

THE FLOWER MOUND TOWN COUNCIL WORK SESSION MEETING HELD ON THE 19<sup>th</sup> DAY OF NOVEMBER, 2015, 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.

The Town Council met in a work session with the following members present:

Steve Dixon	Mayor Pro Tem
Itamar Gelbman	Deputy Mayor Pro Tem (absent from 6:38 – 7:34 p.m.)
Mark Wise	Councilmember Place 1
Bryan Webb	Councilmember Place 2
Kevin Bryant	Councilmember Place 3

With the following members absent:

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

Theresa Scott	Town Secretary
Jimmy Stathatos	Town Manager
Debra Wallace	Assistant Town Manager/CFO
Doug Powell	Executive Director of Development Services
Ken Parr	Executive Director of Public Works
Tommy Dalton	Director of Strategic Services
Matt Hotelling	Traffic Engineer

**A. CALL WORK SESSION TO ORDER**

Mayor Pro Tem Dixon called the work session to order at 6:00 p.m.

**B./C. INVOCATION/PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**

Mayor Pro Tem Dixon gave the invocation and led the pledges.

**D. WORK SESSION ITEM**

1. Discussion on Town's Water Conservation efforts (*discussion/presentation only*)

Mr. Parr gave a presentation identifying or noting:

- Public information and education
- Water conserving water fixtures
- Retrofitting programs
- Conservation oriented rate structure
- Meter and metering testing
- Water conservation landscaping practices

- Irrigation practices
- Water audits and leak detection
- Wastewater reuse
- Emergency water demand management plan
  - Stage 1 – water awareness
  - Stage 2 – water watch
  - Stage 3 – water warning
  - Stage 4 – water emergency

Mr. Parr or Ms. Wallace responded to questions or comments from Council as follows:

- What is the effectiveness level of an aging water meter, and more specifically the percentage of error
  - What is the current rate of meter replacements
  - What percentage of meters are new versus old
  - Interest in utilizing water conservation measures for new projects
  - Consider doing an outreach to organizations such as the garden club to assist in creating a native Texan plant and tree list.
  - What is the Town's irrigation practices such as in medians and parks when it comes to length of time and over spraying
  - Are decisions made relative to the stages being done in coordination with neighboring cities
  - Clarification about the Town's obligation to buy a certain amount of water
  - How much per year do we pay our water suppliers
2. Discussion on mass transit opportunities as related to a possible Lakeside Shuttle and/or other potential opportunities provided by the Denton County Transportation Authority/Other transit providers for Flower Mound.

Mr. Hotelling gave a presentation identifying or noting:

- Background information
- Current transportation opportunities
- Transit plans (rail)
- Lakeside shuttle
- Other possible routes, including a proposed "green" route, "blue" route,
- Introduced Mr. Jim Cline with the Denton Country Transportation Authority (DCTA)

James (Jim) Cline, Jr. P.E., President, DCTA, 1955 Lakeway Dr, Ste. 260, Lewisville, TX 75057

Mr. Cline gave a presentation identifying or noting:

- DCTA agency facts
- Express system map
- Changing the way we travel
- Sustained financial strength
- What does right look like?

Mr. Cline or Mr. Stathatos responded to questions or comments from Council as follows:

- Clarification regarding the timing for the service that will be offered to DFW Airport
- Interest in exploring ways to get people to and from the airport to the Lakeside Business District
- Ways to expand options for connect ability within Flower Mound to other transportation points where the demand is there, particularly for those that need the mobility such as seniors and those with disabilities
- Interest in linking transportation options to locations such as the hospital, and River Walk, etc., including exploring programs that would allow the Town to identify the demand
- Concerns regarding what actual usage would be

There was Council consensus to bring forward options to explore transportation options that would provide linkages to locations such as the Lakeside Business District, the hospital, and the River Walk to the DFW Airport, including coordinating efforts with the Chamber of Commerce.

3. Discuss possible amendments to the residential Land Use Category Definitions of the Town's Master Plan and related Land Development Regulations describing residential densities.

Mr. Powell and Mr. Dalton gave a presentation identifying or noting:

- Background information
  - Town Council direction
  - Planning & Zoning
  - Town Council update and direction
- Importance of the public reaching out to staff to answer questions instead of looking to the Internet for answers

Mr. Powell or Mr. Dalton responded to questions from Council as follows:

- The gap between high and medium density needs to be addressed. There is a need to label it , and perhaps call it moderate
- Separate high density into two different classes (one addressing single family residential and one addressing multi-family or attached residential)
- P & Z to take on the topic and offer clarification and labeling so there is no confusion, with the end result being to have crystal clear and overt language that clearly states what cannot happen, and where everyone can read and understand it
- Concerns regarding developers coming forward and presenting large lots under the umbrella of high density to get Council approval, and then later making a change to lower square footage lots, followed by a discussion as to that is reality or more on the lines of perception in the community
- Discussions regarding making it a super majority for zoning cases with a density change to allow added protection
- Situation where if a master plan amendment was approved and there was a companion piece on multi-family, that there would be some language in

the approval that specifically detailed that in the situation where there was a reapplication using the approved Master Plan change, that it would have to go all the way back through the system and a supermajority would be required

- Part of the issue is how wide the range associated with high density is (anything under 10,000 square feet)
- The net effect of it and the associated impact
- The amount of land that is undeveloped on the east side
- Public opinion as it relates to apartments

There was Council discussion regarding:

A total rework and overhaul of the Town's Master Plan is not needed; however, it does require a review to include definitions in the area of density

There was Council consensus and direction to proceed with a narrow focus, as it relates to the Master Plan starting with P & Z in that they would:

1. Address the gap between high and medium density and consider giving it a label
2. Consider separating high density into two different classes (one addressing single family residential and one addressing multi-family or attached residential)
3. Start the discussion regarding paths to take in situations where zoning cases could potentially result in subsequent density changes

**E. ADJOURN WORK SESSION**

Mayor Pro Tem Dixon adjourned the work session at 7:56 p.m. on Thursday, November 19, 2015, and all were in favor.

**TOWN OF FLOWER MOUND, TEXAS**

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**STEVE DIXON, MAYOR PRO TEM**

**ATTEST:**

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**THERESA SCOTT, TOWN SECRETARY**