

**AGENDA**

**JOINT  
FLOWER MOUND TOWN COUNCIL  
AND  
PLANNING & ZONING COMMISSION  
WORK SESSION**

**OCTOBER 15, 2020**

**FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD  
FLOWER MOUND, TEXAS**

**7:30 P.M.**

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An agenda information packet is available online at [www.flower-mound.com/AgendaCenter](http://www.flower-mound.com/AgendaCenter)  
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*Please silence or turn off all electronic devices in Jody Smith Hall*

**A. CALL MEETING TO ORDER**

**B. PUBLIC COMMENT**

To speak to Council during public comment, please fill out a [comment form](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired
- Please state your name and address when speaking

The purpose of this item is to allow the public an opportunity to address the Town Council on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

**C. WORK SESSION ITEM**

1. Joint work session with the Planning and Zoning Commission to discuss infill locations.

**D. ADJOURN WORK SESSION**

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: October 12, 2020, at 4:40 p.m., at least 72 hours prior to the scheduled time of said meeting.

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**Theresa Scott, Town Secretary**

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. The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Theresa Scott, Town Secretary, at 972.874.6076.



## TOWN COUNCIL AGENDA ITEM NO. 1

### JOINT WORK SESSION ITEM

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**DATE:** October 15, 2020

**FROM:** Lexin Murphy, Director of Planning Services

**ITEM:** Discuss and receive direction on regulating infill development.

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**BACKGROUND INFORMATION:** During the July 22, 2016, Strategic Planning Session (SPS), Town Council discussed infill development and directed staff to bring forward an infill item at a joint work session with the Planning and Zoning Commission (P&Z). This occurred on October 20, 2016, ([Packet/Video](#)). The topic of “density” was also discussed by the Planning and Zoning Commission on February 26, 2018, during their Board Input Session ([Packet/Video](#)). That topic was forwarded to the Council for consideration during the 2018 SPS. Council did not take up that topic during the 2018 SPS; however, during the 2019 SPS, Town Council directed staff to compile a list of remaining infill locations and provide them to Town Council ([2019 SPS Summary](#)). This list was sent to Town Council for discussion during the 2020 SPS on June 19, 2020 ([Video](#), topic starts at 2:58:30).

Much of the discussion during the 2020 SPS centered on the language within the Mixed Use Land Use section of the Master Plan (listed below) that calls for the application of mixed use standards to infill properties. There were questions about how the current mixed use zoning standards could be altered to apply to infill properties, what the incentive would be to property owners for utilizing new infill standards, and at what stage in the development process new infill design plans should be implemented.

**Master Plan language:**

“This land use category (Mixed Use) is applied to both greenfield and in-fill properties within the Town. Greenfield properties are larger, undeveloped properties that may have access to a major transportation infrastructure, but may not have access to any other infrastructure. They are generally located away from the core of the town and adjacent to other undeveloped parcels. Greenfield properties are generally larger (greater than 20 acres) than in-fill sites. These properties may have significant environmental characteristics that need development flexibility in order to balance environmental protection and market feasibility.

In-fill properties are those that are vacant with access to most urban infrastructure and adjacent to existing development. They may be adjacent to both commercial land uses or arterial roadways and lower intensity residential uses and may be properties that are difficult to develop under current policies. These properties share unique characteristics in that they have commercial potential due to adjacency to a major arterial or existing commercial uses, but need to address compatibility and transition issues with adjacent established neighborhoods. These properties may also share site specific environmental characteristics that need development flexibility in order to balance environmental protection and market feasibility. In-fill properties are generally between 5 and 20 acres in size.

The Mixed Use land use category is intended to allow for creative development and flexible opportunities with a mix of development types (retail, office, hospitality, and residential) on properties that generally demonstrate the above listed criteria.”

At the conclusion of this SPS topic, Council directed staff to bring back a joint work session item with the Planning and Zoning Commission on infill development, so that a direction could be more definitively determined.

**ALTERNATIVES/OPTIONS:** Staff is seeking direction on regulating infill development. Staff will implement the direction of the Council.