THE FLOWER MOUND TOWN COUNCIL WORK SESSION HELD ON THE 18TH DAY OF NOVEMBER, 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:

Derek France	Mayor
Ben Bumgarner	Mayor Pro Tem
Sandeep Sharma	Deputy Mayor Pro Tem
Adam Schiestel	Councilmember Place 1
Jim Engel	Councilmember Place 4
Ann Martin	Councilmember Place 5

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

Theresa Scott	Town Secretary
Tommy Dalton	Interim Town Manager
Tiffany Bruce	Assistant Town Manager/Town Engineer
Lexin Murphy	Director of Planning Services
Ray Watson	Director of Economic Development
John Chapman	Planner

A. CALL WORK SESSION TO ORDER

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

B. INVOCATION

Mayor France gave the invocation and let the pledges.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

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.	John Atkinson, address not provided	Agenda item # 2
2.	Robin Murphy Atkinson, address not provided	Agenda item # 2
3.	Stephen Fitzgerald, 4501 Kimball Crossing	Pepper Creek Ranch
4.	Jefferson Rees, 4421 Sandra Lynn	Pepper Creek
5.	Larry Narrell, 4801 Lusk Ln	Agenda item # 2
6.	Jacque Narrell, 4801 Lusk Ln	Soccer, Agenda item # 2
9.	Robbie Cox, 3001 Wood Trail	Town Council, Place 3

E. WORK SESSION ITEM

1. Presentation and discussion regarding the Lakeside Business District, including potential discussion about the Silveron Park development project (ZPD18-0014) located at 501 International Parkway, and the Silveron Flower Mound Duke development project (MPA21-0005 & ZPD21-0003) located at the northeast corner of International Parkway and Silveron Boulevard.

   Mr. Watson gave a presentation identifying or noting:
   - Lakeside Business District tracts
     - Lakeside Village
     - Duke Silveron
     - Silveron Park
     - The Point
     - Baldwin Tract
     - Crosby Tract
     - Huh Tract

   and he responded to questions from Council regarding:
   - What can the Town do to attract more Class A office space
   - Update on bringing a hotel product to Lakeside
   - How can Council present a vision and not get swayed by distractions where there is a loss of focus along the way and the vision is not maintained
   - What are businesses asking for that keeps them from coming to Flower Mound
   - What options are available to better manage the Council vision

   Council Discussion

   There was Council discussion regarding:
   - Interest in Council setting a vision for what they want to see in the Lakeside Development District as a whole
   - Interest in having a round table discussion with key stakeholders (e.g. landowners, developers, hoteliers) to understand their needs as it relates to site selection
   - Thoughts regarding going vertical with buildings
   - Interest in seeing more emphasis on trails
   - Land bank opportunities

2. Presentation and discussion on development options within the Cross Timbers Conservation Development District, including potential discussion about the Townlake phase 5 development projects (ZPD21-0011 & DP21-0005) located at 5501 Cross Timbers Road, the Cummings Ranch development project (ZPD21-0017) located on the northeast corner of Cross Timbers Road and Red Rock Lane, and the Lusk Lane Soccer Complex development project (SUP21-0006) located at 5200 Cross Timbers Road.

   Ms. Murphy gave a presentation identifying or noting:
   - Recap from Strategic Planning Session 2021
   - Cross Timber Conservation area map
   - History of CTCDD
   - Public outreach
   - Purpose of the CTCDD
   - Development standards

- Agricultural development – currently entitled
- Open space – what's included
- Land availability
- Environmentally sensitive areas
- Possible modifications to consider
- Other options
    - Building envelopes
    - Text amendment
    - Development bonuses
    - Financial incentives
- Park land dedication
- Conservation easements or residential lots
- Future text amendments
- What's next
    - Direction on residential development standards
    - Public outreach
    - Recommend amending zoning ordinance to reflect the Master Plan based on Council direction

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

- Clarification regarding the "moderate increases" and "one unit per acre" language
- Right of way calculations (net versus gross)
- What aspect of cluster development is open to the public
- Are there currently any open spaces in cluster developments that are managed by the Town
- What kind of projects have been added since the creation of the CTCDD
- For the two current active applications – what are the application types and acres
- If by the CTCDD, is the Town in essence creating more open space

Council Discussion

There was Council discussion or direction regarding:

- Cluster development may have run its course and more focus may be needed for conservation
- Potential of making it more equitable between the choices of agricultural conservation and cluster development
- Interest in more incentives for agricultural conservation, and any incentives would need to have a public access option
- Need to review best practices as it relates to conservation
- Projects that have been built don't seem to reflect the intent of the CTCDD (contiguous open space and public access)
- Don't vision pocket parks in the CTCDD – the vistas are the park
- Interest in expedited development review
- The problem isn't the design of the cluster, but it's about the density
- More fencing standards, such as allowing masonry walls
- Public outreach options with consensus to go above and beyond the normal public hearing process

- Interest in taking deeper dive on the options such as no cluster, conservation standards

Mr. Dalton summarized the feedback received and indicated staff will outline next steps and present options to Council in the coming weeks.

F. ADJOURN WORK SESSION

Mayor France adjourned the work session at 8:47 p.m.

TOWN OF FLOWER MOUND, TEXAS

DEREK FRANCE, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY