

THE FLOWER MOUND TOWN COUNCIL WORK SESSION HELD ON THE 15th DAY OF SEPTEMBER, 2016, 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.

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

Kevin Bryant	Mayor Pro Tem
Bryan Webb	Deputy Mayor Pro Tem
Don McDaniel	Councilmember Place 4
Itamar Gelbman	Councilmember Place 5

with the following members of Town Council absent:

Tom Hayden	Mayor
Jason Webb	Councilmember Place 1

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
Ken Parr	Executive Director of Public Works
Doug Powell	Executive Director of Development Services

A. CALL WORK SESSION TO ORDER

Mayor Pro Tem Bryant called the work session to order at 6:00 p.m.

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

Mayor Pro Tem Bryant led the pledges.

D. WORK SESSION ITEM

1. Presentation and discussion involving Town development standards including the Urban Design Plan, sign standards, landscape standards, undergrounding of overhead utilities, detention and retention pond standards, and discussion of the Town's process and options for administrative approvals.

Mr. Dalton gave a presentation identifying or noting:

- Urban design plan (architectural standards)
- Administrative approvals
- Undergrounding of utilities
- Sign standards

- Landscape standards
- Detention and retention pond standards
- Expectations

Mr. Dalton, Mr. Powell, Mr. Meredith, responded to questions from Council related to:

- Clarification as to the types of projects meritorious design can be applied to
- Clarification regarding the use of stucco as a building material
- Factors that might prevent businesses from putting in solar
- Performance bond options
- Legalities and logistics associated with development conditions for underground utilities
- Provisions as it related to regulating LED or neon
- How long does a development have to be out of compliance as it relates to landscaping before it's an issue where they're required to replace any dead vegetation
- Requirements related to retention ponds

There was general Council direction to proceed in the following areas:

- Allow for meritorious exceptions for green building designs that incorporate Leadership in Energy and Environmental Design (LEED), such as the use of solar
- Review the Town's standards to make sure they are not prohibitive for a business that desires to construct a LEED building
- Flat roof along roads vs. pitched roof is acceptable if not adjacent to residential
- Allow stucco as a building material
- For administrative approvals, if P & Z holds the requirement of approving something because it meets the code, then that approval should be shifted to a staff approval level (i.e. site plans)
- Allow tree removal permits to be approved at a staff level with an appeal process
- Acceptable to the concept of smartscaping; however, it must be designed to ensure the standards are met
- Establish a plan to address noncompliance relative to landscaping in commercial developments

Topics were prioritized as follows, with the understanding staff will come up with a proposed completion schedule:

1. Urban design plan (architectural standards)
2. Administrative approvals
3. Undergrounding of utilities
4. Sign standards
5. Landscape standards
6. Detention and retention pond standards

There was general Council direction to have a future discussion in the following areas:

- Requirements as it relates to CLOMAR (Conditional Letter of Map Revision) and a flood plain
- Allowing developers to use a certified engineering firm to conduct Traffic Impact Analysis (TIA)
- When dealing with an area where there have been multiple TIAs in a short amount of time, could the most recent TIA be amended based on any new information that has been made known
- For LED and neon lighting look at it from a holistic impact because the source isn't the issue, and acceptable to removing the standard because there are other provisions that covers an acceptable look
- For underground utilities explore options that would allow the Town to offer relief to the developers that makes sense and still accomplishes the goal of getting utility lines underground (establishing a fund and using in focused areas, incentives, etc.)
- Handling retention/detention ponds in a more environmentally friendly application in situations where it's completely internal and not visible to a neighborhood or otherwise.

E. ADJOURN WORK SESSION

Mayor Pro Tem Bryant adjourned the work session at 8:20 p.m. on Thursday, September 15, 2016, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

THOMAS E. HAYDEN, MAYOR

ATTEST:

THERESA SCOTT, TOWN SECRETARY

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