

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING AND THE TOWN COUNCIL ACTING AS THE BOARD OF DIRECTORS FOR THE TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING HELD ON THE 18TH DAY OF DECEMBER 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 the meeting video link (subject to change)

The Town Council met in a regular meeting with the following members present:

Tom Hayden	Mayor
Don McDaniel	Mayor Pro Tem
Kevin Bryant	Deputy Mayor Pro Tem
Jason Webb	Councilmember Place 1
Bryan Webb	Councilmember Place 2
Claudio Forest	Councilmember Place 5

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

Theresa Scott	Town Secretary
Bryn Meredith	Town Attorney
Jimmy Stathatos	Town Manager
Debra Wallace	Deputy Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Doug Powell	Executive Director of Development Services
Ken Parr	Executive Director of Public Works
Tiffany Bruce	Engineering Manager
Andrea Roy	Economic Development Director
Gary Simms	Executive Director of Community Services
James Hoefert	Environmental Review Analyst

A. CALL REGULAR MEETING TO ORDER

Mayor Hayden called the regular meeting to order at 6:01 p.m.

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

Chaplain Russ McNamer gave the invocation and Mayor Hayden led the pledges.

D. PUBLIC PARTICIPATION

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)
Mary Kay Walker, 3229 Oak Meadow Dr	Morriss Rd
Paul Stone, 4100 Broadway	Season's Greetings
Patsy Mizeur, 1821 Castle Ct	Cross Timbers Gazette Article
Albert Picardi, 1525 Lindby Dr	Announcement

Per Mayor Hayden's request, Mr. Stathatos responded to comments made during public participation about a text message Mayor Hayden wrote.

E. ANNOUNCEMENTS

Councilmember Jason Webb extended well wishes to everyone for a Merry Christmas and Happy New Year.

F. TOWN MANAGER'S REPORT

Mr. Stathatos provided an update on the following:

1. Capital improvement projects.
 - Traffic signal at FM 2499 and College Parkway
 - Town Hall
2. Economic Development projects.
 - Mannatech
 - Pokey O's Cookies & Ice Cream
 - Shell permit has been submitted for a new office building by Realty Capital (21,750 square feet - corner of 2499 and Lakeside Parkway)
3. Parks Board oversight
 - Background information about the topic of Parks Board oversight and a request by Council to move forward in reviewing how different types of projects are handled with respect to the Parks Board
 - P & Z postponed the item when it was presented for discussion at their meeting pending further information and additional feedback from staff and Council

and he responded to questions from Council as follows:

- Clarification regarding the type of feedback P & Z is seeking
- Clarification regarding the direction given by Council
- The impact of the change and how the fees would be calculated

There was Council discussion or comments as follows:

- Interest in not changing the park board review component

4. Possible application of Tax Increment Financing or other tax incentive mechanisms for the Lakeside Business District area

Mr. Stathatos indicated that the purpose of this item, per Council's request, is to discuss whether or not there is interest in creating a Tax Increment Investment Zone (TIRZ) for the Lakeside Village.

There was Council discussion or comments as follows:

- Importance of defining the goals of the TIRZ such as what is trying to be accomplished and what would be the strategy
- How communication has been initiated with both Tarrant County and Denton County given the location spans both counties

There was Council consensus to move forward with next steps, and if warranted.

engage outside counsel for the purpose of coming back with options as to how the TIRZ could be structured, what areas would be included in it, what would be the set ending date, etc.

Other Items not included in the Town Manager's Report:

Due to visibility concerns, Deputy Mayor Pro Tem Bryant asked the Town Manager to look into the possibility of creating:

- o a no right turn on red for vehicles going southbound from Morriss on to 3040, and when going northbound from Gerault to 3040
- o for the left turn from 3040 on to Morriss and/or Gerault, creating a left on protected arrow only

Mr. Stathatos indicated he would contact the Town's traffic engineer and report back to everyone.

G. FUTURE AGENDA ITEMS

1. Mayor Hayden expressed concerns with the term of "limited residential" in the Town's Master Plan as it relates to Lakeside, and he indicated interest in having that term quantified.

There was Council discussion as follows:

- How that phrase was purposely vague and not to constrict it to a hard definition so that the Council could evaluate each project as it came forward on its merits

H. COORDINATION OF CALENDARS

1. The first regular meeting of 2018 is scheduled for Thursday, January 18th.

Mayor Hayden announced the above referenced meeting date and confirmed Council availability.

2. Propose moving Monday, May 7, 2018, regular meeting to Tuesday, May 8, 2018, for the purpose of canvassing the general election.

Mayor Hayden announced the proposed meeting date, indicating the purpose is because there is not a regular meeting during the required canvass period.

I. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council held on December 4, 2017.

DRAFT MOTION: the minutes from a regular meeting of the Town Council held on December 4, 2017.

2. Consider approval of the design, purchase, and installation of goods and services for the audio visual systems equipment for the new Town Hall to Intent Digital in the amount of \$564,000.

DRAFT MOTION: Move to approve the design, purchase, and installation of goods and services for the audio visual systems equipment for the new Town Hall to Intent Digital in the amount of \$564,000.

3. Consider approval of a contract with Blue Cross Blue Shield of Texas in the amount of \$441,241 for reinsurance coverage for the Town's Group Health Plan; and authorization for the Mayor to execute same on behalf of the Town.

DRAFT MOTION: Move to approve a contract with Blue Cross Blue Shield of Texas in the amount of \$441,241 for reinsurance coverage for the Town's Group Health Plan; and authorization for the Mayor to execute same on behalf of the Town.

4. Consider approval of Standards of Care for Youth Recreation Programs operated by the Town, in accordance with the Texas Human Resources Code - Section 42.041 and to adopt an ordinance providing for said Standards.

DRAFT MOTION: Move to approve the Standards of Care for Youth Recreation Programs operated by the Town, in accordance with the Texas Human Resources Code - Section 42.041 and to adopt an ordinance providing for said Standards.

ORDINANCE NO. 44-17

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS; AMENDING CHAPTER 54, "PARKS AND RECREATION," SECTION 54-202, "ADOPTION;" ADOPTING UPDATED STANDARDS OF CARE FOR YOUTH RECREATION PROGRAMS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

5. Consider approval of the consumption of alcoholic beverages at the Flower Mound Senior Center during the SIM Auxiliary's Elite Chef Competition.

DRAFT MOTION: Move to approve the consumption of alcoholic beverages at the Flower Mound Senior Center during the SIM Auxiliary's Elite Chef Competition.

6. Consider approval of the sale and consumption of alcoholic beverages (beer and wine) at Bakersfield Park, during the 2018 Independence Fest.

DRAFT MOTION: Move to approve the sale and consumption of alcoholic beverages (beer and wine) at Bakersfield Park, during the 2018 Independence Fest.

7. Consider approval of an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2016, and ending on September 30, 2017, as adopted by Ordinance No. 52-16 and amended by Ordinance No. 70-16, 02-17, 10-17, 17-17, and 22-17 for adjustments to the General Fund, General Debt Service Fund, Utility Fund, Stormwater Utility Fund, Parks and Recreation Special Activities Fund and the Technology Replacement Fund.

DRAFT MOTION: Move to approve an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2016, and ending on September 30, 2017, as adopted by Ordinance No. 52-16 and amended by Ordinance No. 70-16, 02-17, 10-17, 17-17, and 22-17 for adjustments to the General Fund, General Debt Service Fund, Utility Fund, Stormwater Utility Fund, Parks and Recreation Special Activities Fund and the Technology Replacement Fund.

ORDINANCE NO. 45-17

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2016, AND ENDING ON SEPTEMBER 30, 2017, AS ADOPTED BY ORDINANCE NO. 52-16 AND AMENDED BY ORDINANCE NO. 70-16, 02-17, 10-17, 17-17 and 22-17, BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND, GENERAL DEBT SERVICE FUND, UTILITY FUND, STORMWATER UTILITY FUND, PARKS AND RECREATION SPECIAL ACTIVITIES FUND AND THE TECHNOLOGY REPLACEMENT FUND; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET, AS AMENDED; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

8. Consider approval of an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2017, and ending on September 30, 2018, as adopted by Ordinance No. 33-17 for adjustments to the General Fund, Utility Fund, IRS Equitable Sharing Fund, Chapter 59 Seizure Fund, and Vehicle and Equipment Replacement Fund.

DRAFT MOTION: Move to approve an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2017, and ending on September 30, 2018, as adopted by Ordinance No. 33-17 for adjustments to the General Fund, Utility Fund, IRS Equitable Sharing Fund, Chapter 59 Seizure Fund, and Vehicle and Equipment Replacement Fund.

ORDINANCE NO. 46-17

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE TOWN'S BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2017, AND ENDING ON SEPTEMBER 30, 2018, AS ADOPTED BY ORDINANCE NO. 33-17, BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND, UTILITY FUND, IRS EQUITABLE SHARING FUND, CHAPTER 59 SEIZURE FUND, AND VEHICLE AND EQUIPMENT REPLACEMENT FUND; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET, AS AMENDED; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

9. Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to consider approval of a resolution amending the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget for the fiscal year beginning on October 1, 2017, and ending on September 30, 2018, as adopted by Resolution No. 15-17.

DRAFT MOTION: Move to approve a resolution amending the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget for the fiscal year beginning on October 1, 2017, and ending on September 30, 2018, as adopted by Resolution No. 15-17.

RESOLUTION NO. 27-17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ACTING AS THE BOARD OF DIRECTORS OF THE TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT, AMENDING THE BUDGET FOR THE TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018, AS ADOPTED BY RESOLUTION NO. 15-17; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

10. Consider approval of an Extended Five Year Warranty and Preventative Maintenance Contract with Zoll Medical Corporation for the Fire Department's heart monitors in the amount of \$80,430.00 due in five equal annual payments; and authorization for the Mayor to execute same on behalf of the Town.

DRAFT MOTION: Move to approve an Extended Five Year Warranty and Preventative Maintenance Contract with Zoll Medical Corporation for the Fire Department's heart monitors in the amount of \$80,430.00 due in five equal annual payments; and authorization for the Mayor to execute same on behalf of the Town.

11. Consider approval of the Professional Services Agreement with Wade Trim, to provide professional engineering services, for the Skillern Road project in the amount of \$59,999.00; and authorization for the Mayor to execute same on behalf of the Town.

DRAFT MOTION: Move to approve the Professional Services Agreement with Wade Trim, to provide professional engineering services, for the Skillern Road project in the amount of \$59,999.00; and authorization for the Mayor to execute same on behalf of the Town.

12. Consider approval of Change Order No. 3 and final acceptance of the Oak Street Phase III Lift Station and Force Main project, amending the contract with S.J. Louis Construction of Texas, Ltd., for an increase to the contract in the amount of \$27,065.00, and authorizing final payment to S.J. Louis Construction of Texas, Ltd., in the amount of \$326,821.20; and authorization for the Mayor to execute same on behalf of the Town.

DRAFT MOTION: Move to approve Change Order No. 3 and final acceptance of the Oak Street Phase III Lift Station and Force Main project, amending the contract with S.J. Louis Construction of Texas, Ltd., for an increase to the contract in the amount of \$27,065.00, and authorizing final payment to S.J. Louis Construction of Texas, Ltd., in the amount of \$326,821.20; and authorization for the Mayor to execute same on behalf of the Town.

13. Consider approval of Amendment No. 1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc., to provide additional design services, for the Upper Timber Creek Interceptor Phase IV project, in the amount of \$35,000.00; and authorization for the Mayor to execute same on behalf of the Town.

DRAFT MOTION: Move to approve Amendment No. 1 to the Professional Services Agreement with Kimley-Horn and Associates, Inc., to provide additional design services, for the Upper Timber Creek Interceptor Phase IV project, in the amount of \$35,000.00; and authorization for the Mayor to execute same on behalf of the Town.

14. Consider approval of two real property appraisal groups to provide professional real property appraisal services for the Town for a two-year term ending December 18, 2019.

DRAFT MOTION: Move to approve two real property appraisal groups to provide professional real property appraisal services for the Town for a two-year term ending December 18, 2019.

15. Consider approval of Change Order No. 1 and final acceptance of the Inflow-Infiltration Evaluation & Repair (2016 Manhole Rehab) project, amending the contract with Fuquay, Inc., for a decrease to the contract in the amount of \$97,842.55, and authorizing final payment to Fuquay, Inc., in the amount of \$19,635.88; and authorization for the Mayor to execute same on behalf of the Town.

DRAFT MOTION: Move to approve Change Order No. 1 and final acceptance of the Inflow-Infiltration Evaluation & Repair (2016 Manhole Rehab) project, amending the contract with Fuquay, Inc., for a decrease to the contract in the amount of \$97,842.55, and authorizing final payment to Fuquay, Inc., in the amount of \$19,635.88; and authorization for the Mayor to execute same on behalf of the Town.

16. Consider approval of the 2017 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) in accordance with Chapter 311 of the Texas Tax Code.

DRAFT MOTION: Move to approve the 2017 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) in accordance with Chapter 311 of the Texas Tax Code.

Mayor Pro Tem McDaniel moved to approve by consent Items 1-16. Councilmember Jason Webb seconded the motion. Each item, as approved by consent, is restated above along with the approved draft motion, and if applicable, the Ordinance or Resolution caption for each, for the record.

VOTE ON MOTION:

Motion passed

AYES: FOREST, J WEBB, BRYANT, MCDANIEL, B WEBB

NAYS: NONE

J. REGULAR ITEMS

17. Public Hearing to consider an application for a tree removal permit for five (5) specimen trees on the property proposed for development as Oakbridge at Flower Mound, Phase 2. The property is generally located south of Flower Mound Road and west of Lake Forest Boulevard. (The Environmental Conservation Commission recommended approval by a vote of 6-0-0 at its December 5, 2017, meeting).

Staff Presentation

Mr. Hoefert gave a presentation identifying or noting:

- Site location
- Project information

- Map of 5 specimen trees being requested for removal, including photographs for each

and he responded to questions from Council as follows:

- Clarification regarding what would happen if this request was not granted and when the homeowners take possession.
- Clarification that this is not a change in the site plan; however, as a result of the engineering aspects and the structural impact of the trees

Mayor Hayden opened the public hearing at 6:34 p.m. No one spoke in support or opposition. Mayor Hayden closed the public hearing at 6:34 p.m.

Councilmember Bryan Webb moved to approve an application for a tree removal permit for five (5) specimen trees on the property proposed for development as Oakbridge at Flower Mound, Phase 2. The property is generally located south of Flower Mound Road and west of Lake Forest Boulevard. (The Environmental Conservation Commission recommended approval by a vote of 6-0-0 at its December 5, 2017, meeting). Mayor Pro Tem McDaniel seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: B. WEBB, MCDANIEL, BRYANT, J. WEBB, FOREST

NAYS: NONE

18. Public Hearing to consider a request for rezoning (ZPD17-0007 - The Point) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.156 (PD-156) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with certain exceptions and modifications to the Code of Ordinances, and to consider adopting an ordinance providing for said amendment, subject to the terms and conditions in the attached Development Agreement and Pro-rata Agreement for wastewater improvements, and authorization for Mayor to execute same on behalf of the Town, and acceptance of cash in lieu of land in the amount of \$7,289,587.20 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$800,876.00. The property is generally located east of Long Prairie Road and north of Silveron Boulevard. (The Planning and Zoning Commission recommended approval by a vote of 5 to 1 at its December 11, 2017, meeting.)

At 6:35 p.m. Mayor Hayden announced that the Town Council is convening into closed session pursuant to Texas Government Code Chapter 551.071 for consultation with the Town Attorney on this item. The Town Council reconvened into open session at 6:44 p.m.

Staff Presentation

Mayor Pro Tem McDaniel requested that Mayor Hayden relinquish the gavel to Deputy Mayor Pro Tem Bryant to oversee the proceeding on this item in the interest of fairness, equity to the applicant, and to maintain decorum. Councilmember Bryan Webb agreed.

Mr. Powell gave a presentation identifying or noting:

- General location
- Detailed location
- Land use and zoning
- Photographs of the site
- Concept plan
- Map of open space and activity areas and how they are connected (detention pond, park, pedestrian pathways, trails)
- Building elevations
- Hotel and office elements
- Comprehensive sign package
- Phasing
- Unresolved items (Silveron Boulevard – revised street profile; Vertical commercial development)
- Park standards
- Development Agreement

and he, Mr. Stathatos, Ms. Roy, or Mr. Simms responded to questions from Council as follows:

- Clarification regarding what is required in phase I, and more specifically what commercial ready means
- Clarification regarding what happens if the Town doesn't get to a mutually acceptable agreement
- What is included in the 57,500 commercial space
- Is the space in Lakeside DFW calculated as residential or commercial
- What is the site line once the development is built
- Has meeting space for the hotel been clarified and the size of the pool
- Clarification as to what happens after 18 months in the development agreement
- Have property owners contacted the Town about building apartments
- How much of the project is for public use open to all residents and what is for private use
- How much of the site would meet the Town's standards for park land
- What are our standards with respect to park fees and to what extent can those funds be spent, including what vicinity of the existing project

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting
David Watson, Managing Principle, Direct Development
Steve Bancroft and Matt Enzler, Trammel Crow Residential
Larry Cates, Civil Engineer, Cates-Clark & Associates
James Esquivel, Executive Vice President, JLL
Jim Wills, partner in CityLine development

Mr. Watson or members of the above referenced development team, gave a presentation identifying or noting:

- Introduction of team members or partners that have been involved on the project

- Property background information
- Property location
- What the office market is like, particularly as it relates to Class A space
- Why residential is a required component of Class A office mixed use
- How high quality, dense residential is the best use for the center
- Commercial ready units and uses, including a proposed layout
- Carriage houses for rent/townhomes
- Urban multi-family units, and associated amenities
- Work elements such as the hotel (including common area and rooms), Class A Office
- Play elements (including 5.5 acres of public open space, walkability factors)
- What they are proposing in the way of park fees
- List of recommendations as provided by Town Council

and he or one of the partnering representatives responded to questions from Council as follows:

- Clarification regarding rental rates for residential
- What would the development expect to get for commercial rental space
- Will there be balconies on the units
- Why structured parking isn't being included on this project instead of surface parking, as it would allow for a better use of the land
- Clarification regarding public comments about a discrepancy in the room rates as proposed
- Clarification regarding the conference space in the hotel
- What are the plans to mitigate the view of the parking area along FM 2499, such as some type of screening
- Clarification regarding the definition of commercial ready
- Clarification as to why Flower Mound is not getting the Class A Office space
- Can you define what "play" means to millennials – what do they want in their active life
- What percentage of the people in your complexes currently walk to work
- Clarification regarding how the alternative park fees are calculated, and why what is being proposed is significantly different (much lower) than what would normally be received by the Town in the way of fees in lieu of land; and what would be the consequences of the project if the proposed fees were not accepted
- Where is the "work" space in phase I
- Concerns that phase I is heavy on the residential
- Why can't there be triggers in the development agreement that there will be some type of office
- What is the difference between Class "A" and Class "B" office space
- Did State Farm request the apartments or did the development put in the apartments, and what other factors did State Farm consider
- Clarification regarding the amount of 4B dollars that would be generated
- Clarification regarding the actual square footage of commercial space

There was Council discussion as follows:

- The picture that we are seeing today is not necessarily what it will be when built

- Park fee calculations

Mayor Hayden opened the Public Hearing at 9:32 p.m.

The following individuals either spoke in support or opposition, or had questions / comments related to the item: 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.

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/Comments Only
Will Tate**, 5210 Long Prairie	Nick Shah, 1114 Oak Dr	Gloria Jones, 2816 Guardian Ct
Jeff Ramsey, 5100 Clear Creek Dr	Narender Ramireddy*, 2905 Bluffview Ln	Paul Stone, 4100 Broadway
Brit Stock, 3701 Acton	Chetan Reddy**, 2900 Meadow Green	Jim Linker, 2504 Cross Haven
Ron Crowell, 2112 Archer Ct	Michael Knapp**, 2616 Stillwater Ct	Bryan McGowan**, 3221 Camden Dr
Todd Weaver, 3505 Yucca	Sandeep Sharma, 2504 Stillwater Ct	
Patsy Mizeur, 1821 Castle Ct	Tim Trotter, 4400 Trotter Ln	
Jim Wills, 14160 Dallas Pkwy, Dallas, TX	Rick Kenyon, 2009 Ring Teal Ln	
	Dollar Logsdon, 3208 Jameston Dr	
	Joel Lindsey, 4201 Huntwick	
	Erick Davidson, 809 Glen Garry Dr	
	Laurie Applebaum, 2917 Oak Bend Ct	
	Carol Kohankie, 4312 Lauren Way	
	Marc Finley*, 2600 Bourne Ln	
	Marjorie Jarels**, 2612 Solano Dr	
	Scott Moisan, 821 Crestfield Dr	
	Rishiyur Mohan**, 3612 Lavoron Pl	
	Ravi Vellanki, 705 Crestfield Dr	
	Chiray Patel, 2832 Pond Wood	
	David Cope, 2501 Solano Dr	
	Josephine Delgado**, 829 Glen Garry Dr	
	Jessica Douglas**, 709 Glen Garry Dr	
	Sofie Delgado-Lenaerts**, 829 Glen Garry Dr	

	Proshunt Satoskar**, 1409 Meandering Creek Path	
	Bob Lauck, 1001 Inverness	
	Anil Agrawaz**, 624 Heritage Ln	
	Jim Engel, 5110 Bayberry St	
	Nancy Kleckner, 2608 Wisdom Creek Dr	

*submitted a speaker card but indicated did not wish to speak

**submitted a speaker card; however, didn't come forward when called

Mayor Hayden closed the Public Hearing at 10:51 p.m.

Council Discussion

There was Council discussion as follows:

- TruHotel comparison based on what is in Oklahoma City and what is proposed
- Price point for the hotel
- Concerns regarding the predominance of residential use instead of a balanced mixture of uses
- Interest in maintaining a multigenerational community and there is a need for young families to stay vibrant to continue to thrive and prosper
- Empty nesters need this type of product to locate, which also frees up their home to others who wish to move here
- Apartment dwellers are professionals and not bad people, and they will not cause crime to go up
- Objection to the term "budget hotel" as Hilton is a top notch company and they are not going to let the property go bad
- Understanding for the inability of the developer to guarantee the commercial triggers
- How the apartments allow for new people to come to Town
- Concerns regarding the parking that is visible from the road
- Possibility of creating retail space near Home Depot should be considered
- The amount of open space near the creek would be a nice amenity, especially if the canopy can be cleaned up
- How the apartments will not necessarily impact traffic
- Summarized and addressed the concerns brought up from citizens in the various emails received, including impact on schools, open space, multi-family, hotel classification
- How there is a desire for Class A Office space and how this project may serve as the template as Council's desire for office in this area
- How there was a time where was only interested in hearing only about senior apartments
- How what is presented is apartments with the hope and a promise of Class A Office and no guarantees
- How the Town is already getting a Class A office in this area without apartments
- Concerns as to whether or not the apartments are truly needed to draw the office (State Farm example)
- 2499 is not equivalent to 75 or the George Bush

- A desire to have Hilton present a better product than TruHotel
- There is a lot of concrete and a desire to convert it to something else
- Difficulty getting pass the amount of park fees the Town would be giving up and the need for a better compromise
- A desire to see more commercial overall in the project
- Concerns about protecting our Town as there were things in Southgate that the Town didn't get and Council learned from that
- Clarification about how projects come before Council
- Disappointment with the Mayor's public actions in speaking negatively about this project before it comes before Council
- How this location is at the entrance of the Town and serious consideration needs to be given to this project
- Would like to get the orange buildings (site plan) more commercial instead of convertible space

At 11:38 p.m. Mayor Hayden announced that the Town Council is convening into closed session pursuant to Texas Government Code Chapter 551.071 for consultation with the Town Attorney on this item. The Town Council reconvened into open session at 11:42 p.m.

Councilmember Bryan Webb moved to approve a request for rezoning (ZPD17-0007 - The Point) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.156 (PD-156) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with certain exceptions and modifications to the Code of Ordinances, and to adopt an ordinance providing for said amendment, subject to the terms and conditions in the attached Development Agreement and Pro-rata Agreement for wastewater improvements, and authorization for Mayor to execute same on behalf of the Town, and adopt the use of the parks and open space standards contained in 98-905B with the addition of park fees per residential unit of \$575. Councilmember Forest second the motion.

Council Discussion:

- How the \$575 per unit is using the mixed use calculations
- Clarification that the motion doesn't add any assurances on the commercial aspects of the development, and is basically as presented

Councilmember Jason Webb proposed an amendment to the motion to increase the park fees.

Council Discussion:

- How the motion as presented is fair and in line with other developments of this type
- Precedence of what other developers have been allowed to do
- How there will be amenities at the new development that is in line with the Community Activity Center
- How 5.5 acres of the site is open space and available for any Flower Mound resident

Deputy Mayor Pro Tem Bryant proposed an amendment to the development agreement to have the areas depicted in orange as flex commercial to be commercial instead (the bottom floor of those buildings).

Council Discussion:

- Not interested in making that change given it's not viable commercial space at this point in time
- When the Town normally reduces park fees it's because we're getting some benefit, and what is proposed feels like we're sacrificing apartments and giving up park fees at the same time

ORDINANCE NO. 47-17

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 34.553 ACRES OF LAND SITUATED IN THE J. KNIGHT SURVEY, ABSTRACT NUMBER 692, AND J. TANNEHILL SURVEY, ABSTRACT NUMBER 1252, FROM PLANNED DEVELOPMENT DISTRICT NO. 31 (PD-31) TO PLANNED DEVELOPMENT DISTRICT NO. 156 (PD-156) WITH BOTH NON-RESIDENTIAL AND RESIDENTIAL USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

Motion passed

AYES: FOREST, MCDANIEL, B WEBB

NAYS: J WEBB, BRYANT

19. Consider approval of the 650 Parker Square Lease Termination Agreement.

At 11:47 p.m. Mayor Hayden announced that the Town Council is convening into closed session pursuant to Texas Government Code Chapter 551.071 for consultation with the Town Attorney on this item. The Town Council reconvened into open session at 12:09 a.m. on Tuesday, December 19, 2017.

There was no presentation and no action taken on this item.

20. Consider establishing rules for electioneering at polling locations.

Given the time is after midnight there was Council consensus to postpone this item.

Deputy Mayor Pro Tem Bryant moved to postpone this item until the next Council meeting date of January 18, 2018. Mayor Pro Tem McDaniel seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: B. WEBB, MCDANIEL, BRYANT, J. WEBB, FOREST

NAYS: NONE

K. BOARDS/COMMISSIONS (Executive Conference Room)

Discuss and consider resignations, appointments, or evaluations for the following boards or commissions: Animal Services Board, Cultural Arts Committee, Environmental Conservation Commission, Parks Board, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number One (TIRZ #1), and Transportation Commission.

No action taken.

L./M. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 12:12 a.m. on December 19, 2017, pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.074, 551.087, 551.072, and 551.071 to discuss matters relating to personnel, economic development negotiations, real property, and consultation with attorney, and reconvened into an open meeting at 12:21 a.m. on December 19, 2017, to take action on the items as follows:

- a. Discuss and consider resignations, appointments, or evaluations for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.

No action taken.

- b. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, and performance related to certain incentive agreements.

No action taken.

- c. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights of way, and/or other municipal purposes and all matters incident and related thereto.

No action taken.

- d. Consultation with Attorney as follows:

1. River Walk water line repair claim
2. A residents complaint

No action taken.

N. ADJOURN REGULAR MEETING

Mayor Hayden adjourned the meeting at 12:21 a.m. on Tuesday, December 19, 2017, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



THOMAS E. HAYDEN, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY











01.18.18_1_Minutes from 12.18.17

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