

THE JOINT FLOWER MOUND TOWN COUNCIL AND PLANNING AND ZONING COMMISSION WORK SESSION HELD ON THE 15th DAY OF OCTOBER, 2020, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 7:30 P.M.

[Click here](#) for meeting video link (subject to change)

The Town Council and Planning and Zoning (P & Z) Commission met in a work session with the following members present:

Town Council

Steve Dixon	Mayor
Sandeep Sharma	Mayor Pro Tem
Claudio Forest	Deputy Mayor Pro Tem
Jim Pierson	Councilmember Place 1
Ben Bumgarner	Councilmember Place 3
Jim Engel	Councilmember Place 4

Planning and Zoning Commission

Brad Ruthrauff	Chair
Rob Rawson	Vice Chair
Adam Schiestel	Place 2
David Johnson	Place 4
Phil DelVecchio	Place 5
Don Gilmore	Place 6
Tim Fink	Place 7
Janvier Werner	Place 9

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

Theresa Scott	Town Secretary
Debra Wallace	Interim & Deputy Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services

A. CALL WORK SESSION TO ORDER

Mayor Dixon called the work session to order at 7:30 p.m.

B. 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.	Ray White, 3900 Regency Park	Master plan

C. WORK SESSION ITEM

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

Ms. Murphy gave a presentation identifying or noting:

- Previous discussion
- Undeveloped properties
- Master Plan language
- Infill standards
- Mixed use zoning
- Incentives for use

and she, or Mr. Dalton, responded to the following questions from Council:

- Clarification regarding the criteria of infill
- What is the goal (what want to accomplish)
- Are all of the infields residential
- What's wrong with the master plan that the Town is trying to fix, especially for the large lots
- Clarification regarding the intent
- How frequently does the Town conduct a Master Plan review

Council/Planning and Zoning Commission Discussion

There was Council and Planning and Zoning Commission discussion regarding:

- Are existing rural homesteads included
- Possibility of a fast track opportunity for a percentage of parkland dedication
- Suggested categorizations may allow more certainty amongst the development community
- Possibility of making the infill properties more site specific and set a standard based on that
- How the challenge to an infill property is just a matter of coming before Council for a vote
- How the longer a property sits idle the more complicated the situation will be
- Incentivize people to bring a plan forward and look at each project on its merit
- Importance of defining infill properties, and then set criteria for a developer to look at to see if it fits
- Interest in engaging the Parks Board (for the ones with park components)
- What problem is the Town trying to solve
- Interest in having input from the property owners

Mayor Dixon summarized that the staff direction is:

- Create a list of properties that have multiple applications and identify those with known difficulties, then add to this list the small undeveloped properties that don't fit the above criteria
- Create another list of large and small properties that have conflicts between the master plan and zoning
- Then from there take those two lists and outline the properties to have a more constructive conversation on what to do.

He also pointed out that this could be done in a phased process.

D. ADJOURN WORK SESSION

Mayor Dixon adjourned the work session at 8:59 p.m. on Thursday, October 15, 2020, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Steve Dixon

STEVE DIXON, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY