

THE FLOWER MOUND TOWN COUNCIL WORK SESSION HELD ON THE 21ST DAY OF FEBRUARY 2008 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:

Jody Smith	Mayor (arrived 6:37 p.m.)
Jeff Tasker	Mayor Pro Tem
Tim Trotter	Deputy Mayor Pro Tem
Joel Lindsey	Councilmember, Place 1 (left 8:30 p.m.)
Al Filidoro	Councilmember, Place 2
Laurie Long	Councilmember, Place 4

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

Harlan Jefferson	Town Manager
Paula Paschal	Town Secretary
Terry Welch	Town Attorney
Chuck Springer	Chief Financial Officer
Eric Metzger	Fire Chief
Kent Collins	Town Engineer
Doug Powell	Executive Director of Development Services

A. CALL WORK SESSION TO ORDER

Mayor Pro Tem Tasker called the work session to order at 6:16 p.m.

B. INVOCATION

Fire Chief Eric Metzger gave the Invocation.

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG

Chief Metzger led the pledges.

D. WORK SESSION ITEM

1. The River Walk at Central Park.

Michael Schwartz, master planner for Five Star, The River Walk at Central Park

Mr. Schwartz gave an overview of the design principles - the basis for the proposal. Due to its length, the entire presentation is on file in the Town Secretary's Office for review.

Mayor Smith stated the team had put together a schedule of presentations to various boards and commissions. This was the Council's time to view the presentations.

Councilmember Lindsey asked how the Central Park area compared in size to the square of Southlake.

Mr. Schwartz stated it was significantly larger - two to three times the size.

Councilmember Lindsey expressed a fear of seeing a large concrete channel for the River Walk. He asked why it was designed so straight for the most part.

Mr. Schwartz responded the design was not set in stone, but for the most part it was a linear event. He stated it had to do with the size of the site for the whole development. He explained the edges of the water element will change at various points where some areas may have stone walls and others may have embankments.

Councilmember Lindsey asked if there was a difference between townhomes and brownstones in Southlake, and Mr. Schwartz responded no.

Deputy Mayor Pro Tem Trotter stated when he first met with Mr. McDowell about this project, he remembered hearing ideas of San Antonio and The Woodlands. Looking at the proposed map, he mainly saw a river and grassy area. He asked where the restaurants would be located, like in San Antonio.

Mr. Schwartz stated the ground floors of particular buildings would be reserved for some restaurants near the Central Park. The plan would have to be flexible. In San Antonio, the river walk runs one block behind the street. The proposed River Walk was sort of an element of the park. The current configuration would not provide for dining right on the river.

Deputy Mayor Pro Tem Trotter asked for an explanation of "lower scale retail on the southern end."

Mr. Schwartz stated "lower scale" referred to the height of the buildings.

Councilmember Long liked the connectivity of the project. She noted that historically the Town tried to avoid a grid design in Flower Mound due to speeding issues. She asked what would prevent that quick pass through on the straight streets.

Mr. Schwartz responded that on-street parking and controlling the width of the lanes would take care of that. Four way stops would be installed at most intersections. He was not planning for any rotaries (traffic circles) at this time.

Councilmember Long asked if the developer had the dimensions of the Central Park.

Mr. Schwartz stated the park was about 600 feet, north to south. The square in Southlake was 200 feet on the side. The park would be just a little less than four acres.

Councilmember Long asked about the buildings overlooking Central Park.

Mr. Schwartz stated the east side would be residential. Others could be commercial, and all would be market-driven.

Councilmember Long asked if the open space was a place to gather for the general public, and not just for the residents of the development.

Mr. Schwartz stated the whole park system could be used by the general public.

Councilmember Long asked if there would be any location in Central Park where a community event could be held, or where there would be a civic building in which to gather (or would that only be on the south end.)

Mr. Schwartz stated there was the potential to put civic uses in several areas of the plan,

however the number of parking spaces, etc. would have to be considered.

Councilmember Long envisioned a building in the middle of a square where people could go to a show, eat at restaurants, go to the park, and all would be within walking distance. Regarding environmental issues, she asked if anyone knew the percentage of trees the developer would be replacing. (Mr. Dollack would address later.) She asked if some of the residential would be privately owned and some leased. She asked if there would be any detached residential.

Mr. Schwartz stated he was not looking to put single family homes in the development. The detached product might be a zero lot line product. Neighborhood parks would generally be used by the public - he did not believe they would be private, however they might be privately maintained.

Councilmember Long asked how density and traffic would be accommodated and about the traffic off of Morriss Road.

Mr. Schwartz stated the Urban Center would have the most development. The main east/west street had angled-on street parking. They planned to create drives that go back into the larger parking fields or garages. They did not want all traffic funneled through one intersection. He noted they would take advantage of as many free rights as TxDOT would allow onto FM 2499. Mr. Schwartz stated the shift change at the hospital might trigger traffic off of Morriss Road.

Mayor Smith commented that this type of product would probably not generate much school-type traffic.

Councilmember Long asked if there was any way to change the linear look of the water feature.

Mr. Schwartz stated a straight feature could be nice if done well. A bridge would break up the linear look. The landscape architect would be involved in the design of that space.

Councilmember Lindsey commented that at the first work session, the developer wanted flexibility with the residential. Some space was shown to be retail and would probably end up residential.

Mr. Schwartz responded that type of product would be put at the southern end of the River Walk. They planned to build a 16-foot first floor to begin with, noting they were not going to fill all the retail on Day 1. It would be a progressive process. He noted that Newbury Street in Boston was residential at one time and ground floors have now been converted to retail.

Councilmember Lindsey stated what was attractive about the development was the restaurant on the River Walk. He was concerned it would be just a residential area on the River Walk and retail won't come for many years.

Mr. Schwartz stated that retail that **doesn't** have a street in front of the shops is not always successful. There must be activity. He did not envision much retail fronting the River Walk.

Mayor Pro Tem Tasker asked if there would be any foot bridges to cross the River Walk, allowing for the block lengths to be somewhat shorter.

Mr. Schwartz stated the plan showed two vehicle/foot bridges and one pedestrian bridge, noting they may need to add more to provide access from one side of the water to the other.

Mayor Pro Tem Tasker stated there were differences between buffers and transitions, and asked if this plan looked toward one or the other. He noted that the group looking at the new mixed use ordinance believed that transitions were less focused on a wall, berm, or shrubbery (like buffers) and that transitions described an area. He asked what the area looked like between residential and commercial.

Mr. Schwartz responded that an urban setting would be plants and coach lights in front of an office even if it was across the street from residential. He stated the River Walk acted as a buffer but it would be something people would look into.

Councilmember Filidoro asked about street widths.

Mr. Schwartz stated they planned for 12-foot lanes in the commercial area. In the residential area they had looked at some 10 and 11-foot lanes.

Councilmember Filidoro asked if anyone had an idea about the percentages of townhouses, apartments, and/or condos.

Mr. Schwartz responded he did not have percentages, however the plan represented 150 townhouse lots, and the remainder was represented as some combination of apartments, condos or senior living.

Councilmember Filidoro asked how the residential would be converted to commercial.

Mr. Schwartz stated there could be some language in the lease to prevent certain uses. The buildings will be designed with podium construction, where a slab of concrete would be placed between the first floor and others. This would help with noise reduction.

Councilmember Filidoro asked about nuisances happening later.

Mr. Schwartz commented that the development could have a maximum of 1,800 residential units. Of that number, 1,650 could be apartments, condos, senior living, or two story townhouses over flats.

Councilmember Long saw the need for flexibility and asked if there was any way to guarantee the public of getting what they wanted in Flower Mound in the way of rental space.

Mr. Schwartz stated from an urban design point of view there would be a great community either way. He added it would not be his place to comment on the public policy point of view. All rental was not the same.

Councilmember Long stated she would like to see retail along the River Walk as opposed to so much residential. Getting a great deal of retail to establish in the beginning would not be easy. She asked for the height of the buildings in the downtown area. (Mr. Dollack would address that later.)

Deputy Mayor Pro Tem Trotter stated the vision of this development was downtown

Flower Mound, and that was why the Council was focused on what needed to be done to make it successful. If it did not work, it would become a high density residential area, and the Town did not want that. He believed having retail along the River Walk would bring people in and provide the connectivity to the larger retail area.

Mr. Schwartz stated the Central Park area was like the living room of the community. The sidewalk was very wide along the crescent. The park was a great central place, and the north and south ends had the capability of developing with different uses.

Deputy Mayor Pro Tem Trotter needed some assurances that there will be retail in the development.

Mr. McDowell stated they would start with some retail from Day 1 in certain areas, noting there were many different types of retail - service, **lawyer's** office, **doctor's** office, and retailers would follow each other.

Councilmember Lindsey asked what would happen if the 404 Permit does not come in.

Mr. McDowell was not aware of any 404 Permit that had not been approved.

Councilmember Lindsey noted that the phasing plan showed the entire project to be on a six year development plan.

Mr. McDowell stated the two medical office buildings would be built and leased quickly. Unless the developers were able to get corporate relocations, then he will start the buildings as spec buildings.

Bobby Dollack, G&A Consultants, 111 Hillside Drive, Lewisville

Mr. Dollack stated the presentation for The River Walk at Central Park would be placed on a special website and be updated as changes are made. Mr. Dollack reviewed the challenges of the project (included in the presentation mentioned earlier). He noted for Phase 1, much of the infrastructure was already established and no 404 Permit or CLOMR was needed. He added there would be a big push in 2010 for the construction of the River Walk (after receiving all permits).

Mr. Dollack stated he met with the staff from Parks and Environmental Services regarding the water that can be mitigated. He noted the streambed was 2,100 feet of identifiable streambed. The EPA required a replacement of 2 to 1. He stated Flower Mound had done such a good job maintaining the streambed, there was not much land to reclaim, and it was not possible to get many credits. He noted there was an area at Gaston Park where the north bank was never really established. There was about 600 linear feet of stream enhancement with 160 native trees to be planted. This area for mitigation would be submitted to the EPA. Because that was part of the application, he needed formal direction from the Parks Department that this was agreeable.

Mr. Jefferson noted that the project had not yet been given an economic development designation and that a public hearing would be required.

Mr. Dollack reviewed the calendar of events for the project as follows:

February 25 - Planning & Zoning (P&Z) Commission work session
February 28 - Parks, Arts, and Library Services (PALS) Board work session

March 4 - **Environmental Conservation Commission meeting**
March 10 - 2nd P&Z work session
March 11 - Transportation Commission meeting
March 12 - **Oil and Gas Board of Adjustments meeting**
March 13 - PALS Board meeting
March 24 - 3rd P&Z work session
April 14 - P&Z recommendation
April 21 - **Town Council** consideration of the entire package

Mr. Jefferson noted they should also include a Tax Increment Reinvestment Zone Boardmeeting.

Mayor Smith thanked Mr. Dollack for the amount of detail and the list of challenges.

Deputy Mayor Pro Tem Trotter complimented the developer for redesigning the buildings that about Saturn Park. He asked if many of the trees would remain.

Mr. Dollack responded yes.

Deputy Mayor Pro Tem Trotter referred to temporary retention and detention and asked for the plans for the commercial area along Euclid.

Mr. Dollack stated they would work on whatever was not in the floodplain, and would have to have detention to meet the requirements in Phase 1. He noted some detention ponds will go away when the River Walk goes in. He added they would start the River Walk as soon as the 404 Permit was received.

Councilmember Long asked Mr. Dollack to provide a list of acronyms or glossary on the website. Additionally, she asked him to make sure the pictures and renderings were as close to actual as possible of what will happen.

Mr. Dollack stated there would not be any boats on the River Walk. Additionally, they planned to create little waterfalls near the foot bridges.

Councilmember Long asked about park land dedication.

Mr. Dollack responded they were working on those numbers, as the strict calculation of the formula showed they would need to dedicate 63 acres of park land. Presently they only had about half that amount. He noted they planned to dedicate several areas for pocket parks. They would work on a development agreement for the maintenance of the parks and River Walk. Also, they would get credit for the River Walk as a park. He noted that area would be privately maintained and manicured. Whatever amount they were short landwise, they would be asking for the money to go back into creating the River Walk.

Councilmember Long asked about the traffic plan for the trucks for the gas wells and how many water trucks were anticipated.

Mr. Dollack stated the traffic plan was for the trucks to come from the west on FM 407, then south of FM 2499 and turn into the site. There would be no truck traffic on FM 1171. He noted the well could potentially reach 1,200 acres from the pad. There was also the potential for eight wells on this pad, and maybe 15-20 wells as technology increases. He noted the wells will be drilled before the hospital opens, which was anticipated for 2010.

Councilmember Long asked if the gravel road could be paved.

Mr. Dollack explained there was a series of cattle guards on site before the trucks left the gravel road. They could look at possibly making a concrete entry. There were provisions in the lease agreement to move the gravel road while the hospital is being built, if needed.

Mayor Pro Tem Tasker clarified there might be ten wells, but there would not be ten derricks at a time.

Mr. Dollack concurred - only one derrick at a time. He noted the rig just slides over 20 feet to drill the next well.

Mayor Pro Tem Tasker referred to the presentation and felt the Council had been provided with a good rendition of the sidewalk traffic, park area, and outdoor dining in the project. He noted in San Antonio, the shopping was at street level, and the river walk was below street level. He was pleased to see retail at the River Walk level in this project. He commented that the southern pond was about three acres in size. The scale of the project was very grand. He recommended that Mr. Dollack give the other boards a good rendering of the size and scale of the project. He expressed his appreciation for the work that had been done.

Mr. Dollack informed the Council that staff had been very receptive and cooperative. He would be giving the same presentation to the P&Z Commission, however he would focus the presentations a little differently for each board with the priorities for the particular board.

Mayor Smith encouraged the members of the development team to call Council if they had questions.

E. ADJOURNMENT

Mayor Smith adjourned the meeting at 9:39 p.m. on February 21, 2008 and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

JODY SMITH, MAYOR

ATTEST:

PAULA J. PASCHAL, TOWN SECRETARY