

**THE FLOWER MOUND TOWN COUNCIL WORK SESSION MEETING HELD ON THE 19<sup>th</sup> DAY OF OCTOBER, 2017, 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:

Tom Hayden	Mayor (arrived at 6:30 p.m.)
Don McDaniel	Mayor Pro Tem
Kevin Bryant	Deputy Mayor Pro Tem
Bryan Webb	Councilmember Place 2
Claudio Forest	Councilmember Place 5

With the following members absent:

Jason Webb	Councilmember Place 1
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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	Deputy Town Manager/CFO
Doug Powell	Executive Director of Development Services

**A. CALL WORK SESSION TO ORDER**

Mayor Pro Tem McDaniel 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**

Councilmember Bryan Webb gave the invocation and led the pledges.

**D. WORK SESSION ITEM**

1. Presentation and discussion regarding the proposed Lakeside Village development (MPA17-0010 and MU17-0002).
  1. Jimmie Archie and Richard Myers, Managing Directors, Realty Capital, 909 Lake Carolyn Parkway, Suite 150 Irving, Texas 75039
  2. Kevin Slone, Kevin Slone Studio, 1218 W. Davis St, Dallas, TX 75208
  3. Robert Luleff, President and Managing Broker of City Commercial Realty

Mr. Archie, Mr. Sloan, or Mr. Luleff gave a presentation identifying or noting:

- Background information about the creation of the Lakeside development
- Lakeside Village plans and process to date
- Video presentation that demonstrates what Lakeside is all about
- Photos of other successful mixed use areas

- Lake Grapevine orientation to site
- Diagram of the development plan
- Storefront architecture
- Concept plan and driving ideas behind the organization of Lakeside Village
- Compliance with Town mixed-use goals
- Lakeside Village build out
- Total commercial build out
- Public access to Lake Grapevine
- Required public open spaces
- Connectivity and walkability
- Lakeside Village restaurants, including lake view dining restaurants envisioned for the area
- Parking structure
- Photos of other club houses they have completed
- Lakeside tax revenue
- Restaurant point feasibility
- How the Town's assistance would be helpful in gaining access to Rockledge Park (such as just a pedestrian access gate)
- Details as it relates to zoning a project like this and a request for comments from Council because of the difficulty level in answering all the questions
- There will be commitments from restaurants before the TIRZ is even in place

and they responded to questions from Council as follows:

- Is there any chance that the mobile home park might be redeveloped into something different
- Will the parking garage be in view for the outdoor dining area
- What would be the typical restaurant footprint and what would the sales be
- How successful will a restaurant be in this location given it's not that easy to get to and what type of recruitment challenges does it bring
- How will they attract buyers for an area that will be so busy
- Clarification regarding retail square footage
- Where do trucks park when making deliveries
- Is getting completed by December a hope or a dream
- Why the towers moved from the original location and how many units were originally planned by Hines
- A request to be open to office within the towers because there may be business owners who are willing to pay a premium for a nice lake view, and who would dine at the area restaurants
- Will there be parking on the top deck of the towers
- What areas and how much of the property will need to be regraded, and what are the tree preservation efforts
- How will the restaurants interact with the picnic areas by the lake, including any pedestrian connectivity
- What will be the max height of the towers
- What is the plan for the infrastructure, including timing
- What structure gets built first after the infrastructure is in, and more specifically the restaurants

- Possibility of a future development agreement to ensure there is a balance between residential and commercial
- Concerns regarding the possibility of traffic congestion given the density and uses
- What would TIRZ dollars be used for if that is an option
- Clarification regarding the value of the overall area
- How to get Council feedback in exploring various ideas before spending a significant amount of funds on design
- How realistic is it to get a hotel on this site, and what type of quality would it be
- Clarification regarding what was projected for Lakeside DFW versus what exist today

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

- Thoughts or comments to date on the project, including access points
- Future plans for Rockledge Park in Grapevine, and whether or not Grapevine was acceptable to allowing access to the park
- Importance of a phasing plan versus just looking at the market, based on what has been submitted to Town staff to date

### **Council Discussion**

- How the project is a lot more dense than originally presented, and there might be a need to pull back on that
- Interest in promoting the property through various marketing venues
- Interest in preserving the Stewart house given it is part of the Town's history
- TIRZ funding possibility discussion:
  - ad valorem values and how it will take some time to generate value from the district
  - county and school district involvement
  - interest payments could be guaranteed by the developer (and Mr. Myers indicated being acceptable to that)
  - there needs to be some type of public facility such as a fine arts center, which could also include multi-purpose uses, and how that may be a public draw for the area restaurants and retailers
- How there needs to be some office (commercial class A) included in the development to meet the Town's future needs
- Opportunities within the site to shift from residential to commercial
- Concerns regarding the mechanics of getting people in and out - mobility and traffic flow
- Any activation of the lake is a benefit to the community
- Possibility of changing the street level residential on the main corridor coming in to a secondary promenade with shops and restaurants on the lower level and high end condos over it (loft over)
- Encouraged them to work with staff
- How there is a big learning curve with this project given it hasn't been done before and there is a real departure in size and scope

There was general Council consensus to being acceptable of the overall concept plan; however, that it includes too much acreage designated for single family residential.

**E. ADJOURN WORK SESSION**

Mayor Hayden adjourned the work session at 8:57 p.m. on Thursday, October 19, 2017, and all were in favor.

**TOWN OF FLOWER MOUND, TEXAS**



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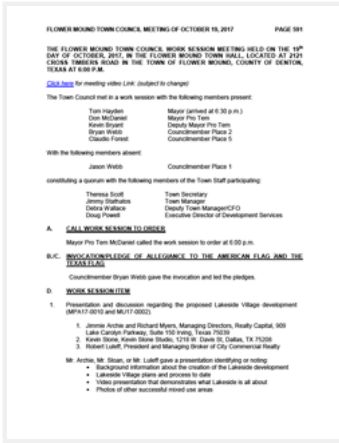
**THOMAS E. HAYDEN, MAYOR**

**ATTEST:**



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**THERESA SCOTT, TOWN SECRETARY**











# 11.06.17\_2\_Minutes from 10/19/17

Adobe Sign Document History

11/10/2017

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