drainage for an already faulty system. The current storm drain should be re-evaluated before approving this exception.

**Subject:** Online Form Submittal:  
**Date:** Sunday, July 19, 2020 11:09:23 PM

First Name Jason  
 Last Name Campbell  
 Address1 3312 Pecan Park Drive  
 Address2 *Field not completed.*  
 City Flower Mound  
 Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. RC19-0004

I am/I have In opposition

**Comments/Questions:** I oppose the grading exception for Traditions. Flooding is already an issue that has caused a substantial financial burden to Pecan Park Estates residents, including backyard flooding and pool damage. The proposed plat does not do enough to ensure proper water drainage for an already faulty system. The current storm drain should be re-evaluated before approving this exception.

**Subject:** Online Form Submittal:  
**Date:** Sunday, July 19, 2020 10:44:32 PM

First Name Buffie  
 Last Name Campbell  
 Address1 3312 Pecan Park Drive  
 Address2 *Field not completed.*  
 City Flower Mound  
 Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. RC19-0004

I am/I have In opposition

**Comments/Questions:** I oppose the grading exception for Traditions. Flooding is already an issue that has caused a substantial financial burden to Pecan Park Estates residents, including backyard flooding and pool damage. The proposed plat does not do enough to ensure proper water drainage for an already faulty system. The current storm drain should be re-evaluated before approving this exception.

**D. ANNOUNCEMENTS**

1. Announcements from Council members

Councilmembers Pierson and Engel expressed interest in understanding the flooding concerns as mentioned during public comment.

Councilmember Engel announced that Fire Truck #505 was put in service and he outlined the features of this vehicle and how it will benefit the community.

Deputy Mayor Pro Tem Forest expressed concern about how people are treating others on social media with respect to COVID and he encouraged everyone to be respectful of others.

Mayor Dixon pointed out the importance of wearing a mask, particular in a place of business, and if not for yourself, out of respect for those around you. He also announced that Flower Mound received the Distinguished Budget Award from the Government Finance Officers Award for its budget.

#### **E. TOWN MANAGER'S REPORT**

Update and discussion on:

##### 1. Financial update

Ms. Wallace provided a financial update, particular as it relates to sales tax, and she, or Mr. Stathatos, responded to the following questions or comments from Council:

- What is the amount the Town will receive in the way of recovery for expenses from the COVID pandemic.

##### 2. Capital Improvement projects

Forest Vista Reconconstruction, Phase II

Mr. Stathatos reported that the Town received some questions from residents about trees and noted that some of the trees are undermining the structural integrity of the pavement.

Ms. Bruce provide background information regarding the current situation with the impact of the trees. She presented various options for Council consideration, and she, Mr. Stathatos, or Ms. Wallace responded to the following questions from Council:

- How old and what type are the trees at that location
- If there is an HOA adjacent to the location
- What is the value of the overall project and cost of the bonds
- Clarification regarding the options are to 1) do nothing and live with the consequences or 2) take out the trees and replant with trees that are more ameanable to that environment
- Concerns that the citizens in that area didn't get to provide input on what is being done

There was Council discussion regarding:

- Possibility of allowing time to consider another solution that would save the trees such as a different material or how the construction gets done
- How the existing trees are too large for the small right of way area
- Possibility of replanting different trees that are more appropriate for the space
- Possibility of getting additional neighborhood feedback prior to making a decision regarding the trees
- Interest in having the Town's arborist give it a second look as to if they can be saved

Mayor Dixon suggested staff reach out to the residents in the area to get their feedback, allow time for staff to get answers to some of the questions brought up by Council, and to revisit the topic at the next Council meeting.

3. Economic Development projects

Mr. Stathatos reported on businesses that are now open, coming soon, or expanding.

4. Bradford Park Stormwater Pond and Rippy Rd Improvements

Ms. Bruce provided background information on the above referenced project and she responded to comments or questions from Council regarding:

- Clarification on the proposed temporary system location for the transfer of water and the additional flooding problems that might be created as a result
- What percentage of the problem does the temporary fix resolve
- Does the permanent capital project fix the entire area
- What type of panel replacements are needed with the temporary fix
- Interest in knowing what is needed to correct the flooding problem that the Bradford Park pond has created
- Detention volume and flow rates
- Possibility of using the Highland Court storm system
- Clarification that some homes have been built in the flood plain
- How long will it take to complete the temporary fix
- What is the duration of the project

There was Council discussion regarding:

There was general Council consensus in going forward with the temporary fix as described, including proceeding with the extra measures and additional cost (\$5,000 - \$10,000) to minimize the impact on the affected residents.

**F. FUTURE AGENDA ITEMS**

There were no request for future agenda item(s).

**G. COORDINATION OF CALENDARS**

Mayor Dixon announced the following meeting:

1. A regular meeting is scheduled for Monday, August 3.
2. Discuss and consider Board and Commission interview process.

Ms. Scott noted that this is the time the Town normally puts out the call for board or commission applications, as well as seeks input from current members regarding interest in keeping their seats, etc.

There was general Council consensus to proceed with contacting existing members to identify their interest and report back at the next Council meeting. Additionally, there was consensus to proceed with the interview process and via an online process if need be.

3. Discuss and consider date options for a joint work session with the Planning and Zoning Commission. (Available options: 9/17, 10/15, 11/19)

There was Council direction to wait until October to make sure there will be a full P & Z Commission.

#### **H. CONSENT ITEMS**

1. Consider approval of the minutes from a regular meeting of the Town Council held on June 15, 2020.
2. Consider approval of the minutes from a strategic planning session of the Town Council held on June 19, 2020.
3. Consider adoption of the Town Council 2020 Strategic Planning Session Summary Report.
4. *This item was moved to Regular*
5. Consider approval of Amendment No. 1 to the Professional Services Agreement with BRW Architects for Fire Station No.7 to provide additional survey, design and construction contract administration services in the amount of \$44,070.00; and authorization for the Mayor to execute same on behalf of the Town.
6. Consider approval of a Professional Services Agreement with Alliance Geotechnical Group to provide construction materials engineering and testing for the High Road Water Line Replacement Phase III project, in the amount of \$35,458.00; and authorization for the Mayor to execute same on behalf of the Town.
7. Consider approval of a Contract for Services with Path Studio, for the 2018-19 Playground Replacements project, to paint a mural at the Gerault Park playground in the amount of \$14,960.00; and authorization for the Mayor to execute same on behalf of the Town.
8. Consider approval of the purchase of Monoclor RCS Disinfectant Residual Management services from UGSI Solutions, Inc., a sole source provider, for work associated with the Bruton-Orand Chlorination System project, in the amount of \$173,200.00; and authorization for the Mayor to execute on behalf of the Town.
9. Consider approval of Bid 2020-57-A, Custodial Supplies Services to Pollock Investments Inc., at the unit prices bid, in the estimated annual amount of \$100,000.00; and authorization for the Mayor to execute on behalf of the Town.
10. Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the drainage evaluation associated with the Range Wood Drive Drainage Improvements project, in the amount of \$67,500.00; and authorization for the Mayor to execute same on behalf of the Town.

11. Consider approval of a Professional Services Agreement with WSB & Associates, Inc., to provide consultant services regarding mixed-use developments; and authorization for the Mayor to execute same on behalf of the Town after approval of the contract terms by the Town Attorney.

Mayor Pro Tem Sharma moved to approve by consent Items 1–3, 5-11, as presented in the agenda caption. Councilmember Engel seconded the motion. Each item, as approved by consent, is restated above, and if applicable, the Ordinance or Resolution caption for each, for the record.

**VOTE ON MOTION:**

*Motion passed*

**AYES: BUMGARNER, FOREST, SHARMA, ENGEL, PIERSON**

**NAYS: NONE**

**I. REGULAR ITEMS**

4. Consider approval of the engagement letter with Pattillo, Brown & Hill, L.L.P., to perform external auditing services for the fiscal year ending September 30, 2020; and authorization for the Mayor to execute same on behalf of the Town.

Ms. Wallace provided background information regarding this item and she responded to the following comments or questions from Council:

- Clarification that it would be a first-year option of potentially five years
- How many years has the Town used Pattillo
- How many firms received the Statement of Qualifications (SOQ)
- Clarification that the Town received 3 responses back
- Clarification that the Town doesn't need to commit to five years with the proposed firm

There was Council discussion regarding:

- Concerns that the Town had the same audit company for a number of years
- Interest in going with a firm with the best value and not necessarily lowest cost

There was Council direction for staff to contact Eide Bailly, LLP for an engagement letter and review this item at a future date.

No formal action taken.

Mayor Dixon opened items 12 and 13 at the same time.

12. Public Hearing to consider a request for a Master Plan Amendment (MPA19-0005 – Grace Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density Uses to Medium Density Uses. The property is generally located south of Cross Timbers Road and east of Regency Park Court. (The Planning and Zoning Commission recommended denial by a vote of 6 to 0 at its June 8, 2020, meeting.) (The Town Council moved to postpone this item by a vote of 5 to 0 at its June 15, 2020, meeting.)



13. Public Hearing to consider a request for rezoning (ZPD19-0013 – Grace Park) from Agricultural District (A) to Planned Development District No. 177 (PD-177) with Single-Family District-10 (SF-10) uses, with certain exceptions, waivers and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Regency Park Court. (The Planning and Zoning Commission recommended denial by a vote of 6 to 0 at its June 8, 2020, meeting.) (The Town Council moved to postpone this item by a vote of 5 to 0 at its June 15, 2020, meeting.)

### Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- Land use and zoning
- 6/15/20 Concept site plan
- 7/20/20 Concept site plan
- Modifications
- Site photos
- 6/15/20 proposed concept site plan
- 7/20/20 proposed concept site plan
- Concept landscape plan
- Other fencing
- Driveway spacing
- 7/20/20 Tree survey

and she responded to comments or questions from Council regarding:

- Clarification regarding side and back yard setbacks, and lot square footage
- Is the approach on Cross Timbers acceptable
- Clarification regarding the exceptions being requested
- What does the minimum floor area (2,800 sf) do

Mr. Meredith clarified the legalities associated with the item.

### Applicant Presentation

The applicant did not have a presentation.

Mayor Dixon opened the Public Hearing for items 12 and 13 at 8:10 p.m.

*The following public comment cards were received via email prior to 5:45 p.m. on July 20, 2020, and comments are included as written in accordance with the online participation instructions.*

**Subject:** Online Form Submittal:  
**Date:** Monday, July 20, 2020 5:42:05 PM  
First Name Jorge  
Last Name Fernandez  
Address1 4009 Regency Park Court  
Address2 *Field not completed.*  
City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 1.12. MPA19-0005 - Grace Park

I am/I have In support

Comments/Questions: Low density...

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 5:34:09 PM

First Name Chelsea

Last Name Shear

Address1 3712 Alberta Lane

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12

I am/I have In opposition

Comments/Questions: I live in Flower Mound Woods which is adjacent to the proposed Grace Park development. I remain in opposition of rezoning this property to medium density. I support the overall development of this property, but believe that it can be done economically within the restrictions of a low density zoning.

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 5:12:54 PM

First Name Paul

Last Name O'Leary

Address1 3701 Alberta Ln

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12&13

I am/I have In opposition

Comments/Questions: I continue to be opposed to the Grace Park development as proposed, the property should be developed as low density.

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 4:06:45 PM

First Name Ray

Last Name Harris

Address1 3808 Nan Lane

Address2 *Field not completed.*

City Flower Mound

Zip 75022

My comments are: *Field not completed.*

Comments: *Field not completed.*

My comments are: RELATED to the agenda.

Item(s) No. 12

I am/I have: In opposition

My comment/question: I am in opposition of the Grace Park Master plan amendment and zoning request. The proposed amendment to apply Medium density residential to this land does not fit with the two developments -Regency Park and FM Woods that are low density residences. This will negatively impact property values since the builder intends to have 2,800min sq footage homes and both developments homes sizes are 4,000+

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 2:12:30 PM

First Name Ann

Last Name Heflin

Address1 3800 Nan Ln

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. #12

I am/I have In opposition

Comments/Questions: Doesn't fit with surrounding lowD zoning. Design appears disorganized, unbalanced and forced. 17 homes on 1 side 6 on other. 3:1 ratio. Defies common sense and aesthetics. 1 side of street lowDen 1 side highDen. Puts homes 10' from others backyards-violates intent of 10' setbacks. All westbound traffic will exit on Ida. Keeping low density will mitigate all these harms and still allow development.

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 2:09:09 PM

First Name Robert and Leah

Last Name Moss

Address1 3804 Regency Park Ct

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 13

I am/I have In opposition

Comments/Questions: *Field not completed.*

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 1:01:34 PM

First Name Theresa & Jason

Last Name Ragan

Address1 3908 Regency Park Court

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12 & 13

I am/I have In opposition

Comments/Questions: Have sent lengthy email to council regarding opposition of these items. We are still opposed to rezoning as well as current plans submitted by Mr. Rembert.

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 12:49:57 PM

First Name Diane

Last Name Bosworth

Address1 4001 Regency Park Ct.

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12

I am/I have In opposition

Comments/Questions: I oppose the rezoning request to change Grace Park from low density to medium density. Both neighboring neighborhoods are low density, the master plan for the community calls for low density, and dropping medium density homes into the middle of a low density community can only lower home values.

**Subject:** Online Form Submittal:

**Date:** Monday, July 20, 2020 12:10:47 PM

First Name Roger

Last Name Bosworth

Address1 4001 Regency Park Ct

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. MPA19-0005

I am/I have In opposition

Comments/Questions: I see no reason to change the master plan to allow medium density housing. The proposed houses will be very close to each other and all on one side of the street.

**Subject:** Online Form Submittal:  
**Date:** Monday, July 20, 2020 12:01:02 PM

First Name Dain  
Last Name Brinkerhoff  
Address1 3709 Pearl Lane  
Address2 *Field not completed.*  
City Flower Mound  
Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. #12 and #13

I am/I have In opposition

Comments/Questions: We would like to express our concern and OPPOSITION to Rembert Enterprises, Inc.'s application to develop and rezone the 9.7 acres of farmland (Grace Park) to medium-density. It is inconsistent with the surrounding neighborhoods, would lower our property values and put our children's safety in jeopardy due to increased traffic through our neighborhood. Thank you!

**Subject:** Online Form Submittal:  
**Date:** Monday, July 20, 2020 11:59:42 AM

First Name Malinda  
Last Name Brinkerhoff  
Address1 3709 Pearl Lane  
Address2 *Field not completed.*  
City Flower Mound  
Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. #12 and #13

I am/I have In opposition

Comments/Questions: We would like to express our concern and OPPOSITION to Rembert Enterprises, Inc.'s application to develop and rezone the 9.7 acres of farmland (Grace Park) to medium-density. It is inconsistent with the surrounding neighborhoods, would lower our property values and put our children's safety in jeopardy due to increased traffic through our neighborhood. Thank you!

**Subject:** Online Form Submittal:  
**Date:** Monday, July 20, 2020 8:01:22 AM

First Name Colleen  
Last Name O'Leary  
Address1 3701 Alberta In  
Address2 *Field not completed.*  
City Flower Mound  
Zip 75022

My comments are: *Field not completed.*

Comments: *Field not completed.*

My comments are: RELATED to the agenda.

Item(s) No. 12&13

I am/I have: In opposition

My comment/question: I am in opposition to this development as proposed by the developer. There are too many homes and they are on lots that are much smaller compared to adjacent neighborhoods.

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 9:39:19 PM

First Name Greg

Last Name Kisver

Address1 3612 Alberta Ln

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12

I am/I have In opposition

Comments/Questions: Please deny Mr. Rembert's request for medium density homes in his proposed Grace Park development. It does not align with the surrounding community. Also, the additional homes medium density would bring would increase traffic through the small street into Flower Mound Woods neighborhood by over 100 cars per day. The increased traffic is a major concern, trying to keep our children safe. thanks

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 9:24:31 PM

First Name Cheryl

Last Name Kisver

Address1 3612 Alberta LN

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12

I am/I have In opposition

Comments/Questions: Please do not let Mr. Rembert change the Grace Park development from low density to medium density. The area surrounding Grace Park is all low density homes so the proposed development is out of place.

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 9:09:34 PM

First Name Arthur

Last Name Alonzo

Address1 3912 Regency Park Ct

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. #12, MPA19-0005 - Grace Park

I am/I have In opposition

Comments/Questions: My name is Art Alonzo. My wife Janet and I would like to express our opposition to the Grace Park project. As a resident of Regency Park I, I have had interacted with Mr. Rembert in person and by email. We are opposed to his wish to build medium density homes in a location that is designated as low density. Mr Rembert has on numerous occasions misrepresented facts in order to mislead RPI residents

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 9:08:32 PM

First Name Flower Mound Woods

Last Name Community Association Community Association

Address1 3613 Pearl Ln

Address2 *Field not completed.*

City Flower Mound

Zip 75022

My comments are: *Field not completed.*

Comments: *Field not completed.*

My comments are: *Field not completed.*

Item(s) No. MPA19-0005

I am/I have: In support, In opposition

My comment/question: On behalf of the Flower Mound Woods Community Association please accept this as our opposition to the proposed re-zoning to Medium density by Reginald Rembert. As I have shared in multiple emails we feel this proposed changes would create both safety and congestion issues for our community. The community would deem low density acceptable at this point with anyone but Rembert Enterprises.

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 8:59:53 PM

First Name John

Last Name Sullivan

Address1 3613 Pearl Lane

Address2 *Field not completed.*

City Flower Mound

Zip 75022

My comments are: *Field not completed.*

Comments: *Field not completed.*

My comments are: RELATED to the agenda.

Item(s) No. MPA19-0005

I am/I have: In opposition

**My comment/question:** Please accept this as my total opposition to Reginalds Rembert's attempt to rezone this development to medium density. The man needs to develop where he can afford to do business or accept less profit, but this continued attempt to "game the system" to his profit is unacceptable. Low density is what we will support, nothing else and at this point with anyone but him.

**Subject:** Online Form Submittal:  
**Date:** Sunday, July 19, 2020 7:41:04 PM

**First Name** Andrew

**Last Name** Koch

**Address1** 3605 Alberta Lane

**Address2** *Field not completed.*

**City** Flower Mound

**Zip** 75022

**My comments are:** *Field not completed.*

**Comments:** *Field not completed.*

**My comments are:** RELATED to the agenda.

**Item(s) No.** #12 and #13

**I am/I have:** In opposition

**My comment/question:** We are asking the Town Council to deny items #12 and #13. This request does not match the master plan of the surrounding neighborhoods. The master plan was developed for a reason and we do not want to see it changed for one developer. The plan is zoned low density and should remain as low density.

**Subject:** Online Form Submittal:  
**Date:** Sunday, July 19, 2020 6:23:57 PM

**First Name** James

**Last Name** Green

**Address1** 3812 Regency Park Ct. Flower Mound, Tx. 75022

**Address2** *Field not completed.*

**City** Flower Mound

**Zip** 75022

**What Public Hearing agenda item do you wish to comment on or have a question?**

**Agenda item No.** 12 & 13

**I am/I have** In opposition

**Comments/Questions:** I am opposed to changing this property to "Medium Density". I do not want 17 homes in my back yard. All the other Sub-Divisions in this area are "Low Density" and this property should not be an exception. Regency Park I is identical to this property and this property should be zoned identical to RGP I. All low density lots!

**Subject:** Online Form Submittal:  
**Date:** Sunday, July 19, 2020 3:19:43 PM

**First Name** John

**Last Name** Lee

**Address1** 3801 Abron Lane

**Address2** *Field not completed.*



City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12 & 13

I am/I have In opposition

Comments/Questions: *Field not completed.*

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 3:08:36 PM

First Name John

Last Name Lee

Address1 3801 Abron Lane

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12, 13

I am/I have In opposition

Comments/Questions: *Field not completed.*

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 1:16:17 PM

First Name John

Last Name Rex

Address1 4008 Baldomera Street

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12

I am/I have In opposition

Comments/Questions: We respectfully request the Planning and Zoning Commission and the Town Council deny the Grace Park Development application for a Master Plan change and Zoning Change and the property remain zoned for low-density residential.

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 11:26:10 AM

First Name Vonda

Last Name Ryan

Address1 3805 Rodney Circle

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. #12 & #13

I am/I have In opposition

Comments/Questions: My family opposes any master plan amendments/rezoning for the Grace Park development.

We are unable to attend the council meeting live, due to work and child care.

We yield discussion time to attendees who also oppose the request.

Thank you.

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 9:48:51 AM

First Name Mary

Last Name George

Address1 4004 Regency Park Ct

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. Item # 13

I am/I have In opposition

Comments/Questions: I oppose changing the rezoning from low density to medium density for this area.

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 9:47:20 AM

First Name Flint

Last Name George

Address1 4004 Regency Park Ct

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. Item # 13

I am/I have In opposition

Comments/Questions: I opposed changing the zone from low density to medium density.

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 9:45:30 AM

First Name Mary

Last Name George

Address1 4004 Regency Park Ct

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. Item # 12

I am/I have In opposition

Comments/Questions: I support LOW DENSITY, more like Regency Park I and Regency Park II, and not Medium Density.

**Subject:** Online Form Submittal:

**Date:** Sunday, July 19, 2020 9:44:00 AM

First Name Flint

Last Name George

Address1 4004 Regency Park Ct

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. Item # 12

I am/I have In opposition

Comments/Questions: I support low density, (more like Regency Park I and Regency Park II) and oppose changing the rezoning to medium density.

**Subject:** Online Form Submittal:

**Date:** Saturday, July 18, 2020 9:30:10 PM

First Name Phillip

Last Name Nguyen

Address1 3812 Abron Ln

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 13

I am/I have In opposition

Comments/Questions: *Field not completed.*

**Subject:** Online Form Submittal:

**Date:** Saturday, July 18, 2020 9:25:48 PM

First Name Phillip

Last Name Nguyen

Address1 3812 Abron Ln

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12 and 13

I am/I have In opposition

Comments/Questions: I strongly against this agenda. I believe rezone from low density to medium density would greatly affect our home's value and increase the traffic in our neighborhood.

**Subject:** Online Form Submittal:

**Date:** Saturday, July 18, 2020 8:00:56 PM

First Name Meena

Last Name PILLARISSETTY

Address1 3700 Alberta Ln

Address2 *Field not completed.*

City FLOWER MOUND

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12 and 13

I am/I have In opposition

Comments/Questions: *Field not completed.*

**Subject:** Online Form Submittal:

**Date:** Saturday, July 18, 2020 5:42:15 PM

First Name James

Last Name O'Leary

Address1 3701 Alberta Lane

Address2 *Field not completed.*

City Flower Mound

Zip *Field not completed.*

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. ZPD19-0013

I am/I have In opposition

Comments/Questions: As a resident of Flower Mound Woods, I am strongly opposed to anything other than low density as stated in the master plan.

**Subject:** Online Form Submittal:

**Date:** Saturday, July 18, 2020 5:39:56 PM

First Name James

Last Name O'Leary

Address1 3701 Alberta Lans

Address2 *Field not completed.*

City Flower Mound

Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. MPA19-0005

I am/I have In opposition

Comments/Questions: As a resident of Flower Mound Woods subdivision, I am strongly against anything other than low density as put forth in the master plan for Grace Park.

**Subject:** Online Form Submittal:  
**Date:** Saturday, July 18, 2020 2:21:05 PM

First Name Ray  
Last Name White  
Address1 3900 Regency Park Court  
Address2 *Field not completed.*  
City Flower Mound  
Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 13

I am/I have In opposition

**Comments/Questions:** I stand in opposition & intend to speak re rezoning this property from low density to medium density. The current plan is not appropriate or compatible with surrounding developments/neighborhoods. The current plan has 17 houses aligned in single file along the west side & creates an ugly development with homes on the east side turned north and south in order to avoid the 30' rear yard setback.

**Subject:** Online Form Submittal:  
**Date:** Saturday, July 18, 2020 2:14:42 PM

First Name Ray  
Last Name White  
Address1 3900 Regency Park Court  
Address2 *Field not completed.*  
City Flower Mound  
Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12

I am/I have In opposition

**Comments/Questions:** I stand in opposition to this request to amend the land designation use from agriculture to medium density. This land has been planned for low density for many years and several iterations of Master Plans. Low density conforms to all of the surrounding 5 developments and I would respectfully request the council to simply maintain the current designation. Thank you.

**Subject:** Online Form Submittal:  
**Date:** Saturday, July 18, 2020 12:01:41 PM

First Name Mary Anne  
Last Name White  
Address1 3900 Regency Park Court  
Address2 *Field not completed.*  
City Flower Mound  
Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 13

I am/I have In opposition

Comments/Questions: I am against rezoning from agricultural to medium density in this agenda item. Please retain the low density in this property to match all the subdivisions around it. Thanks for considering my request in this matter.

**Subject:** Online Form Submittal:  
**Date:** Saturday, July 18, 2020 11:52:21 AM

First Name Mary Anne  
 Last Name White  
 Address1 3900 Regency Park Court  
 Address2 *Field not completed.*  
 City Flower Mound  
 Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12

I am/I have In opposition

Comments/Questions: I am against medium density and the number of houses on the west side of the development. I do not want to see a wall of houses from my back yard. There should be an equal number of houses on both sides of the street. Thanks for considering my opinion.

**Subject:** Online Form Submittal:  
**Date:** Friday, July 17, 2020 5:45:17 PM

First Name Jay  
 Last Name Hencken  
 Address1 3800 Regency Park Ct  
 Address2 *Field not completed.*  
 City Flower Mound  
 Zip 75022

What Public Hearing agenda item do you wish to comment on or have a question?

Agenda item No. 12&14

I am/I have In opposition

Comments/Questions: I see no reason to change the zoning from the current low density.

*The following individuals either spoke in support or opposition, or had questions / comments related to the item: 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.*

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/Comments Only
Robbie Cox, 3001 Wood Trail	William Duba, 3808 Abron Ln	
	Jorge Fernandez, address not provided	
	Diane Bosworth, 4001 Regency Park Ct	
	Ray Harris, 3808 Nan Ln	

	Robbie, 3701 (street and last name incomprehensible)	
	Ray White, 3900 Regency Park Ct	
Reggie Rembert, Jr, address not provided		

Mayor Dixon closed the Public Hearing for items 12 and 13 at 8:10 p.m.

Councilmember Bumgarner moved to deny item 12 as presented. Mayor Pro Tem Sharma seconded the motion.

**VOTE ON MOTION:** *Motion passed (to deny)*  
**AYES: BUMGARNER, FOREST, SHARMA, ENGEL, PIERSON**  
**NAYS: NONE**

Councilmember Bumgarner moved to deny item 13 as presented. Mayor Pro Tem Sharma seconded the motion.

**VOTE ON MOTION:** *Motion passed (to deny)*  
**AYES: PIERSON, ENGEL, SHARMA, FOREST, BUMGARNER**  
**NAYS: NONE**

Mayor Dixon opened items 14 and 15, including the Public Hearing, at the same time and announced that the applicant has requested that the item be postponed until August 3, 2020.

- 14. Public Hearing to consider approval of an ordinance establishing a Tax Abatement Reinvestment Zone for commercial tax abatement at 2201 Spinks Road. *(The applicant has requested that the item be postponed until August 3, 2020)*
- 15. Public Hearing to consider approval of a Tax Abatement and Chapter 380 Agreement with Caddo Holdings, LLC, for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town. *(The applicant has requested that the item be postponed until August 3, 2020)*

Deputy Mayor Pro Tem Forest moved to postpone items 14 and 15 to August 3, 2020. Councilmember Bumgarner seconded the motion.

**VOTE ON MOTION:** *Motion passed (to postpone)*  
**AYES: BUMGARNER, FOREST, SHARMA, ENGEL, PIERSON**  
**NAYS: NONE**

- 16. Consider a request for a Record Plat (RC19-0004 – Traditions of Flower Mound) to create a residential subdivision with an exception to the grading criteria, regarding residential lot-to-lot drainage, 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 Old Settlers Road and north of Harris Road. (The Planning and Zoning Commission recommended approval by a vote of 4 to 2 at its July 13, 2020, meeting.)

**Staff Presentation**

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Record plot (proposed)
- Exception request
- Drainage area map (Pecan Park Estates)
- Existing drainage area map
- Site photos
- Landscape plan

and she, or Mr. Dalton, responded to comments or questions from Council regarding:

- Why did the Town decide to bring forward new regulations regarding lot to lot drainage and what is an example that prompted the change
- Will the development have an HOA
- Who will maintain the drainage easements and how will it be enforced

**Applicant Presentation**

Casey Gregory, Sanchez & Associates, 1000 N McDonald, McKinney

Mr. Gregory gave a presentation identifying or noting:

- Site arial and drainage aspects of the project
- Existing drainage design
- Existing drainage area map
- Proposed drainage area map
- Proposed storm infrastructure
- Consequences of new design
- Required wall for alternate design

and he responded to comments or questions from Council regarding:

- Clarification regarding the retaining wall and a fence on top of that
- Concerns regarding the flow of water and potential flooding toward the neighboring properties
- What is the tree impact for the proposed easement
- Concerns regarding two streets with similar names (Berry and Cherry Blossom)

**Council Discussion**

There was Council discussion regarding:

- How the design allows for the water drainage
- Elevations (Pecan Park vs. Traditions)

**Motion # 1**

Deputy Mayor Pro Tem Forest moved to approve as presented. No one seconded the motion.

Motion failed due to lack of a second.



Motion # 2

Mayor Pro Tem Sharma moved to deny the request as presented with the reason for the denial being the denying of the requested exception. Councilmember Engel seconded the motion.

**VOTE ON MOTION:***Motion passed (to deny)***AYES: BUMGARNER, SHARMA, ENGEL, PIERSON****NAYS: FOREST****J./K. CLOSED/OPEN MEETING**

The Town Council convened into closed meeting at 10:05 p.m. on July 20, 2020, pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, and 551.074, for consultation with attorney, and to discuss matters relating to real property, and personnel, and reconvened into an open meeting at 10:48 p.m. on July 20, 2020, to take action on the items as follows:

- a. Consultation with Attorney.

No action taken.

- b. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights-of-way, cultural arts center, and/or other municipal purposes and all matters incident and related thereto.

No action taken.

- c. Discuss the duties of the Municipal Court Judge, including the June report regarding court activities.

No action taken.

**L. ADJOURN REGULAR MEETING**

Mayor Dixon adjourned the meeting at 10:49 p.m. on Monday, July 20, 2020, and all were in favor.

**TOWN OF FLOWER MOUND, TEXAS**

*Steve Dixon*

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**STEVE DIXON, MAYOR**

**ATTEST:**

*Theresa Scott*

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**THERESA SCOTT, TOWN SECRETARY**