

FLOWER MOUND TOWN COUNCIL JOINT MEETING OF APRIL 4, 2018 WITH THE PLANNING AND ZONING COMMISSION **PAGE 1**

THE JOINT FLOWER MOUND TOWN COUNCIL AND PLANNING AND ZONING COMMISSION WORK SESSION HELD ON THE 4th DAY OF APRIL, 2018, 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.

[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

Tom Hayden	Mayor (arrived at 6:05 pm)
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

Planning and Zoning Commission

Mike McCall	Vice Chair
Brad Ruthrauff	Place 1
Laile Neal	Place 2
David Johnson	Place 4
Al Picardi	Place 5
Laura Dillon	Place 6

with the following Planning and Zoning Commission members absent:

Perfecto Solis	Chair
Heth Kendrick	Place 8, Alternate
Robert Rawson	Place 9, Alternate

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

Theresa Scott	Town Secretary
Jimmy Stathatos	Town Manager
Bryn Meredith	Town Attorney
Debra Wallace	Deputy Town Manager/CFO
Tommy Dalton	Assistant Town Manager
Tiffany Bruce	Engineering Manager
Robert Pegg	Senior Project Engineer

A. CALL WORK SESSION TO ORDER

Mayor Pro Tem McDaniel called the work session to order at 6:02 p.m.

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

Councilmember Jason Webb gave the invocation and led the pledges.

D. WORK SESSION ITEM

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1. Presentation and discussion regarding the proposed Lakeside Village development (MPA17-0010 and MU17-0002).

Staff Presentation

Mr. Dalton gave a presentation identifying or noting:

- Location, land use, zoning
- Considerations
 - Policy
 - Technical
- Regulatory Framework
- Conceptual plan
- Site plan rendering
- Residential units
- Design: Towers
- Towers and building heights
- Lake Access/Open Space
- Development Agreement

and he responded to questions from Council or P & Z members as follows (some of which were asked during public participation):

- On the previous towers did it delineate between residential and commercial
- Has the park fee formula changed (from the Hines track)
- What is the difference between a rental unit versus an owned one from a service perspective
- Have the fire lanes and/or access been addressed
- Interest in having the uses defined, including the sub zone standards
- What is the school district for the area
- It has been repeatedly said that this project is like nothing that came forward in the Town, and interest in knowing if the Town is truly ready for this project to come forward
- How does the use of a 3rd party planning consultant factor in the process, if at all
- Does the responsibility of phasing and triggers fall with Council or P & Z
- Are there elements outside of the Town's role that could dictate condos or rental units
- What is the purpose of the step back

Applicant Presentation

Jimmie Archie, Realty Capital, Lakeside Village Developer, and Dan Quinto, Roaring Brook Development

Mr. Archie or Mr. Quinto gave a presentation identifying or noting:

- Key Requests
 - Incorporate the Hines property
 - Move 329 unbuilt residences to Lakeside Village
 - 80 luxury single family

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- 249 luxury high-rise residents
 - Improve public amenities
 - Density
 - Traffic
 - Public Access to the lake
 - Development Agreement
 - Zoning Code Changes
 - Background information (homeowner and town meetings, zoning amendment submitted September 2017, Town Council work session October 19, 2017)
 - What do we mean by unbuilt units
 - Why does zoning state max of 2,604 when only 2,275 can be built
 - Why do we need the unbuilt units
 - Where will growth come from
 - FM 2499 and FM 1171 population
 - Restaurant Point Infrastructure (\$20 MM in infrastructure expense)
 - The great trade (329 apartment units – 80 - \$1 million villas; 249 – luxury tower residences)
 - How traffic will be handled (traffic impact analysis)
 - Pre-Lakeside Village Cut-through traffic
 - Roadway changes to decrease cut-through traffic
 - Post Lakeside Village cut-through traffic
 - Suggested improvement for Surrey Lane
 - Lakeside Village type of residents
 - Office vs residential traffic comparison
 - Public access to the lake
 - US Army Corps of Engineers concept plan approval
 - Parking (all projects have own private parking; Lakeside Village public parking, including underground parking structures)
 - Development agreement items (tree mitigation, park fees, water/sanitary sewer, roundabout 3, parking district)
 - Zoning code changes
 - Lakeside Village valuation, property value
 - Tree preservation
 - Parking plan and analysis
 - Tabulation of residential units (entitled, constructed and proposed)
 - Commercial space comparison
 - Facebook analytics
 - View of tower from lake
 - Lakeside Village aerial view property outline
 - Animation stills
 - Modification 3 – Towers
 - Modification 4 – Single Family lots
 - Modification 5 – Commercial streetscape
 - Modification 7 – Technical Issues

and he responded to questions from Council or P & Z members as follows:

- The differential between ownership and rental (and how many will be owned and how many will be rentals)

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- Are there any financial triggers that would cause the towers to get built
- What would cause a developer to not build to anything they are entitled (why would you leave 329 units unbuilt)
- If the overhead of 329 units were taken away, how would that effect a retail conversion later
- Clarification regarding the valuation of the property
- Clarification regarding parking and can it accommodate events in addition to the regular use, and interest in having a visual of what that would look like
- Concerns that the restaurants will get built and no one is going to know they are there because they will need to drive through a construction zone
- What happens in the event Fairway Drive closes or if there was an event at Lakeside
- Concerns regarding people speeding through the Lakeside project
- Clarification that access to the Corp land is going to remain as it is today
- Will there be a hotel in Lakeside Village and if so, what type of hotel
- Interest in identifying a minimum quality in the development agreement, such as defining specific areas as commercial, and as residential, and perhaps a minimum number of stories that would allow protections for the Town
- When the walkability aspects are presented, it would be helpful to show that access to the lake and trails
- Where else in the metroplex are rental units bringing in \$3.50 a square foot

PUBLIC PARTICIPATION

Mayor Hayden announced that Council will not be voting on this item tonight as it's just an opportunity for discussion and to get questions answered.

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.

Administrative Note: Public Participation was not indicated on the agenda; however, Mayor Hayden opened the floor for public comment.

	Speaker names and address	For	Against	Comment or Question
1.	Jayne Thompson, 2701 Desco Dr,	X		
2.	Chris Thompson, 2701 Desco Dr	X		
3.	Todd Marsh, 305 Hathaway	X		
4.	Jason Hobbs, 1000 St. Francis In			X
5.	Suneetha Rajesh, 2681 Virginia Pkwy			X
6.	Joe McMahan, 1417 Mimosa			X
7.	Greg Wilson, 637 Loma Alta			X
8.	Susan Wilson, 637 Loma Alta			
9.	Rachel Muza, 1056 St Francis			X
10.	Aricia Blasko, 624 Loma Alta			X
11.	Jeffrey Blasko, 624 Loma Alta			X
12.	Jenice Pizzuto, 2629 Desco Dr	X		
13.	Philip Rodgers, 3051 Churchill Dr	X		
14.	Jennifer Purifoy, 2457 Lakeside Pkwy, # 140	X		

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	Speaker names and address	For	Against	Comment or Question
15.	Dr. Kathy Frisbie, 2717 Desco Dr	X		
16.	Scott Tarwater, 4613 Windmill Ln	X		
17.	Nicole Smith Woodard, 724 Northwood Dr	X		
18.	Richard Baldwin, 2400 Lakeside Dr, # 100			
19.	Kevin Stokes, 2500 Lakeside Pkwy	X		
20.	Carol Kohankie, 4312 Lauren Way	X		
21.	Havsha Ilani, 2661 Virginia Pkwy			X
22.	Aaron McDaniel, 2624 Sante Monica			
23.	Meenakshi Umapathy, 2617 Virginia Pkwy		X	
24.	Roland Shepard, 768 Northwood Dr	X		
25.	Khanu Ngnyen, 2400 Lakeside Pkwy*	X		
26.	Bert Elliott, 1605 Northshore Blvd	X		
27.	Chance Robertson, 951 Long Prairie	X		
28.	Pablo S Mena, 2500 Lakeside Pkwy	X		
29.	Linda Jeffery, 528 Sandy Ln	X		
30.	BurgerIm business owner, Lakeside*	X		
31.	Brian King, 348 Loma Alta Dr*	X		
32.	Peter Schwartz, 2617 Desco Dr	X		
33.	Mike Palmer, 2613 Fairnill Ln	X		
34.	Matthew Cordner, 2625 Desco Dr			X
35.	Hong HinYang, 901 Long Prairie	X		
36.	Paul Stone, 4100 Broadway			X
37.	Joe Roach, 4993 Lusk Ln	X		
38.	Holly Homer, 304 Loma Alta Dr	X		
39.	Curtis Frisbie, 2717 Desco Dr*	X		
40.	Paulo Novaes* (Carvaio Lakeside Business Owner)	X		
41.	Bret Burman, 621 Heritage Ln**	X		
42.	Joe McMann 1417 Mimosa Ct**			X
43.	Kumar Patel, 1817 Lake Forest Blvd	X		

*Speaker card submitted but didn't speak

**Spoke but no speaker card submitted

There was Council and P & Z Commission discussion as follows:

- Transportation concerns for Denton County area overall
- How there needs to be a balance of development and what is best for the community
- Concerns regarding the 8 towers
- How there is a need to review the project from a broader perspective
- How there perhaps needs to be a PD because there are a lot of possibilities but no assurances and that causes concern
- How Flower Mound needs a lunch crowd and people working in Lakeside
- How P & Z had over 400 pages to review in only 4 days and it was difficult to give the project due diligence
- An understanding about how the property can be managed from a traffic perspective, particular if Fairway Drive gets closed, and general traffic flow

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within the development

- Interest in understanding the signage aspects
- Interest in having a better understanding about a bonus provision
- Interest in understanding what the phasing looks like, and what does the infrastructure look like
- Concerns regarding gaining more residential than commercial
- What does the parking look like as there will be density and clarity is needed
- How the economy is great now but what happens in the event of a bubble
- How to make sure the project moves along as there is undefined terminology, and the towers have a max height but not a minimum height, and will the lake access be loss as a result (if the towers don't come through)
- Concerns that there is no assurance that the ground floor will remain retail
- Interest in having walkability patterns in the crosswalks near the traffic circle
- How at some point you need to give credence to the developer and their track record
- Future road projects that will alleviate some of the cut-through traffic in the Lakeside District area
- Appreciation for protecting the view corridors
- Encouraged the developer to figure out how to solve some of the existing problems for the current Lakeside area
- Appreciation for reviewing underground parking as an option to eliminate the big slab of parking lot look
- The applicant was provided a copy of the questions asked during public participation for the purpose of addressing them when they go before P & Z

E. ADJOURN WORK SESSION

Mayor Hayden adjourned the work session at 11:14 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

Thomas E. Hayden

THOMAS E. HAYDEN, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY