

THE FLOWER MOUND TOWN COUNCIL WORK SESSION HELD ON THE 21ST DAY OF APRIL 2022, 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
James Childers	Town Manager
Tommy Dalton	Assistant Town Manager
Tiffany Bruce	Assistant Town Manager/Town Engineer
Lexin Murphy	Director of Planning Services
Chuck Jennings	Director of Parks and Recreation
Mark Long	Assistant Director of Parks and Recreation

A. CALL WORK SESSION TO ORDER

Mayor France called the work session to order at 6:00 p.m.

B. INVOCATION

Mayor France gave the invocation and led 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 or stated)
1.	Paul Stone, 1868 Meyerwood Ln	Process
2.	David Boehner, 1209 River Oaks Dr	Tennis Center
3.	Katie Mayer, 3612 Burlington Dr	Tennis Center
4.	Brit Stock, Rothchild Dr	Tennis; Legal issues
5.	Nancy Kleckner, 400 Loma Alta Dr	Tennis
6.	Warner Watkins, 2800 London Ln	Agenda item E3 support
7.	David Johnson, 3617 San Paula	Tennis Center

8.	Marsha Gavitt, 6501 Meadowcrest Ln	Cross Timbers Conservation Development District (CTCDD)
9.	Tracy Moore, 6108 Cobble Trail*	Tennis Facility/support
10.	Shawn Graef, 4904 Haley Dr*	Tennis feasibility/support
11.	Renee B Aaron, 2832 Glen Ellen Dr*	Tennis/support
12.	Mandy Rhodes, 4089 Bordeaux Cr*	Tennis facility/support
13.	Dan Lumbra, 3628 Leanne Dr*	Tennis Center/support
14.	Nancy Lumbra, 3628 Leanne Dr*	Tennis Center/support
15.	Peter Tonti, 4900 Pack Saddle Way*	Tennis Center Feasibility
16.	Karen Tonti, 4900 Pack Saddle Way*	Tennis Center Feasibility/support
17.	Nathan Tonti, 4900 Pack Saddle Way*	Tennis Center Feasibility/support
18.	Jacquelyn Narrell, 4801 Lusk Lane*	CTCDD Cluster/opposition
19.	Jack & Karen Smith, (address not provided)*	Tennis Center Feasibility/support
20.	Sandi Shipley, 917 Meadow Dr, Copper Canyon*	Tennis Center/support
21.	Carrie Hale, 938 Same Dealey Dr, Dallas	Tennis Center
22.	Frances Walker, 645 Timber Bend, Highland Village*	Tennis

**Indicated do not wish to speak, support of a tennis center.*

E. WORK SESSION ITEMS

1. Presentation and discussion regarding the Trails and Bikeways Draft Master Plan.

Staff Presentation

Mr. Jennings gave a presentation identifying or noting:

- Background information regarding the Master Plan process

Consultant Presentation

Lenny Hughes, and Haley Carruthers, with Halff Associates

Mr. Hughes, or Ms. Carruthers gave a presentation identifying or noting:

- Plan background
- Engagement key takeaways
- Vision and goals
 - Connected community
 - Safe & accessible system
 - User friendly
 - Unique system
 - Partnerships
 - Funding
- Master Plan outline (report chapters)
 - Introduction
 - Community context
 - Trails & bikeways system needs, network, and standards
 - Implementation
- Proposed network (existing system)
- Proposed facility classifications
- Recommendation methodology

- Draft network (recommendations summary)
- Corridor prioritization (high, medium, low)
- Typical planning level project costs
- Example corresponding initiatives
- Corridor branding guidance
- Next steps
 - Incorporate feedback on prioritization
 - Finalize master plan report
 - Seek adoption of Master Plan

and they responded to questions or comments from Council regarding:

- Is there an integration approach with neighboring communities for goal 1
- Cost
- Right of way
- Concerns regarding trails adjacent main thoroughfares and having connections right on the roadway (e.g., FM 2499)
- If drinking fountains are included along the trails
- How Flower Mound compares to other cities

There was Council discussion regarding:

- Appreciation for the work done to date and aspects of the recommendations they liked
- Possibility of integrating the Town's Cultural Arts Master Plan with what is proposed
- Several members of council liked the branding and signage aspect, app option, gap connections
- Guidance for new development (requirements or standards)
- Low cost and high impact recommendations, especially if safety is a factor
- Interest in:
 - bike repair station along the trail
 - building trails at the same time roads are being widened (e.g., Shiloh)
 - aligning things to get the most bang for the buck
 - bike events that generate income
 - as much connectivity as possible with fewer road crossings
- Look to areas where people are going and incorporate trails to those destinations (e.g., Lakeside, high school football games)
- Funding and phasing

There was Council consensus for the proposal; however, there are concerns regarding cost and phasing. Mayor France asked that when this item come back, it would be helpful for staff to outline next steps.

Administrative Note: Item 3 was heard after Item 1.

2. Presentation and discussion on the Cross Timbers Conservation Development District.

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- Map
- Purpose of the CTCDD
- Conservation – type developments

- Development options
- Development standards
- Broader look (number of lots and open space)
- Town correspondence and outreach efforts
- Survey and open houses
- Back to basics – survey responses
- CTCDD Subdivisions
- General findings
- Impacting natural features
- Incentives
- Conserved land
- Open space management plan
- Example
- Parks and open space
- Park land dedication
- Other considerations
- Possible modifications
- Summary action

and she responded to questions or comments from Council regarding:

- Lot count comparison
- If the last two developments triggered the slope exception
- Incentives
- How the public would be made aware that the open space is accessible
- Use of trails in the open space
- Fences and wildlife
- Types of uses (parks)
- Impact of existing trees for new developments
- Maximum density definitions
- Proportionality – houses are too large for the lots
- Open space definitions

There was Council discussion regarding:

- How the incentives are gained in other ways besides from the Town
- Park applications should be passive and use minimal parking and low lighting
- Masonry walls in the district, and there was consensus to codify the rural fence language
- Give applicant the option to remove the requirement of placing trees around the perimeter if the setback is sufficient, as it will diminish the vista (e.g., new catholic church)
- Tree spacing
- Lower lighting on streets
- Slopes
- Interest in seeing exhibit examples
- Possibility of scaling back on monument entrances
- Gated communities and access
- What is trying to be accomplished

3. Presentation and discussion regarding the final report for Tennis Center Feasibility Study.

Staff Presentation

Mr. Jennings provided background information regarding the study.

Mike Svetz, Pros Consulting

Mr. Svetz gave a presentation identifying or noting:

- National participation (basketball, golf, tennis, baseball, soccer, pickleball)
- Influencing factors (15 square miles (20-30 minute drive time))
- What will the service area look like
- Community survey
- Survey administration
- Area of interest
- Perception of need
- Utilization – time of year, frequency
- Programs and services need – prioritized
- Amenity needs
- Inventory and level of service methodology
- Recommended level of service
- 2021, 2036 needs
- Key take-aways
- Concept plans
- Site location rating criteria
- Site evaluation summary
- Community feedback (Trotter Park favored by most)
- Construction cost estimate
- Tennis center operating hours
- Projected staffing structure
- Projected revenue model summary
- Performance measures – tennis courts, pickleball courts
- Projected expenditure model – personnel
- Projected tennis center pro forma
- Private sector operated responsibilities
- Public sector operated responsibilities
- Economic impact assumptions

and he responded to questions or comments from Council regarding:

- Clarification that a pro shop component was not requested
- Cost assessments
- Funding sources
- Contractor subsidy
- User fee comparisons
- Revenue gap
- Did the study review utilization rates of courts at various HOAs
- What's the usage of the Town's courts
- Service area
- Partnership with LISD opportunity

There was Council discussion regarding:

- Interest in
 - Accessibility to youth in an unthreatening environment
- Concerns regarding the proposed location and traffic
- It was suggested that those interested in a tennis center could start a 501C3 – “Friends of Tennis” to help offset some of the cost
- Likes the idea of dual use (tennis and pickleball) as opposed to a standalone pickleball court
- Interest in the Town having operational control
- Several members of Council indicated interest in taking it to the voters

Mr. Childers outlined various possible funding sources. He also pointed out the importance of having funds for maintaining the facility.

There was Council consensus to move forward, and to investigate the financial options, including any public/private partnerships, and the pros and cons associated with operations.

F. ADJOURN WORK SESSION

Mayor France adjourned the work session at 10:10 p.m. on April 21, 2022, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



DEREK FRANCE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY