

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING HELD ON THE 4th DAY OF AUGUST 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 regular meeting with the following members present:

Jody Smith	Mayor
Tim Trotter	Mayor Pro Tem
Joel Lindsey	Deputy Mayor Pro Tem
Al Filidoro	Councilmember Place 2
Jean Levenick	Councilmember Place 4
Jeff Tasker	Councilmember Place 5

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	Assistant Town Manager/Chief Financial Officer
Kent Collins	Assistant Town Manager/Town Engineer
Kenny Brooker	Police Chief
Eric Metzger	Fire Chief
Bart Stevenson	Executive Director of Community Services
Doug Powell	Executive Director of Development Services

A. CALL BRIEFING SESSION TO ORDER

Mayor Smith called the briefing session to order at 6:06 p.m.

B. BRIEFING SESSION

1. Mayor and Town Council Liaison Reports

Councilmember Filidoro noted that the Environmental Conservation Commission meeting for August was cancelled.

2. Discuss Pending Issues

a. Council Communications

Town Manager Harlan Jefferson informed the Council that no objections had been received from the North Texas Basketball Association or the Council regarding the discontinuance of allowing NTBA registration announcements in the Town medians.

3. Comments on Consent and Regular Items - None

4. Discuss Future Agenda Items - None

C. ADJOURN BRIEFING SESSION

D. CALL REGULAR MEETING TO ORDER

Mayor Smith called the regular meeting to order at 6:10 p.m.

E. INVOCATION

Chaplain Janet Dougherty gave the Invocation.

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

Chaplain Dougherty led the pledges.

H. PRESENTATIONS**Recognition - Eyes on Africa**

Mayor Smith presented Certificates of Achievement to the founders of "Eyes on Africa" - Jeff Lakusta, Nash Buehler, Tom Egbert, and Ryan Stover (Drew Nebrig and Brooke Barber were not present.)

G. PUBLIC PARTICIPTIONTom Webb, 6404 Lakeside Drive, Flower Mound

Mr. Webb stated he had observed an outstanding presentation regarding the Wilson/Carmel property last week. Mr. Webb suggested that the Council abolish the Oil and Gas Board of Appeals as the Council had no "say so" regarding the actions of the Board. He stated it was frustrating that appointed members on the Board did not have to listen to the Council. Mr. Webb stated SMARTGrowth needed a review, and that companies **won't** come to Flower Mound because of the program. He stated the requirement for a supermajority vote of the Council should be abolished for Master Plan amendments. Mr. Webb stated that sewer on the west side of Town needed to be added to the Master Plan. He felt many developments could be in Flower Mound today if SMARTGrowth was not in place. Mr. Webb stated The River Walk at Central Park was fantastic for Flower Mound.

Rick Cleland, 2509 Harvard Drive, Flower Mound

Mr. Cleland stated Cole McDowell, Ken Hodge, Alan Stewart and others built quality projects, and The River Walk at Central Park would be fantastic for Flower Mound. He encouraged the Council to not only listen to the vocal minority, but to be the voice of reason and balance. He asked the Council to keep Flower Mound moving forward.

Denis Toth, 2020 Skelton Street, Flower Mound

Mr. Toth stated the Seniors In Motion moved into their new space at the Community Activity Center (CAC) on June 14. The group looked forward to expanding and having new programs. As a member of Parks, Arts, and Library Services Board, Mr. Toth commended the subcommittee for undeveloped park land. He stated the citizens would be very proud of what will be on the Wilson/Carmel tracts. He added the Council has kept the best interests of the entire community at heart in making their decisions.

Other members of the Seniors In Motion chose not to speak, however they acknowledged their agreement with Mr. **Toth's** comments. They were: Barbara Shiloh, Nancy House, Albert Walker, Nan Guinn, Thomas Gould, Doug Brown, Michael Saunders, Mary Ennis, Leo Gonya, and Bill House.

John Thomas, 5308 Timbercreek Road, Flower Mound

Mr. Thomas suggested that the Town set up a not-for-profit organization to deal with the

Wild About Flower Mound festival. He encouraged organizers of the event to emphasize wildflowers and the environment. He stated the local non-profit organizations should be included (church groups and civic groups), and that the Town should not charge outrageous prices for booth space.

Laurie Long, 2708 Lake Flower Drive, Flower Mound

Ms. Long stated she had noticed that the River Walk project had been openly supported by the Town prior to any public hearing, noting that the December 2007 "From the Mayor's Desk" committed elected officials to the project even before it came out. She stated as a former elected official, she did not appreciate being put in that position. Speaking to residents she had learned that most of them felt the project was a done deal. The majority of the residents were not vocal. They trusted in the Council, and they did not attend the meeting. Ms. Long stated she was not speaking in support of or in opposition to the project, as she still had questions to be answered. She hoped the Town's mission statement was considered during the process.

Carol Kohankie, 4312 Lauren Way, Flower Mound

Ms. Kohankie stated none of the parks in Flower Mound were named for women, and she suggested that the proposed amphitheater be named for the late Mary Webb, who wrote the play for Sweet Flower Mound Land. She encouraged the Town to keep the event expenses below 25% on the Wild About Flower Mound event.

I. MAYORAL/COUNCILMEMBER ANNOUNCEMENTS

Mayor Pro Tem Trotter was excited to see the plans for the Wilson/Carmel tract coming forth, as this had been a dream for the Town for a long time. This project will provide outdoor activity areas for the citizens. He encouraged citizens to participate and help plan the space. Mayor Pro Tem Trotter stated the Council valued the input of the citizens. He was concerned when people say the Council had already made up their minds. He encouraged people to speak up.

Mayor Smith commented favorably on the plans for the Wilson/Carmel tract.

J. TOWN MANAGER REPORT

Town Manager Harlan Jefferson addressed the low water pressure in western Flower Mound, and expressed appreciation to residents for following the Stage 2 Water Conservation program. The low pressure was in limited areas and staff was working to fix the problem by installing a temporary booster pump on the Wilson tract just west of Lusk Lane and FM 1171. He noted that the Town's long term solution would be the western pump station. Mr. Jefferson noted that the Police Department would begin to use seizure funds for rewards, and the first program was offering \$5,000 regarding the recent pharmacy robberies. Mr. Jefferson stated there were multiple landscaping programs around the Town. The FM 1171 project was still in the hands of the TxDOT contractor and staff believed the plantings were surviving. Some excessive watering had been reported and staff was investigating a possible leak. Staff recently weeded and removed dead plantings in the medians on Morriss Road. Some of the plants will be replaced when the weather is cooler. Regarding the old Silveron property medians, Code Enforcement staff was having the medians maintained as the property owner was failing to comply. A neighborhood meeting is scheduled for August 27 at McKamy Middle School regarding the Twin Coves/North Lake Highlands proposed sewer project. Mr. Jefferson reported that the soundwall for the northern portion of FM 2499 was under construction; the middle section will be under construction later this month, and the southern portion would start by the end of September.

K. CONSENT ITEMS

Councilmember Lindsey made a motion to approve by consent, Items 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10. Councilmember Tasker seconded the motion. Each item, as approved by consent, is restated below along with the approved recommendation for each, for the record.

- 1. Consider approval of minutes from a special meeting and work session of the Town Council held on July 17, 2008.**

RECOMMENDATION: Approve minutes from a special meeting and work session of the Town Council held on July 17, 2008.

- 2. Consider approval of minutes from regular meeting of the Town Council held on July 21, 2008.**

RECOMMENDATION: Approve minutes from regular meeting of the Town Council held on July 21, 2008.

- 3. Consider approval of a resolution casting the Town of Flower Mound's vote for Harlan Jefferson as a member of the Board of Managers of the Denco Area 9-1-1 District for a two-year term beginning October 1, 2008.**

RECOMMENDATION: Approve Resolution No. 18-08 casting the Town of Flower Mound's vote for Harlan Jefferson as a member of the Board of Managers of the Denco Area 9-1-1 District for a two-year term beginning October 1, 2008. The caption of the resolution reads as follows:

RESOLUTION NO. 18-08

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPOINTING ONE MEMBER TO THE BOARD OF MANAGERS OF THE DENCO AREA 9-1-1 DISTRICT.

- 4. Consider approval of an interlocal agreement between the Town of Flower Mound and the City of McKinney, for the purchase of various goods and services, and authorization for the Mayor to execute same on behalf of the Town.**

RECOMMENDATION: Approve an interlocal agreement between the Town of Flower Mound and the City of McKinney, for the purchase of various goods and services, and authorize the Mayor to execute same on behalf of the Town.

- 5. Consider approval of a Memorandum of Understanding with the Flower Mound Chamber of Commerce regarding the Wild About Flower Mound Festival, and authorization for the Mayor to execute same on behalf of the Town.**

RECOMMENDATION: Approve a Memorandum of Understanding with the Flower Mound Chamber of Commerce regarding the Wild About Flower Mound Festival, and authorize the Mayor to execute same on behalf of the Town.

6. Consider approval of an Agreement with Promoter Line, Inc. to provide professional event production and planning services related to the Wild About Flower Mound Festival, and authorization for the Mayor to execute same on behalf of the Town.

RECOMMENDATION: Approve an agreement with Promoter Line, Inc. to provide professional event production and planning services related to the Wild About Flower Mound Festival, and authorize the Mayor to execute same on behalf of the Town.

7. Consider approval of an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning on October 1, 2007, and ending on September 30, 2008, as adopted by Ordinance No. 72-07 and amended by Ordinance Nos. 100-07, 101-07, and 22-08 for adjustments to the IRS Equitable Sharing Fund.

RECOMMENDATION: Approve Ordinance No. 43-08 amending the Town of Flower Mound's Annual Budget for the fiscal year beginning on October 1, 2007, and ending on September 30, 2008, as adopted by Ordinance No. 72-07 and amended by Ordinance Nos. 100-07, 101-07, and 22-08 for adjustments to the IRS Equitable Sharing Fund. The caption of the ordinance reads as follows:

ORDINANCE NO. 43-08

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, 2007 AND ENDING ON SEPTEMBER 30, 2008, AS ADOPTED BY ORDINANCE NO. 72-07 AND AMENDED BY ORDINANCE NOS. 100-07, 101-07, AND 22-08 FOR ADJUSTMENTS TO THE IRS EQUITABLE SHARING 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 agreement with Halff Associates, Inc., to provide preliminary and final professional engineering, surveying, and geotechnical services associated with the design of a Wastewater Extension for the Fire Station #5 project in the amount of \$25,000.00, and authorization for the Mayor to execute same on behalf of the Town.

RECOMMENDATION: Approve an agreement with Halff Associates, Inc., to provide preliminary and final professional engineering, surveying, and geotechnical services associated with the design of a Wastewater Extension for the Fire Station #5 project in the amount of \$25,000.00, and authorize the Mayor to execute same on behalf of the Town.

9. Consider approval of the final acceptance for the construction of the FM 3040 Soundwall Phase II and Sidewalk project; and authorization for final payment to the contractor, Wall Enterprises, in the amount of \$13,521.91.

RECOMMENDATION: Approve the final acceptance for the construction of the FM 3040 Soundwall Phase II and Sidewalk project; and authorize final payment to the contractor, Wall Enterprises, in the amount of \$13,521.91.

10. Consider a request for a Record Plat (RC 02-08 - Casa De Rembert) to create a residential subdivision, subject to the terms and conditions in the attached Development Agreement, and authorization for the Mayor to execute same on behalf

of the Town. The property is generally located south of Cross Timbers Road and east of Regency Park Court. (The Planning and Zoning Commission recommended approval by a vote of 4 to 0 at its July 28, 2008, meeting.)

RECOMMENDATION: Approve a Record Plat (RC 02-08 - Casa De Rembert) to create a residential subdivision, subject to the terms and conditions in the attached Development Agreement, and authorize the Mayor to execute same on behalf of the Town.

VOTE ON THE MOTION

AYES: Filidoro, Tasker, Trotter, Lindsey, Levenick

NAYS: None

L. REGULAR ITEMS

Mayor Smith opened Items 11, 12 and 13.

11. **MPA 17-07 The River Walk at Central Park**
Public Hearing to consider a request to amend the Master Plan 2001 (MPA 17-07 - The River Walk at Central Park) by amending Section 1.0 Land Use Plan to allow mixed use development, Section 3.0 Specific Plans to remove portions of the subject property from Specific Plan Areas 1 and 4 and create a new Specific Plan Area 10 for the subject property to develop into a Central Business District (CBD), Section 4.0 Urban Design Plan to create architectural standards that apply only to a CBD, and Section 7.0 Thoroughfare Plan to remove portions of Forums Drive and Eaton Road therefrom, and to consider adopting an ordinance providing for said Master Plan Amendment. The property is located north of Cross Timbers Road, west of Morriss Road and east of Long Prairie Road. (The Planning and Zoning Commission recommended approval by a vote of 4 to 0 at its July 28, 2008, meeting.)
12. **LDR 01-08 Central Business District**
Public Hearing to consider a request to amend the Land Development Regulations (LDR 01-08 - Central Business District) by creating a new zoning district known as the Central Business District (CBD) together with the enactment of related ordinances necessary to establish the general parameters and guidelines for development within a CBD, and to consider adopting an ordinance providing for said amendment. (The Planning and Zoning Commission recommended approval by a vote of 4 to 0 at its July 28, 2008, meeting.)
13. **Z 15-07 The River Walk at Central Park**
Public Hearing to consider a request for rezoning (Z 15-07 - The River Walk at Central Park) from Planned Development District-1, Unit 2 (PD-1, Unit 2) to Central Business District (CBD), and consider adopting an ordinance providing for said amendment, subject to the terms and conditions in the attached Development Agreement, and authorize the Mayor to execute same on behalf of the Town. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road. (The Planning and Zoning Commission recommended approval by a vote of 4 to 0 at its July 28, 2008, meeting.)

Staff Presentation

Doug Powell, Executive Director of Development Services, reviewed the process and

meetings that had been held for this application. He stated the applicant was requesting a definition for mixed use in the Master Plan, a new Specific Plan Area (SPA) 10, architectural standards, and amendments to the Town's Thoroughfare Plan. The creation of a Central Business District (CBD), would be a new zoning designation. The CBD would allow for the developer to ask for different types of standards - such as standards for on-street parking, and various setbacks. The two parts to the zoning request were for district standards and concept plans. Part of the Master Plan amendment was to take parts of SPA 1 and SPA 4 and put them in the new SPA 10. He noted the backs of the buildings would not be seen by the general public. Mr. Powell stated a series of emails had been received in both support and in opposition.

Councilmember Tasker asked how the mixed use definition compared with the definition prepared by the Lakeside DFW Stakeholders group.

Mr. Powell responded they were very similar, and this was a pedestrian-oriented development. He stated this request would not cause conflict with the mixed use ordinance.

Applicant's Presentation

The entire presentation is available in the Town Secretary's Office.

Bill Resch, Flower Mound CBD Ltd., 800 Parker Square, Flower Mound

Mr. Resch thanked all the consultants on the project and the members of the Town staff who worked on the project.

Michael Schwarz, Davis Schwarz Architects

Mr. Schwarz stated 16 months ago Cole McDowell approached them about the vision for the site, relating that he wanted to build a downtown neighborhood, river walk and park, and much open space. The uses on the project included commercial and residential, hospital, retail shopping, restaurants and a hotel. Pedestrian accommodation was a key component. He noted the project would have a series of links to the existing Timber Trail Park. He stated the project was environmentally friendly. They had set aside about 4.5 acres for a new park near The Forums subdivision. Mr. Schwarz stated they would look at many ways to use water as an aesthetic component and enhance runoff from parts of the development.

Mr. Resch stated the project would have a great economic impact to the Town. The property value at inception of the project was estimated at \$12 million and was projected to be \$550 million at buildout. Potential sales tax revenues for the Town would be up to \$3.2 million annually at buildout. Property tax revenue was estimated at up to \$2.5 million at buildout. He noted these numbers did not address any secondary or tertiary economic impact. Mr. Resch stated the development team had a great deal of interaction with staff and Town boards. All meetings and presentations had been on the Town's website, and much feedback had been received. They had incorporated many changes to the zoning request and Master Plan request based on the comments that had been received. He noted they had changed the orientation of the proposed grocery store.

Councilmember Filidoro asked if the applicant had reached agreement with The Forums residents regarding Saturn Pond.

Mr. Resch stated some residents were still asking questions. They had met with The Forums residents (five times), and also with the homeowners association (HOA) representatives. The projected program addressed a number of the concerns and he believed

the majority of the residents were happy with what had been proposed.

Mr. Schwarz reviewed the definition of mixed use and stated the project should look and feel like a downtown. The use of pedestrian access, parks, and open space were very important. Regarding the architectural standards, there would be vertical and horizontal uses and the buildings would be high standard buildings. He reviewed the definition of SPA 10. Retail was planned to be located in four areas. Two gateways into the project (Windsor and Forums Drive) were identified. Retail would also form the edges of Central Park and up and down the edge of the River Walk. Office uses were identified, along with medical office uses. Visitors and patients of the hospital would have the ability to walk to a **doctor's** appointment. Three medical office buildings would form the front door to the hospital. The River Walk would start at the south end near Forums Drive. A large pond, falls, and a linear element would extend to Central Park. The River Walk would end at Timber Trails Park on the northern end. Residential uses would include townhouses, multi-family, condos, lofts over retail, and senior living. The vision for the townhouses was a rich building style with history and tradition. The townhouses could be two or three stories. Different types of roof forms and front porches would provide architectural variety. The applicant was requesting on-street parking in residential neighborhoods. Driveways and garages would be accessed through alleyways. Architectural standards that were addressed would prohibit franchise architecture. Building massing would be allowed and all buildings should front the street. They were proposing a percentage of masonry to mirror the 80% requirement in the Master Plan. Building entrances would be oriented where the front doors were clearly visible. Roofs and parapets would need to be consistent with the architectural design of the building. An Architectural Review Committee would be created. Utilities would all be located underground.

Cindy Slayton, TpHR, 14131 Midway, Addison, Senior Vice President of Operational Development

Ms. Slayton stated this was a great opportunity to bring a large workforce to Flower Mound. The hospital was planned for 12 acres on the north side of the project.

Dr. Michael Hisey, 4901 Lippizaner, Flower Mound, Chairman of the Board

Dr. Hisey stated the project would include a Presbyterian Hospital. There would be 80 doctors to begin with, bringing specialty services to the area. This will be a full service hospital that will provide many jobs - administrative, nursing, janitorial, and clerical. He stated Mr. McDowell had been wonderful to work with.

Ms. Slayton stated there were many other doctors present in the audience. Ms. Slayton stated some of the pressure Mr. McDowell had exerted on the Town had originated with her as there was a deadline to get the approvals. She stated the hospital had worked closely with the existing landscape as they wanted the patients to see trees, not rooftops and concrete. The plan was for a 70-foot tree buffer on FM 2499 and an 8-foot walking trail. An area for outside dining would be provided at the end of the trail. The front of the hospital will face FM 2499, and will be adjacent to a medical building that will be built either before or with the hospital. The hospital will have a basement and all deliveries will be done below ground. The hospital will also have a full service emergency room. When the hospital opens, there will be 500 employees. In year 3, the hospital plans to have a staff of 700-800. The emergency department will be on north side, and surgical services will be located on the second floor. The third floor was for the Maternal/Fetal Unit, and the fourth floor was for medical/surgical. The fourth floor was the only floor that did not connect to the **doctors'** building. She noted the application for the hospital had already been filed with the Town.

Deputy Mayor Pro Tem Lindsey asked if the hospital had room to grow on the 12 acres.

Ms. Slayton stated there was room for another tower of rooms, however they might have to utilize parking garages in the future.

Steve Hanson, Texas Health Resources

Mr. Hanson stated Texas Health Resources was the organization that owned and operated the Presbyterian hospitals. He noted they had experience with hospitals that were joint venture projects with the doctors. The mission of the organization was to improve the health of the people they serve and promote a healthy lifestyle.

Mr. Schwarz addressed residential density and stated the plan was for 1,250 units on the site. He stated it was important to have a critical mass of people living in the development. The needed a certain number of units to meet the market demand and create diversity and variety. This would also allow for flexibility for the development to respond to changes in the market. They needed a certain density to allow for building types that promoted well-defined public spaces. He reviewed the heights of the buildings in particular areas (1-2 stories on the south end, 2-3 stories along Morris Road, closer to the River Walk could shift to 4 stories, west side of the site near the hospital - 4 stories, around Central Park - up to five stories, and on the site east of Central Park - up to 8 stories - the signature building). He reviewed the line of sight schematics and stated the lower buildings acted as a visual barrier to the taller buildings.

Bobby Dollack, G&A Consultants

Mr. Dollack stated there was a generous buffer from The Forums (130') on the north and east. He added there was a minimum of 176' buffer on the east side along Saturn Pond (Rebecca Falls Park). Along FM 2499 there would be plantings and a berm that would block the service areas of the signature grocery store. He reviewed the system of thoroughfares and noted that Central Park Avenue would line up with Windsor Lane. There was a series of collector streets in the downtown area. On-street parking would be allowed on the collectors. A traffic study was done by the Town's consultant Lee Engineering. Regarding levels of service (LOS), he showed that the consultant noted that at the end of Phase 1, signal lights would be added at Forums and Buckeye. The LOS was C at Buckeye, Morriss, Windsor, and Forums. It was a D at FM 1171/FM 2499. At buildout, there will be a light at Eaton (LOS C), Morriss (D), Forums (C), Windsor (C) and FM 2499/FM 1171 would be LOS F. These levels would be at the peak hour in the evening. Regarding parking requirements, intense studies had been done. They compared the Town's mixed-parking criteria along with the Urban Land Institute's shared parking standards. The applicant exceeded both sets of standards. He noted that some of the parking garages would have automated parking structures and gave illustrations of how the automated structures would work.

Councilmember Levenick asked where the residents will park. She also asked about the firelane.

Mr. Dollack stated every townhome would have rear entry two car garages and on-street parking, thus providing at least three spots to park. He stated in the buffer area next to The Forums, they would provide a grass creek firelane at the back of the building. It would also serve as a trail system.

Ron Stewart, Environs Group, 111 Hillside, Flower Mound

Mr. Stewart stated they had exceeded the requirement of the current Code and will end up with more trees on the site than are currently there. He stated Mr. McDowell wanted this to

be a green and open space project. They would be saving 596 trees in all the buffers. Regarding the Rebecca Falls Park buffer, they would be increasing the landscape bordering the neighborhood. He noted the pond would be deepened, and since the water would be cooler it would encourage more fish volume. Waterfalls will descend on the other side of the pond. A living screen on the berm will separate the residential component from River Walk Drive. He noted they would be preserving the land in the Market Street area - it will be natural, but will be cleaned up. Low impact trails would be included, made of crushed granite to allow water to percolate and air to flow through. Every 30 feet will have trees along the road, and over time it will create an arbor effect. Central Park will have an amphitheater and many additional trees. A hike/bike trail on both sides of the River Walk will be provided, and there will be seven additional parks throughout the development. All parks were being developed and maintained with developer money and by the property **owners'** association. Mr. Stewart noted that Timber Trails Park was a Town park, and the developer would be putting in the Town-required trail connection.

Councilmember Tasker asked for the distance from The Forum homes to the road.

Mr. Stewart responded 176 feet.

Mayor Pro Tem Trotter asked for the number of specimen trees on the Market Street Park site.

Mr. Stewart stated eight specimen trees were being saved. All the non-specimen trees would be saved also. He noted they had talked to the Environmental Conservation Commission (ECC) and the Parks, Arts, and Library Services (PALS) Board, and they committed to having a low impact on the area with very little development.

Mr. Dollack stated a photometric study had been done on lighting. Anywhere there was light that was adjacent to someone, they met the Town standards. Where the buildings were right up on the streets, they could not meet the Code. Regarding floodplain, Mr. Dollack stated they had done a Conditional Letter of Map Revision (CLOMR), and it was ready for submittal to FEMA. The 404 Permit application was completed and ready for submittal to the USACE and the EPA.

Deputy Mayor Pro Tem Lindsey stated citizens had asked why the developer had not moved forward with the 404 Permit application yet.

Josh Holland, 777 Main Street, Fort Worth

Mr. Holland stated they needed Council approval before going to the USACE. They desired to submit a complete package and not have to have a permit revision after the fact. If the requests were approved tonight, the application packet would be submitted this week. He noted it would be about a 12-18 month turnaround time.

Councilmember Filidoro asked Mr. Holland if the development would impact any issues along Timber Creek.

Mr. Holland responded that studies showed that flooding impacts would be greatly improved. He noted that the FEMA floodzone extended onto the properties in The Forums. However, with the proposed floodplain, the 100-year water surface elevation would be reduced by approximately four feet. The remainder of the floodplain was contained on site or within Timber Trails Park. This development would actually alleviate potential flooding conditions of The Forums residential area. It would not adversely impact Timber Creek.

Mr. Dollack responded to Mayor Pro Tem Trotter regarding a rain event and how it would affect the River Walk, and stated a two-year storm would be completely contained within the River Walk. The first sidewalk and buffer area would contain a 100-year event.

Mr. Holland stated the watershed started at the southern end of the property and included some of FM 1171. It was an urban storm drainage system (culverts and pipes) that discharged into a headwall. It flowed through a natural area and back into a storm drain system under some parking and under Euclid. It discharged into Saturn Pond, to Rebecca Falls Spillway. It dropped in elevation about nine feet to a plunge pool. That pool was controlled by a weir structure into another plunge pool at the upper end of the River Walk, through another weir structure. Through a series of weir structures and low water crossings, the River Walk was less of a channel and more a series of level pools. During normal dry weather with no circulation, there would be a series of level pools and no drainage. With circulation there would be some water movement over the weirs to provide aeration and improved water quality. During rainfall events, water levels will build up within the floodplain and discharge over the weirs and fall downstream. The final weir structure is 100 feet long. The northern pond is a new pond. The primary discharge is into the existing tributary streambed. Another stream channel would provide increased riparian habitat and flow into Timber Creek Park. Mr. Holland stated the Corps had jurisdiction over waters of the United States. The natural stream that flowed through the site was jurisdictional waters along with the three man-made stock ponds. In January the team was tasked to develop the 404 Permit application and they had to obtain a determination of jurisdictional waters. It contained the previously-mentioned bodies of water and also some herbaceous wetland fringe, wetland fringe, and forested wetlands. All of these areas are controlled by the Corp as waters of the US. The 404 Permit includes this delineation and mitigation for the impact. The removal of the two man-made stock ponds and the relocation of the natural channel to the River Walk were significant on-site impacts. The impacts would be mitigated on site and within Town property. They planned to have enhancements in three parks. There had been concerns expressed at board/commission meetings regarding the natural wildlife. The 404 Permit included identification of threatened or endangered species. There were no signs of state or federal-listed endangered species. There was no dedicated critical habitat. Mr. Holland stated there were no permits for a mass relocation of animals. Due to rabies control and eradication, it was illegal to transport animals off the site. The Audubon Society determined that capturing and relocating animals is inhumane and biologically unsound. The team felt natural migration will be more effective and humane. The development of the site will work its way in from FM 2499 and maintain the riparian corridor for exit. Mr. Holland felt the development will push animals into the riparian corridor and Timber Trails Park.

Mr. Schwarz stated they would encourage all development to have high quality signage. They wanted to use banner signs, blade signs (with indirect lighting from the building), marquee signs (architecturally integrated into the building and reviewed at site plan review), and sandwich board signs. Amount of signage on each business - total area on any one business could be divided amongst the different types of signs. Umbrella signs would be utilized at the restaurants.

Councilmember Filidoro asked what businesses might utilize a marquee sign.

Mr. Schwarz responded that a theater or hotel might request one.

Mayor Pro Tem Trotter asked about the visions/concepts for retail establishments.

Mr. Schwarz stated the first buildings will be along Central Park Avenue and in the

Market Street area. He envisioned initially regional and local retailers with restaurants, clothing, home furnishings, and neighborhood services (florist, spa). National retailers may come once more square footage is built.

Mr. Resch added there was space along FM 2499 for larger national retail users and along Euclid. Restaurants would be located around Central Park and in conjunction with the hotel.

Councilmember Filidoro felt that residents had been concerned about retail in Flower Mound. He asked if the developers felt Flower Mound would be getting vibrant retail, as depicted in the drawings.

Mr. Resch responded that he did. He stated the River Walk would bring "walkability" and vitality.

Councilmember Filidoro asked if that was possible with local and regional businesses or whether the Town needed national businesses.

Mr. Resch responded that they would work toward attracting anchors. Retailers were systematic about how they site select, and the team wanted to have conditions that made the project attractive. They had already started talking to potential tenants about the project, and were simply waiting to get the zoning approved.

Mr. Dollack reviewed the concept plans and the phasing plan. He noted that the development of the Market Street corner will eliminate three lift stations. They had met with the surrounding neighbors several times, and indicated that the maximum height of the buildings across from The Forums would be two stories. He added they were working with TxDOT regarding turn lanes, deceleration lanes, and median breaks.

Questions from the Governing Body and Answers

Mayor Pro Tem Trotter stated that in order to make this "Flower Mound friendly" national retailers were needed.

Mr. Dollack responded they would definitely work on the national retailers. He noted that initially there were no national tenants in Highland Village, however they are now present.

Deputy Mayor Pro Tem Lindsey asked for a comparison of the space at the Shops at Highland Village.

Mr. Dollack stated at total buildout, retail would be 676,380 square feet; office 1 million square feet; medical office 297,000 square feet; hospital 180,000 square feet; hotel 137,000 square feet. He noted the Shops of Highland Village was on 42 acres.

Deputy Mayor Pro Tem Lindsey asked what was actively being done to attract national tenants.

Mr. Resch stated that the environment to attract the tenants had to first be created, and that would start with the zoning ordinance and amendments to the Master Plan. He stated the River Walk and Central Park will be the amenities, adding that the demographics in the area and traffic counts would collectively impact the ability to attract national tenants. If approved, the team would go to special conferences and the Land Institute, in conjunction with the Town

representatives.

Public Comments

Dr. Anil Bhogaroju, 3005 Clearpoint Drive, Flower Mound

Dr. Bhogaroju stated he lived and had his practice in Flower Mound, and works with Texas Oncology. He wanted to bring quality oncology care to Flower Mound, and needed a hospital to support a practice. He stated the hospital was being brought to Flower Mound by the doctors, and they planned to have a dedicated breast cancer center.

Dr. Christian Palma, 2713 Stone Creek Drive, Flower Mound

Dr. Palma stated this development should have happened a long time ago, and he had to leave Flower Mound to go shopping and visit with friends. He also stated Flower Mound needed a central area.

Dr. Lee Drinkard, 2020 SH 114, Suite 220, Grapevine

Dr. Drinkard stated he was an independent oncologist and treated residents from Flower Mound. He commented that the planned development indicated to the community what the town wanted to provide for its' residents.

Darla Buehler, 2950 Scenic, Flower Mound

Ms. Buehler stated she was happy to be a part of a community that cared about the future of the Town. Since FM 2499, FM 1171 and FM 407 were used as thoroughfares for outlying communities, Flower Mound could enjoy the benefits of them spending their money in the Town. She stated the Master Plan should be amended to meet the needs of the citizens by providing places to shop, dine, live and play. She asked for the **Council's** approval of the requests.

Christi Smith, 6800 Raintree Place, Flower Mound

Ms. Smith has lived in Flower Mound for 7 years, and she felt it was time for more people to get involved. She asked for approval of the requests as the Town needed retail, especially national retailers. She stated this would not make everyone happy but it would make the majority happy. She stated seniors wanted to retire and stay in Flower Mound, and the hospital would attract seniors and others. She added she would rather shop in Flower Mound, and she encouraged the Council to create a win/win situation with this quality project.

David Johnson, 3617 San Paula Drive, Flower Mound

Mr. Johnson stated this area was in the heart of Flower Mound. These types of developments have succeeded in other parts of the metroplex, and he was very much in favor.

Todd Weaver, 1820 Walden, Flower Mound

Mr. Weaver spoke in favor of the River Walk and was excited about the development. He felt the project had every component that Flower Mound needs.

Ken Hughes, 5117 Timberpark Drive, Flower Mound

Mr. Hughes spoke in support of the project.

John Thomas, 5308 Timber Creek Drive, Flower Mound

Mr. Thomas stated Flower Mound had been stuck in urban sprawl development for decades and it was time to get creative in land use. He stated the economic draw of the project will be enormous.

Sylvia Inboden, 2017 Brookville Lane, Flower Mound

Ms. Inboden stated that residents she had spoken with wanted the project. She commented when people are happy they **don't** come to Town Hall. She asked for approval of the project. She added that Flower Mound was lucky that the developer lived in Flower Mound, **and the project would put Flower Mound's best foot forward.**

Trent Clark, 1408 Candlelight Cove, Flower Mound

Mr. Clark stated he was an architect and was in favor of high quality development in Flower Mound. He noted the Town lacked a center, this was a high quality developer, and he asked the Council to approve the project.

Jay McReynolds, 3952 Saturn, Flower Mound

Mr. McReynolds stated the development had been somewhat divisive in his neighborhood (The Forums). He noted on July 6, 2008, he received a letter from Mr. Resch with their offer of concessions. Mr. McReynolds stated the people on Saturn Pond did not want to look at parking lots or see on-street parking. He asked for commitments for berms and hedges **so they don't have to see parked cars and street lights.**

Kathy Duke, 6021 Morriss Road, Flower Mound

Ms. Duke stated she had lived in the area since 1972 and wanted to see Flower Mound grow and go to the next level. She was very much in favor, and stated Mr. McDowell had brought his passion to this development and wanted what was best for the community. She wanted to see more quality doctors, particularly specialists, in the Town.

Dick Gordon, 2601 Surrey Woods Court, Flower Mound

Mr. Gordon stated he was a 20+ year resident, and this was a well-conceived plan. He was in favor of having a hospital in Flower Mound. He noted that many questions had been asked at the Planning & Zoning Commission meeting, and the answers and necessary changes had been competently provided. He stated the development had succeeded favorably. Plans were provided to give direction but that did not mean there **shouldn't** be changes along the way. He encouraged the Council to look out for the future of Flower Mound. He added this was **the Council's moment in history to move beyond SMARTGrowth to intelligent growth.**

Diania Hanson, 4048 Pepperwood, Flower Mound

Ms. Hanson very much supported the project and the hospital. She stated it was time for the small special-interest groups to be gone. Many of her friends were in favor of the project. She stated the developer and team had integrity and was honest. She encouraged the Council to not penalize the developer by being hyper-vigilant and asking for so many changes.

Doug Head, 3932 Saturn, Flower Mound

Mr. Head stated he lived on Saturn Pond and cared about the fish and possible flooding. He was against anything that would trounce **people's** rights. He asked if the pond was going to be dredged and if it would be made deeper. He asked if the residents could have key card access into the development around the lake. He asked where the water will go when the pond is drained. He asked how the fish in the lake would be protected. He asked if fishing would be allowed on the lake. He asked about liability if someone drowns in the lake while fishing, and if there would be a curfew on the lake. He asked if the developer would regularly stock the lake.

Mr. Resch addressed the issues raised by the residents from The Forums. He stated the downward lights would all be 90 degree cutoff lights which would comply with Town standards. They will have bollard lights along the trails, low to the ground, and they would provide the least

amount of light intrusion. After meeting with the homeowners in The Forums, the team met with the HOA board, and tried to address the concerns about the berms. Mr. Resch had responded in writing to a majority of the concerns. He stated they would excavate the pond to increase the depth of the pond. That will be done as quickly as possible. He noted there was parallel parking next to Rebecca Falls Park. The berm would be laid out so that any headlights could not be seen by the residents in The Forums. The fish will be relocated while the work was being done on the pond. Once the work is finished, they will re-stock the pond. He noted the developer was providing fencing into The Forums, and the homeowners could provide a gate if they wanted to. The issue of a curfew had not been addressed. Mr. Resch stated the homeowners had a very small portion of the pond on their properties. A decision had not been made about allowing fishing.

Mayor Smith commented that prior to any dredging work, applications and permits would be required.

Town Attorney Terry Welch commented that the pond was on private property, and the Town would have no liability (no public property).

Mr. Resch commented that the drainage on the property flowed from south to north. As a normal course of construction, they would start at Timber Trails and move to the south (once the 404 Permit was received). The final portion of the work would be done around Saturn Pond.

Frank Kerr, 3100 Jenbri Street, Adams Estates, Flower Mound

Mr. Kerr stated this would be a great project to diversify the community.

Carol Kohankie, 4312 Lauren Way, Flower Mound

Ms. Kohankie stated she was a 27-year resident. She noted that Mystic, Connecticut had stood the test of time for this type of development. Tax revenues would soar annually and especially at buildout. The project design encouraged pedestrian traffic. She noted that people cannot enjoy the trees that they cannot see, and the Town could not afford to lose this project.

Sharon Winfree, 3936 Saturn, Flower Mound

Ms. Winfree stated she had concerns about the project from the beginning. Originally, residents had asked for a berm and it was turned down by the developer, so she was glad it had been added to the plan. She asked the Council to keep their eyes on the project.

Mr. Resch stated the berm was in the landscaping plan for the area. The property owners originally wanted a 6-8 foot berm along River Walk Drive, but the plans would not include a berm that high. He stated he would not completely screen the pond from the River Walk development.

Gilbert Winfree, 3936 Saturn, Flower Mound

Mr. Winfree stated he had received some answers from Mr. Resch to his email. He then asked what was the legality of the project draining the pond without approval of the property owners. He stated the HOA did not have jurisdiction over the pond. He asked what the ramifications to his property would be with the excavation of the pond, as he felt his property could shift. With the current economic climate, he asked how he would be protected if the pond was dredged and then development stopped. He stated the value of his property was linked to the pond.

Mr. Welch commented that this was private property, and he did not know what the

deeds or HOA documents said. The residents would need to hear from their attorney, as the Town would not be involved.

Mayor Pro Tem Trotter asked when the excavation would commence.

Mr. Dollack responded it would be after the 404 Permit and CLOMR are received. They would drain the pond, relocate the fish, and make the pond deeper, after the River Walk was put in. They would not do anything to the pond until the geo-tech studies and designs were done. His client owned 95% of the pond. Plans will be submitted to the Town before excavation.

Paul Stone, 709 Lake Bluff Drive, Flower Mound

Mr. Stone stated he had watched this project for quite some time, and had seen many changes to the proposal. The project would have a tremendous park system. The developer had offered protection of the former urban forest (old growth forest), was providing for significant tree canopy, and bringing a hospital. He stated this project started off as a planned 1,800 unit residential development and now it was down to 1,250. He was in favor of the requests.

Anne Lakusta, submitted a form in support.

Hasmig Minassian, 240 Lake Trail Court, Double Oak

Ms. Minassian stated the project was so beautiful with the hospital, shopping and parks. She owned a small piece of property just north of this, and she was in support of the project.

Dr. Ara Minassian, 605 Cross Timber, Double Oak

Dr. Minassian stated he was a realtor and this was a great development. It would give many options to people who wanted to stay in Flower Mound. The area needed a hospital. He stated this would be a landmark and very memorable.

Rob Rae, submitted a form in support.

Stanley Ryfa, TpHR, 14131 Midway Road, Addison

Mr. Ryfa was excited about the hospital project and the involvement of the doctors in the venture. This would provide a very high level of medical resources to Flower Mound. He stated there was a tight timeframe imposed by financing. It was costing \$10,500 a month for the money to sit in a savings account starting August 31. They needed to break ground this fall. He understood there were issues with traffic and other components, however he noted the developer was bringing in a great deal of infrastructure.

Jim Robertson, 4029 Dendron Drive, Flower Mound

Mr. Robertson stated he was the President of The Forums HOA, but his opinions were his own. He was in favor of the project. He stated Mr. McDowell met with the residents, asked them what they wanted, and if he could make it happen, he would take care of it. Mr. Robertson asked the Council to approve the project and send a message back to the community. This would allow Flower Mound to become a full-service community.

Sherillyn Flick, 3220 Miracle Lane, Flower Mound

Ms. Flick supported the hospital in Flower Mound, however she felt the rest of the project was troublesome. She stated PD 1 was approved years ago but it was not viable in the current market. She gave a list of the requests by the developer. She stated the gas well driller filed a lawsuit against the Town since they did not get their requested waivers. She stated

national anchors never came to Parker Square. Ms. Flick stated the Council's job was to support the citizens, the Master Plan and SMARTGrowth. She asked that the Council consider postponing the vote.

Joel Weber, 4101 Addington Place, Flower Mound

Mr. Weber stated he had lived in Flower Mound for 16 of his 18 years. Flower Mound had developed well and was still peaceful. He stated the development did not fit the Town's mission statement, and Flower Mound would never get back the trees once they were gone. He was in favor of the hospital. He felt the concepts needed to be matured more and the Town should not be pressured by a timeline. He stated there had never been a work session with the citizens.

Barbara Harris, 4205 Woodbine, Flower Mound

Ms. Harris stated many parts of the project were good (parks, hospital). She asked about the size of the buffer on Morriss. She asked how many trees along Morriss will be saved. She expressed concern about the phasing of the project. She asked how the trees would be protected, along with the night sky. She asked what happened if the property owners' association goes away.

Thomas Harris submitted a form, partially against the project

Ernest Pujels, 3508 Walcott, Flower Mound

Mr. Pujels stated he owned two businesses in Flower Mound. He was in favor of the project and the economic impact. He stated the concept showed that something was being done in Flower Mound to keep his kids here. He felt the hospital was very important, and he had spoken to many people who were in favor of the project.

Angie Cox, 7616 Emerson Lane, Flower Mound

Ms. Cox stated the Town had to meet the needs of as many residents as possible. Most people moved to Flower Mound for the quality of life because of the services the community provided. The developer had listened to the citizens and made many changes to the project. She stated Flower Mound desperately needed the hospital, and everyone would be able to enjoy some part of the project.

Dr. Michael Hisey, 4901 Lippizaner Drive, Flower Mound

Dr. Hisey stated this was a very important issue for Flower Mound. He felt a city with 65,000 was a large number to not have a hospital. He asked the Council for approval.

Shannon Pearcy, 4904 North Creek Crossing, Flower Mound

Ms. Pearcy was in favor of the project. She stated the property was a unique, distinctive area, and it would provide for a downtown. Staff had been very thorough with the project.

Nick Morris, 2004 Breaker Lane, Flower Mound

Mr. Morris stated sometimes young people were not often represented. He felt many people believed that this had already been approved. He understood that some people habitually spoke against developments. He heard at the P&Z meeting that this would set a precedent. He stated the developer had gone above and beyond.

Abel Seal, 3928 Saturn Road, Flower Mound

Mr. Seal was concerned with needing to get flood insurance on his property. He asked if picnic tables would be on the other side of the pond. He stated he would like to maintain his privacy. He asked if the neighbors could keep their own boats. He asked about the smell when

the pond is drained. He was in favor of the project for the most part.

Peter Stewart, Lakeside DFW, 47 Highland Park Village, Dallas

Mr. Stewart stated he had owned his property since 1972 and was very excited about the project. He was in support.

Kirk Fuller, 3901 Saturn, Flower Mound

Mr. Fuller stated he bought his property in 2001. He had no idea what was going to happen to the subject property and he **couldn't** wait to take his family to the development, retail, dinner, and parks. He recognized the concerns of the residents, but the development had gone through much scrutiny.

Todd Schreiber, 925 Canongate Drive, Flower Mound

Mr. Schreiber stated he served on the 2006 Master Plan Steering Committee, and they had several meetings. There were frustrations from citizens because they had to leave Flower Mound to get what they **couldn't** find in the Town. He hoped the Council would support the project.

Laurie Long, 2708 Lake Flower Drive, Flower Mound

Ms. Long stated comments were made to not listen to the vocal minority and special interest groups. She stated the majority of residents **don't** come to Council meetings. She felt many who spoke in favor already seemed to have a financial stake in the project. She stated the timing for the hospital had been a concern, and she asked why the developer did not submit an application for it earlier. Regarding the phasing of the River Walk project, she asked what had been done to assure approval of the requests guaranteeing its creation. Before high density units are built, she asked what will assure the citizens that they get what they want (the River Walk and retail). She asked what would happen if the high density housing was completed, but the 404 Permit and CLOMR not approved. She stated she recently learned that not all of the landowners had given approval for the re-engineering of the ponds. She stated funding could stop on the project and she asked the Council to put something in the PD to assure residents they would get what they had been promised. Ms. Long stated the Traffic Impact Analysis showed that the roads would not meet LOS A or B and possibly not C when Morriss Road is widened to six lanes. She asked for an update. She had heard that the increased traffic demands could result in a bi-grade design on the TxDOT roadways. She asked if the Town had an obligation to limit the impact on the roadways through their planning and development decisions. Ms. Long stated the density of the residential units was reduced, and asked how the density components regarding the business community would affect traffic. Regarding water/sewer issues, she expressed concern about water pressure being adequate to accommodate the 1,250 residential units, and that the timing of the upgrades to the systems be on-line before the components are built out. She believed the zoning category of a Central Business District (CBD) was precedent-setting. The Master Plan was recently updated and it did not include a CBD. She stated the CBD was the creation of the developer to allow for the ability to request economic development incentives and waive some of the SMARTGrowth requirements. She asked if the Town was insuring that all of the SMARTGrowth requirements were being met. She asked, if this passed, did it open the doors for other developers to create other mixed use developments throughout the Town which would further increase density, put other strains on the Town, and alter the character and quality of life. Ms. Long asked for the total dollars lost in incentives that will be given, park land dedication fees, impact fees, costs for new infrastructure, staffing, equipment, and non-monetary costs (loss of trees, canopy, floodplain). She asked how many trees would be lost. She stated some residents had concern with the pending litigation. She stated the River Walk project had been linked with oil and gas extraction from the start. She asked if approval or denial of the project had potential to influence

the case to overturn the Oil and Gas Board's decision. She asked how the developer could present a concept plan that would affect private citizens and their property.

Gerald Robinson, Flower Mound

Mr. Robinson stated he was a member of the 2006 Master Plan Steering Committee, and the citizens asked for high retail and a sound tax base. He stated he sent a letter to the Council on March 10, 2008 with his concerns. He and Alton Bowman met with the developer after that, and he addressed every issue. On April 10, 2008, he sent another letter doing a 180 degree switch. He stated the developer met the existing ordinance and the newest draft of the ordinance. Mr. Robinson stated he walked the property and it was a beautiful piece of property. He stated the developer would provide trees, parks, a hospital, and high-end retail. He fully supported the project.

Cole McDowell, 3700 Scenic Drive, Flower Mound

Mr. McDowell thanked those who stayed so late in order to speak in favor of the project. He also thanked the Council and staff for the many hours of work, along with his development team. He hoped for unanimous approval.

Eric Jellison, 2705 Lake Ville Lane, Flower Mound

Mr. Jellison stated he liked process. He stated through process consensus was built, and consensus could not be built without dissension. He noted that there was a reduction in the residential density on the project, and that came about because of dissension. He stated the reason people did not come to the meeting and speak against the project was because they were intimidated. Mr. Jellison stated he had no delusions about stopping the development, however he noted people in the community took SMARTGrowth seriously. Mr. Jellison stated national retail in Parker Square never happened, and he hoped it would happen at the River Walk project. He felt the project had been over-sold. He stated this project would be located in the TIRZ, and although the expenses for the infrastructure will be paid with tax dollars, the tax revenue received would not bring relief. He stated tax dollars would subsidize business development. Regarding traffic, Mr. Jellison stated the people who will live at River Walk will be able to walk to work, however others who will drive in to the project will create a concentrated traffic problem. Mr. Jellison stated some people used the hospital as a reason for wanting approval of the whole project.

Diania Hanson, 4808 Pepperwood

Ms. Hanson asked for an explanation of the TIRZ and the tax revenues.

Mayor Smith stated the TIRZ Board decided on how the TIRZ revenues were spent.

Chuck Springer, Assistant Town Manager/Chief Financial Officer, explained that revenues from property taxes go into the TIRZ from the Town's property taxes, as well as a portion of County taxes. The first TIRZ project will be the Dixon Road improvements. The funds do not initially go into the General Fund. They pay for improvements that would have to be paid out of the debt service tax rate if the Town were to issue debt for the improvements. The TIRZ would last for 20 years, and the Town was in year 3 now.

Town Manager Harlan Jefferson mentioned that all sales tax revenue that is collected in the TIRZ goes straight to the General Fund.

Ms. Hanson clarified that the requests tonight were for zoning approval, not site plan issues.

Mayor Smith stated that was correct.

Ms. Hanson spoke in support of the project.

Close Public Hearing

Mr. Jefferson responded to Ms. Long's questions. Regarding phasing, the development agreement provided that only 600 units could be constructed prior to the construction of the River Walk (which would be done in Phase 3). Once Phase 3 is done, before any residential units were constructed in Phase 4, the hospital and one medical office building must be built. Regarding water/sewer issues, in terms of overall capacity, the project did pass the SMARTGrowth requirements. Regarding water pressure in the Town, the issues were localized and on the far end of the western part of Town. Those issues should be resolved within 6 weeks, and the Town had a long-term plan for the future. Mr. Jefferson stated the Town received water from Dallas Water Utilities and Upper Trinity Regional Water District. The District had two water treatment plants producing more than 90 MGD of water, with only 72 MGD subscribed for, so there was an ample supply. Regarding the sewer side, an analysis was done and there was \$5 million in the Impact Fee CIP for improvements, however staff felt only about \$1 million was needed for improvements attributable to the River Walk project at its ultimate buildout. He felt there was a supply for at least a 12 year period on the sewer side.

Councilmember Tasker asked how the sewer items would be paid for.

Mr. Jefferson stated the developer would pre-pay some impact fees in advance. Many improvements would be off-site.

Councilmember Tasker asked how much the developer had to pay for off-site improvements that would benefit other parts of the Town.

Mr. Jefferson stated for traffic and sewer, they would pay around \$2.2 million. Off-site would be about \$1.3 million.

Melissa Glasgow, Director of Economic Development, stated a cost benefit analysis had been updated since the one Council received in March. The new analysis included 2.4 million square feet of commercial space, and 1,250 residential units at buildout. The Town anticipated a seven year buildout for the project, and the analysis was based on a 20-year timeframe. Ms. Glasgow stated staff visited with the Denton Central Appraisal District (DCAD) to discuss the appropriate square footage prices for the development. DCAD agreed with the assumptions submitted with the application at \$95 for retail up to \$160 for the hospital. The total property taxbase value was estimated at \$467 million which will generate about \$5.1 million annually. The overall net benefit over a 20-year period was estimated at \$44 million. This only took into consideration direct revenues such as property taxes, sales taxes, and hotel occupancy taxes. It did not take into consideration any indirect revenues such as employee or residential purchase, parking garages or business personal property, other than the hospital. Commercial revenue was estimated to be \$76.7 million with a benefit of \$50.7 million over a 20-year period. Residential revenue was estimated at \$28.9 million with a net benefit of about a break-even.

Mr. Collins stated the TIA analysis was done on the entire development. All uses were broken down by square footage, number of beds, etc., and was produced in May 2008. As the plan shifted, it was re-analyzed and the numbers were adjusted. The intersections on Morriss are what SMARTGrowth applied to, in term of the Level of Service. The other surrounding roadways were state roads. The only intersection affected was College and Morriss and it

would pass SMARTGrowth with LOS C. A link on Morriss would not pass SMARTGrowth.

Mr. Jefferson addressed the litigation concerns, and stated the development agreement provided that the developer had agreed to not construct any buildings in the area around the setbacks for a gas well until the litigation was resolved. He added that the concept plans must still go back to P&Z and Council for site plan approval.

Council Deliberation

Mayor Smith stated she had embraced the CBD ever since it was first discussed. She thanked Gerald Robinson for his input, and the time and efforts from the Environmental Conservation Commission. She stated she had been supportive of the River Walk, noting there had been many issues to be addressed. After 14 public meetings, she had never seen a developer give and take so much. Mayor Smith stated there were some questions that the Council could not answer tonight. She was proud to see how staff and the boards/commissions had worked on this project. She stated if she could vote, she would vote in support, and the project had been very transparent.

Deputy Mayor Pro Tem Lindsey stated the Council had received much information in preparation for tonight. He appreciated the citizens being at the meeting - both sides. He stated the Town had the opportunity to have a CBD right in the middle of Flower Mound, and he was a fan of mixed use, where a community would come together. He felt not much community interaction had previously been encouraged in Flower Mound. Deputy Mayor Pro Tem Lindsey stated he got frustrated with the emails asking why Flower Mound was not more like Southlake and now Highland Village, noting Southlake had a diverse tax base, received awards, had great diversity, and was a community that was proud to be Southlake. He stated a town center made a community unique, and Flower Mound had more natural assets, better schools, and better people. Deputy Mayor Pro Tem Lindsey stated all the concerns raised were absolutely valid, and he hoped everyone could be extremely proud of this project. He fully supported the Master Plan, however it was a guide and not perfect. He felt sometimes changes needed to be made to make Flower Mound better. The subject area was zoned high density and 1,100 apartments could be built there today. The Council had a chance to improve something. He stated people wanted the hospital, water features, and to live, work and play here. They wanted outdoor cafes, higher-paying jobs, and not 1,100 standard apartments. There were concerns about risks that come with development. He knew that staff and the boards, commissions, and the **applicant's** development team had worked very hard on this, and he was in support of the project.

Councilmember Levenick stated amendments to the Master Plan were not taken lightly, and there was a component to the Plan that allowed for the ability to give an amendment. The Council had to look at short term and long term impacts. Amendments could be made to the Plan that made sense and would still support the spirit of the Plan. She noted 14-15 public meetings had been held about this project - more than any other application that had come before the Town. There was a great deal of information on the **Town's** website, and the Council had received emails in support and in opposition. She stated she made phone calls and talked to people in the Town, and that the Council did do their own due diligence. Councilmember Levenick stated the hospital will bring in over 500 good-paying jobs. People will move here and increase property tax revenue. She appreciated the concessions made by the developer and stated Flower Mound was going to get a premier development.

Councilmember Tasker stated it was time for this type of project to come to the Town, and he had been concerned that the window might close. He routinely heard comparisons with

Southlake. A town does not necessarily get to go out and cherry pick development. All the Council could do was create an environment that was conducive to what the Town wanted. He stated this development would not have been possible a few years ago, and many people had worked diligently to make this possible. Too many times the Council had been told by developers that they **don't** want to mess with Flower **Mound's** ordinances. When he first saw the concept he was pleasantly surprised, and astounded to believe that the Town still had this opportunity. He stated it was to the credit of the people who entrusted the Council enough to bring this and still protect the citizens. He stated that the implication that the Mayor had taken some action that was inappropriate was reprehensible to him. He stated not to confuse strong leadership with inappropriate action. He stated Mayor Smith had commented that as the Mayor of the Town, this was a project to go after. Councilmember Tasker stated never had a project been this exposed, had this many meetings, or provided this much information to the citizens. He stated it was silly to think the Master Plan could never be changed, and it should be changed in instances when it meant improvement. The Master Plan had been amended over time to make Flower Mound a better place. He felt the Town should align its interests with the developer for everyone to become successful. He stated Denton County participated in the TIRZ. The money could go to other places in the county, but it comes to Flower Mound, earmarked for development in Flower Mound. He stated he was reinvigorated and encouraged, and the Council had to represent the silent majority because they trusted the Council. He thanked all who came to speak in support and opposition, and he was in support of the project.

Councilmember Filidoro stated there was no perfect development that had every single question answered. He had always supported the hospital - there had been many issues, many changes, and give and take. He stated no matter what happened, the failure of retail would negatively impact Flower Mound. He had seen many pretty pictures, and the developer had attached the pictures to the ordinance. He had seen an exciting project and exciting retail, and the Council had to take a leap of faith. Councilmember Filidoro stated the phasing aspect of the agreement was good for Flower Mound. He expressed concern about the wildlife and what will happen to the animals. He hoped the developer would start bringing in the national retailers, and that the Saturn Pond residents would talk with the developer. He thanked staff for the cost benefit analysis. He stated the developer hit most of the points of the SMARTGrowth analysis, and he saw no reason not to take the leap of faith.

Mayor Pro Tem Trotter stated in ten years of service, he had seen a passion in Flower Mound. No matter what side of the fence one was on, they had a love of the community. Many people were disappointed that they had to leave Flower Mound to make purchases or dine elsewhere. The River Walk project was an opportunity to give Flower Mound a downtown and a sense of place and community. He agreed there were risks and benefits. The hospital was the diamond of the development. He stated this project had been "**SMARTGrowthed**" to death. He supported SMARTGrowth, but it had some limitations. Mayor Pro Tem Trotter stated this was a seven-year project and some of the analyses were done on the buildout of the project. He stated the Town was putting in two new fire stations and two police beats, and those factors would be calculated in 7-10 years down the road. He stated the main arteries were state roads but many were not Flower **Mound's** responsibility. He stated the FM 2499 traffic will just increase even if the project was not built. He stated the commuters would stop and shop in Flower Mound. He agreed with the development team that once the project is passed, they will be able to market to the national retailers, and he supported the project.

Mayor Smith thanked Councilmember Tasker for his comments and stated there were six great leaders on the Council.

Councilmember Tasker moved to approve a request to amend the Master Plan 2001

(MPA 17-07 - The River Walk at Central Park) by amending Section 1.0 Land Use Plan to allow mixed use development, Section 3.0 Specific Plans to remove portions of the subject property from Specific Plan Areas 1 and 4 and create a new Specific Plan Area 10 for the subject property to develop into a Central Business District (CBD), Section 4.0 Urban Design Plan to create architectural standards that apply only to a CBD, and Section 7.0 Thoroughfare Plan to remove portions of Forums Drive and Eaton Road therefrom, and adopt Ordinance No. 44-08 providing for said Master Plan Amendment. Councilmember Levenick seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 44-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING MASTER PLAN 2001, BY AMENDING ORDINANCE NO. 24-01 IN PART, WHICH ADOPTED MASTER PLAN 2001, THROUGH THE AMENDMENT OF SECTION 1.0 LAND USE PLAN BY ADDING "MIXED-USE" AS A "LAND USE CATEGORY DEFINITION" AND BY AMENDING THE LAND USE DESIGNATION ON APPROXIMATELY 158.608 ACRES OF LAND LOCATED IN THE CARLOS CHACON SURVEY, ABSTRACT NUMBER 299 AND THE J. T. STEWART SURVEY, ABSTRACT NUMBER 1161, DENTON COUNTY, TEXAS, (THE "PROPERTY") FROM "MEDIUM DENSITY RESIDENTIAL, RETAIL, SPECIFIC PLAN AREA #1 (SPA 1) AND SPECIFIC PLAN AREA #4 (SPA 4)" TO CBD CENTRAL BUSINESS DISTRICT AND SPECIFIC PLAN AREA #10 (SPA 10), THROUGH THE AMENDMENT OF SECTION 3.0 SPECIFIC PLANS BY AMENDING CERTAIN DEVELOPMENT CONTROLS OUTLINED WITHIN SPECIFIC PLAN AREA #1 (SPA 1) AND SPECIFIC PLAN AREA #4 (SPA 4) AND CREATING A NEW SPECIFIC PLAN AREA #10 (SPA 10) THAT IDENTIFIES THE PROPERTY AS BEING ENCOMPASSED WITHIN SPECIFIC PLAN AREA #10 SPA 10 AND PROVIDES DEVELOPMENT CONTROLS FOR A CBD CENTRAL BUSINESS DISTRICT, THROUGH THE AMENDMENT OF SECTION 4.0 URBAN DESIGN PLAN BY ADDING ARCHITECTURAL STANDARDS SPECIFIC TO A CBD CENTRAL BUSINESS DISTRICT, AND THROUGH THE AMENDMENT OF SECTION 7.0 THOROUGHFARE PLAN BY REMOVING PORTIONS OF FORUMS DRIVE AND EATON ROAD FROM SAID THOROUGHFARE PLAN; REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON THE MOTION

AYES: Levenick, Lindsey, Trotter, Tasker, Filidoro

NAYS: None

Deputy Mayor Pro Tem Lindsey moved to approve a request to amend the Land Development Regulations LDR 01-08 - Central Business District by creating a new zoning district known as the Central Business District (CBD) together with the enactment of related ordinances necessary to establish the general parameters and guidelines for development within a CBD and adopt Ordinance No. 45-08 providing for said amendment. Councilmember Tasker seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 45-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING SUBPART B, CHAPTER 98 OF THE CODE OF ORDINANCES, ENTITLED "ZONING," THROUGH THE AMENDMENT OF ARTICLE III "DISTRICT REGULATIONS" BY THE CREATION OF A NEW DIVISION 24 ENTITLED "CBD CENTRAL BUSINESS DISTRICT" AND THE ENACTMENT OF RELATED ORDINANCES NECESSARY TO ESTABLISH THE SPECIFIC PARAMETERS AND STANDARDS OF SAID DISTRICT, THROUGH THE AMENDMENT OF SUBDIVISION II "REGULATIONS" OF DIVISION 2 "USES" OF ARTICLE IV "SUPPLEMENTARY DISTRICT REGULATIONS" BY THE AMENDMENT OF SECTION 98-952 ENTITLED "USE CLASSIFICATION" BY ADDING THE CBD CENTRAL BUSINESS DISTRICT TO THE APPROPRIATE AREAS OF THE TABLE, THROUGH THE AMENDMENT OF DIVISION 3 "DIMENSIONAL REGULATIONS" OF ARTICLE IV "SUPPLEMENTARY DISTRICT REGULATIONS" BY THE AMENDMENT OF SECTION 98-1021 ENTITLED "SCHEDULE OF RESIDENTIAL DIMENSIONAL REGULATIONS" BY ADDING THE CBD CENTRAL BUSINESS DISTRICT AND ITS DIMENSIONAL REGULATIONS TO THE TABLE, AND BY THE AMENDMENT OF SECTION 98-1022 ENTITLED "SCHEDULE OF NONRESIDENTIAL DIMENSIONAL REGULATIONS" BY ADDING THE CDB CENTRAL BUSINESS DISTRICT AND ITS DIMENSIONAL REGULATIONS TO THE TABLE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON THE MOTION

AYES: Filidoro, Tasker, Trotter, Lindsey, Levenick
NAYS: None

Mayor Pro Tem Trotter moved to approve a request for rezoning (Z 15-07 - The River Walk at Central Park) from Planned Development District-1, Unit 2 (PD-1, Unit 2) to Central Business District (CBD) and adopt Ordinance No. 46-08 providing for said amendment, subject to the terms and conditions in the attached Development Agreement, and authorize the Mayor to execute same on behalf of the Town. Councilmember Filidoro seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 46-08

AN ORDINANCE OF THE TOWN COUNCIL 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 158.608 ACRES IN THE CARLOS CHACON SURVEY, ABSTRACT NUMBER 299 AND THE J. T. STEWART SURVEY, ABSTRACT NUMBER 1161, DENTON COUNTY, TEXAS, AND BEING ALL OF THE RIVER WALK AT CENTRAL PARK ADDITION, AS MORE FULLY DESCRIBED IN EXHIBIT "A" HERETO, FROM PLANNED DEVELOPMENT DISTRICT-1, UNIT 2 (PD-1, UNIT 2) WITH MULTI-FAMILY (MF) USES, SINGLE-FAMILY ATTACHED (SF-A) USES, RETAIL (R) USES AND OFFICE (O) USES, TO CENTRAL BUSINESS DISTRICT (CBD) USES, IN ACCORDANCE WITH AND PURSUANT TO SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING

A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**VOTE ON THE MOTION**

AYES: Levenick, Lindsey, Trotter, Tasker, Filidoro
NAYS: None

14. Public Hearing to consider a rate increase request by Allied Waste Services, to be effective October 1, 2008.**Staff Presentation**

Chuck Springer, Assistant Town Attorney/Chief Financial Officer, introduced Allied Waste representatives, Tim Powell and Jeri Harwell. He stated Allied was requesting an 11.6% rate increase, noting that the Council could grant an increase up to 5% without a public hearing. He reviewed a summary of the financial information.

Tim Powell, General Manager, Allied Waste

Mr. Powell reviewed the operating cost increases since 2006, and showed the actual diesel prices per gallon since May 2006. He stated Allied needed to recoup the cost increases. He reviewed the pricing structures for rate comparisons for 2008 with **the Town's** survey cities.

Questions from the Governing Body and Answers

Councilmember Tasker stated Grapevine had twice a week pickup for a lower rate.

Mr. Powell stated Allied was in negotiations with Grapevine for a price increase, as everything was going to the automated system. Grapevine would also be going to a once a week pickup.

Councilmember Tasker stated he would like small polycarts for recycling but not for a huge increase.

Mr. Powell stated he would have to run a proforma to see if there would be a price increase. He noted that a previous resident survey indicated that the majority of residents did not want to pay for recycling polycarts.

Jeri Harwell stated she had recently attended the **Town's** Environmental Fair and talked to residents about the recycling polycarts. She was also in contact with staff and KFMB.

Public CommentsDiania Hanson, 4048 Pepperwood, Flower Mound

Ms. Hanson asked about the previous rate increases in 2006 and 2007, even though there was still only once-a-week pickup. She felt there was no guarantee for any extra benefits to the citizens with an 11% increase.

Ms. Harwell stated the corporation would not allow her to buy carts for a city that had

only two years left on the contract. The last contract was renewed in 2006 for a five year period.

Ms. Hanson stated the Council might need to consider other waste companies that might bring in polycarts for recycling.

Close Public Hearing

Council Deliberation

Councilmember Tasker asked if there were any termination options if the Town did not approve the rate increase.

Town Manager Harlan Jefferson stated staff had time to look at options and could bring this back on August 18.

Councilmember Filidoro moved to table this item to the August 18, 2008 regular meeting. Councilmember Tasker seconded the motion.

VOTE ON THE MOTION

AYES: Filidoro, Tasker, Trotter, Lindsey, Levenick

NAYS: None

15. **Consider approval of an ordinance repealing Ordinances 07-00, and 10-05, to amend the list of stop intersections on file in the Town Secretary's Office as per Chapter 66, Article VI, Section 66-251 of the Code of Ordinances of the Town of Flower Mound, Texas, relative to removal of stop signs erected at designated intersections associated with Construction Management Zone Traffic Control Plans; and repealing Ordinance 06-00 amending Section 66-214 of the Code of Ordinances, relative to speed limits changed as a result of the Construction Management Zone Traffic Control Plans.**

Staff Presentation

Assistant Town Manager Kent Collins stated this was a repeal of three ordinances. During major roadway construction projects, there had been concerns raised about cut-through traffic. One location was the Northshore and McKamy Creek area (during the FM 2499/FM 3040 project), and the other was the Timbercreek area (during the Kirkpatrick project). Stop signs were installed based on the Construction Management Zone. Staff recommended removing the temporary signs on the main street and leaving the signs on the side streets. Staff would install appropriate signage for the motorists.

Councilmember Levenick asked if this changed the no right turn from McKamy.

Mr. Collins responded it would not change. He stated staff would monitor the intersections after the removal of the signs.

Councilmember Levenick asked if the residents knew that the signs would be removed.

Mr. Collins stated this was not a public hearing and had not really been advertised. He stated it was a traffic control issue and it was time to make the change. He added there was quite a bit of traffic on Timbercreek during the Kirkpatrick construction.

Councilmember Levenick moved to approve Ordinance No. 47-08 repealing Ordinances 07-00, and 10-05, to amend the list of stop intersections on file in the Town Secretary's Office as per Chapter 66, Article VI, Section 66-251 of the Code of Ordinances of the Town of Flower Mound, Texas, relative to removal of stop signs erected at designated intersections associated with Construction Management Zone Traffic Control Plans; and repealing Ordinance 06-00 amending Section 66-214 of the Code of Ordinances, relative to speed limits changed as a result of the Construction Management Zone Traffic Control Plans. Filidoro seconded the motion. The caption of the ordinance reads as follows:

ORDINANCE NO. 47-08

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, REPEALING ORDINANCE NUMBERS 07-00 AND 10-05 REGARDING CERTAIN INTERSECTIONS TEMPORARILY DESIGNATED AS STOP INTERSECTIONS BY SUCH ORDINANCES IN CONJUNCTION WITH CONSTRUCTION MANAGEMENT ZONE TRAFFIC CONTROL PLANS AND DIRECTING THE REMOVAL OF STOP SIGNS FROM SAID INTERSECTIONS; AND FURTHER REPEALING ORDINANCE NUMBER 06-00 REGARDING CERTAIN STREETS THAT WERE TEMPORARILY EXCEPTED FROM THE MAXIMUM PRIMA FACIE SPEED LIMIT OF 30 MILES PER HOUR BY SUCH ORDINANCE IN CONJUNCTION WITH CONSTRUCTION MANAGEMENT ZONE TRAFFIC CONTROL PLANS, THEREBY AMENDING THE LIST OF LOCATIONS ENUMERATED IN SECTION 66 -214, ENTITLED "ENUMERATION [OF SPEED LIMITS] FOR SPECIFIC STREETS," OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, AND DIRECTING A CHANGE IN SIGNAGE REGARDING THE MAXIMUM SPEED LIMIT AS MAY BE NECESSITATED HEREBY; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON THE MOTION

AYES: Levenick, Lindsey, Trotter, Tasker, Filidoro

NAYS: None

M. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- August 12- budget work session
- August 18 - regular meeting
- August 21 - possible work session; Councilmember Filidoro will be absent
- August 28 - public hearing - Councilmember Filidoro will be absent
- September 18 - Councilmember Filidoro will be absent

N./O. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 1:24 a.m. on August 5, 2008 pursuant to Texas Government Code Sections 551.071, 551.074 and 551.087 to discuss matters relating to consultation with the Town Attorney, personnel, real property, and economic development negotiations and reconvened into an open meeting at 1:38 a.m. on August 5, 2008 to take action on the items as follows:

- a. Discuss and consider economic development incentives.

No action taken.

- b. **Discuss and consider acquisition and/or lease of real property for municipal purposes and all matters incident and related thereto.**

No action taken.

- c. **Discuss and consider appointments to the Board of Adjustment/Oil and Gas Board of Appeals; Community Development Corporation; Environmental Conservation Commission; LISD Liaison; Parks, Arts, and Library Services (PALS) Board; Planning & Zoning Commission; Tax Increment Reinvestment Zone (TIRZ) Board; and the Transportation Commission.**

No action taken.

P. ADJOURN REGULAR MEETING

Mayor Smith adjourned the regular meeting at 1:39 a.m. on August 5, 2008, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

JODY SMITH, MAYOR

ATTEST:

PAULA J. PASCHAL, TOWN SECRETARY

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