



AGENDA

TOWN OF FLOWER MOUND SMARTGROWTH COMMISSION MEETING

NOVEMBER 12, 2018

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

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
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- A. **CALL TO ORDER: 6:30 P.M.** (*or after the conclusion of the Planning & Zoning Commission Meeting*)
- B. **REGULAR ITEMS**
1. *Minutes of August 13, 2018*
Consider approval of the minutes of the August 13, 2018, SMARTGrowth Commission Regular Session.
- E. **ADJOURNMENT – REGULAR SESSION**
- i. **WORK SESSION**
- a. Presentation and discussion of the infrastructure component of the Town's SMARTGrowth Program, to include discussion on possible updates and/or amendments as necessary.

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, on the following date and time: November 8, 2018, at 2:00pm, at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the SMARTGrowth Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting **Planning Services** at **(972) 874-6350**.

THE FLOWER MOUND SMARTGROWTH COMMISSION MEETING HELD ON THE 13TH DAY OF AUGUST, 2018, 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 PM

The SMARTGrowth Commission met in a regular session with the following members present:

Perfecto Solis	Chair
Brad Ruthrauff	Commissioner, Place 1
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9
Reginald Rembert	Representative of the Development Industry
Mark Glover	Representative of the Real Estate Industry

Constituting a quorum with the following members absent:

Laile Neal	Commissioner, Place 2
Vacant	Commissioner, Place 3

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tommy Dalton	Assistant Town Manager
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Cindi Price	Executive Assistant

A. CALL TO ORDER: 6:36 P.M. [after the CIAC meeting]

B. REGULAR ITEMS

- 1. Consider approval of the minutes of the February 12, 2018, SMARTGrowth Commission Regular Session.**

Commissioner Deliberation

Commissioner Johnson moved to approve the February 12, 2018, minutes as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Rembert, Glover, Dillon, Picardi, Kendrick, Solis, Johnson, Rawson, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Neal

The motion passed with a vote of 9-0.

- 2. Conduct an overview of the Town's SMARTGrowth Program, and provide the Commission an opportunity to identify future agenda topics for discussion.**

Staff Presentation

Tommy Dalton, Assistant Town Manager

C. ADJOURNMENT: 7:05 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant

DRAFT



SMARTGROWTH COMMISSION AGENDA ITEM NO: i.(a)

DATE: November 7, 2018

FROM: Tommy Dalton, Assistant Town Manager

ITEM: Presentation and discussion of the infrastructure component of the Town's SMARTGrowth Program, to include discussion on possible updates and/or amendments as necessary.

I. ITEM SUMMARY

This item is a work session presentation and discussion on the infrastructure components of the Town's SMARTGrowth Program.

II. BACKGROUND INFORMATION

The Town adopted Ordinance No. 2-99 on January 11, 1999, creating the SMARTGrowth Program. The program was designed to implement a long-term growth management strategy of sustainable development that embraces the community's vision and values, achieves community character and economic development objectives, and considers the social, environmental, and fiscal impacts of land development. The SMARTGrowth program is integral to implementing the Town's Master Plan. The current regulations are contained in the Town's Land Development Regulations, and are available online:

- https://library.municode.com/tx/flower_mound/codes/code_of_ordinances?no_deld=SPBLADERE_CH98ZO_ARTIISMPR

The SMARTGrowth Commission is the body established to monitor, review and make recommended changes to the SMARTGrowth program as necessary. The specific powers and duties of the SMARTGrowth Commission are contained in Section 98-52:

1. To conduct a review of the effectiveness of the SMARTGrowth program in achieving its stated objectives.
2. To determine whether compliance with the SMARTGrowth criteria has been maintained by all development applications and projects previously approved.
3. To determine whether compliance with the SMARTGrowth criteria is likely be maintained in the future, based on short-range (one to two years) and mid-range (three to five years) forecasts.

4. To review within a three-year time period whether each SMARTGrowth criterion is appropriate for its stated purpose.
5. To determine within a three-year time period whether any new SMARTGrowth criteria should be considered for adoption.
6. To determine within a three-year time period whether any SMARTGrowth criteria should be deleted or amended in relation to the SMARTGrowth analysis.
7. To conduct public hearings and meetings as necessary to obtain the requisite public comment and input to perform the powers and duties described herein.
8. To perform the duties and responsibilities of the capital improvements advisory committee required by chapter 395 of the Texas Local Government Code pertaining to the assessment and collection of impact fees.
9. To perform all other powers and duties as may be conferred by the town council.

The implementation of the SMARTGrowth program includes following the provisions contained in the SMARTGrowth Analysis (Sections 98-71 through 168). There are six areas of review contained in the SMARTGrowth analysis to insure there are adequate public facilities and services to address new developments. These areas are reviewed for each development application based on the Criterion Matrix (Attachment A).

The criteria for review is based on the type of application submitted and if the development is residential or non-residential.

There are exceptions to the SMARTGrowth Program contained in the Economic Development section. Any exceptions requested to the regulations require approval by the Town Council.

“(c) Exceptions. It is recognized that certain projects that qualify for economic development incentives, due to their size, location, amenities and design, may necessitate waivers from the environmental quality and community character SMARTGrowth criteria contained in the SMARTGrowth program. Consequently, an applicant may submit a request for a waiver of one or more environmental quality and/or community character SMARTGrowth criteria. Each requested waiver shall be evaluated and action taken thereon by the planning and zoning commission and the town council in accordance with the purposes and objectives contained in section (a) of the SMARTGrowth program.”

As previously indicated, this work session will focus on the infrastructure components:

- 1. Water:**
 - a. Water supply
 - b. Pumping Capacity

2. Wastewater (sanitary sewer):

- a. Wastewater treatment capacity
- b. Wastewater lift station pumping capacity
- c. Wastewater interceptor capacity

3. Transportation:

- a. Town arterial and collector links
- b. Town arterial and collector intersections

Since this is a work session discussion, no formal action will be taken. Any discussion topics raised that would require formal action resulting in an amendment to the Town's SMARTGrowth program will trigger a regular agenda item and public hearings before the SMARTGrowth Commission, the Town's Planning and Zoning Commission, and ultimate approval by the Town Council with a super majority vote.

III. ATTACHMENTS

- 1. Criterion Matrix

**SMARTGROWTH CRITERION MATRIX
RESIDENTIAL**

	Master Plan	Zoning Amendment	Development Plan	Record Plat
ADEQUATE PUBLIC INFRASTRUCTURE				
Water Supply	X	X	X	X
Water Pumping Capacity	X	X	X	X
Wastewater Treatment Capacity	X	X	X	X
Wastewater Lift Station Pumping Capacity	X	X	X	X
Wastewater Interceptor Capacity	X	X	X	X
Trans. - Town Arterials & Collector Links	X	X	X	X
Trans. - Town Arterials & Collector Inter.	X	X	X	X
ADEQUATE PUBLIC FACILITIES				
Park Land	X	X	X	X
Park Trailheads & Public Recreational Areas	X	X	X	X
Public Schools	X	X	X	X
ADEQUATE PUBLIC SERVICES				
Police Services			X	X
Fire Services			X	X
Emergency Medical Services			X	X
ECONOMIC DEVELOPMENT				
Economic Development Incentive Policy				INCENTIVE
ENVIRONMENTAL QUALITY				
Watershed Protection			X	X
Wetlands			X	X
Topographical Slope Protection			X	X
Water Impoundment Protection			X	X
Environmental Survey		X	X	X
Environmental Protection Plan			X	X
COMMUNITY CHARACTER				
Utility Distribution Facilities			X	X
Residential Densities		X	X	X
Urban Design		X	X	X
Area & Specific Plans		X	X	X
Agricultural Easements			X	X
Visual Impacts		X	X	X
Conservation Development		X	X	X
Rural Development		X	X	X

Attachment 1: Criterion Matrix

**SMARTGROWTH CRITERION MATRIX
NONRESIDENTIAL**

	Master Plan	Zoning Amendment	Development Plan	Record Plat	Site Plan
ADEQUATE PUBLIC INFRASTRUCTURE					
Water Supply	X	X	X	X	X
Water Pumping Capacity	X	X	X	X	X
Wastewater Treatment Capacity	X	X	X	X	X
Wastewater Lift Station Pumping Capacity	X	X	X	X	X
Wastewater Interceptor Capacity	X	X	X	X	X
Trans. - Town Arterials & Collector Links	X	X	X	X	X
Trans. - Town Arterials & Collector Inter.	X	X	X	X	X
ADEQUATE PUBLIC FACILITIES					
Park Land					
Park Trailheads & Public Recreational Areas	X	X	X	X	X
Public Schools					
ADEQUATE PUBLIC SERVICES					
Police Services					X
Fire Services					X
Emergency Medical Services					X
ECONOMIC DEVELOPMENT					
Economic Development Incentive Policy	INCENTIVE				
ENVIRONMENTAL QUALITY					
Watershed Protection				X	X
Wetlands				X	X
Topographical Slope Protection				X	X
Water Impoundment Protection				X	X
Environmental Survey		X	X	X	X
Environmental Protection Plan			X	X	X
COMMUNITY CHARACTER					
Design of Non-Residential Buildings					X
Utility Districtation Facilities				X	X
Urban Design		X	X	X	X
Area & Specific Plans		X	X	X	X
Visual Impacts		X	X	X	X