

THE FLOWER MOUND TOWN COUNCIL WORK SESSION HELD ON THE 18TH DAY OF FEBRUARY, 2010 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
Jean Levenick	Mayor Pro Tem
Steve Dixon	Deputy Mayor Pro Tem
Al Filidoro	Councilmember Place 2
Mike Wallace	Councilmember Place 3
Tom Hayden	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
Gary Sims	Executive Director of Community Services
Doug Powell	Executive Director of Development Services

A. CALL WORK SESSION TO ORDER

Mayor Smith called the work session to order at 6:09 p.m.

B. INVOCATION

Mayor Smith gave the invocation.

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

Members of Cub Scout Troop 392 performed the flag ceremony and led the pledges.

D. WORK SESSION ITEMS

1. Receive a presentation and hold a discussion regarding proposed development along Long Prairie Road south of Lakeside Parkway.

Doug Powell, Executive Director of Development Services, introduced the presenter.

Mick Granlund, O'Brien & Associates, Architect, 5310 Harvest Hill Road, Dallas

Mr. Granlund stated the subject property was located along FM 2499 (about 1.5 miles of frontage between Gerault Road and Silverson Blvd). He stated his firm was working with the owners of about 50% of the property in question. Mr. Granlund reviewed some of the other projects they had done including the Coppell Town Hall, entertainment areas, multi-family projects, commercial developments, and mixed-use projects. He stated that O'Brien's goal was to create places that cities wanted and that people wanted to visit. His purpose at the work session was to collect visions from all the stakeholders. He noted the two owners he was working with were Steven Williamson and Escampadero. He noted that the landowners preferred to have mixed-use zoning. Mr. Grandlund stated the area was one of the gateways into Flower Mound. The office users would want good access, an educated workforce, and

amenities. Retail tenants would want visibility, access, and rooftops. He stated that residential zoning would be a viable component. Entertainment would be desired, also. He stated the owners were willing to participate in the process. GSA would be the civil engineer. He stated he was looking for feedback from the Town Council. He suggested creating a flower theme along FM 2499. He envisioned having amenities around the small lake that would connect with the **Town's trail system**. He noted the size of the area was about 300-400 acres of land.

Mayor Smith liked the idea of entry features. She asked what was in the development in Grapevine with Snow Ski Hill.

Councilmember Wallace liked the gateway feature, and how the pond amenities could be tied in to the **Town's** trail system. He liked the natural environment and the balance with high-quality development. He also liked the flower ideas. He noted the Town could allow for an overlay of mixed-use over campus commercial.

Councilmember Hayden agreed with Councilmember **Wallace's** comments. He asked how the traffic flow would be impacted by development. He asked what amount of multi-family/increased density would be allowed. He asked how Southlake did so well.

Mr. Granlund stated that developers looked at the first one-mile ring of density around the site.

Councilmember Hayden asked if they were considering apartments.

Mr. Granlund responded the density would be what was already in the zoning ordinance for areas like The River Walk and Canyon Falls. He stated they planned to have a combination of "for sale" products and rental opportunities.

Councilmember Hayden asked what funding mechanism would be utilized. If the Town was going to be asked to change zoning, he wanted to be able to do so in anticipation that something was going to occur.

Deputy Mayor Pro Tem Dixon stated Mr. Granlund mentioned that corporate clients were looking for an amenity mix. He asked what worked—what percentage of office, retail, and residential would work. He also liked the flowers and other amenities.

Mayor Pro Tem Levenick stated that it appeared that **O'Brien** listened to what was said at the last meeting. She reminded Mr. Granlund to remember the topography so that the developer could work within the changes in elevation.

Mayor Smith stated she liked mixed-use projects. She commented that some people were looking for a townhome area. She noted that maybe corporate campus might be better suited on the south side of FM 2499. She informed everyone that the Town would be concerned about density issues.

Councilmember Wallace referred to types of retail tenants. He asked what triggered the difference in the types of retail (high end).

Mayor Smith asked if staff could analyze the amount of land and the types of zoning that would work on the property.

Councilmember Hayden stated he definitely wanted to see the area develop. He noted

that this area would be the first impression of Flower Mound for many.

Mr. Granlund stated neither of the two property owners wanted to bring anything that would not be up to Flower Mound's standards.

Pedro Anyez, Venezuela

Mr. Anyez stated he moved to the United States to get away from the political situations in Venezuela. He liked Flower Mound and wanted to do a quality project in Flower Mound. He stated townhomes sold very well in Venezuela, and he was interested in doing a mixed-use development on the property. Mr. Anyez stated that the difference between Southlake and Flower Mound was the type of projects that were put in. An energy would have to be created. He stated he would work very hard for Flower Mound.

2. Review and discuss a draft of the Parks, Recreation, and Open Space Master Plan.

Jack Jones, Director of Parks and Recreation, stated this Master Plan would now be known as the Parks and Trails Master Plan. He added that the plan should be the Town's direction for the next ten years.

Larry O'Flynn, Dunaway Associates

Mr. O'Flynn and his associates reviewed the draft of the Parks and Trails Master Plan. Due to the size of the presentation, it is on file in the Town Secretary's Office.

Deputy Mayor Pro Tem Dixon asked about Twin Coves as far as filling the need for a municipal park.

Barry Hudson, Dunaway Associates

Mr. Hudson stated Lake Grapevine was a good amenity for the Town. People wanted access to the lake from the park.

Deputy Mayor Pro Tem Dixon asked if Dunaway was going to give a recommendation on Twin Coves.

Mr. Hudson stated that an additional study would need to be done.

Deputy Mayor Pro Tem Dixon stated he did not want to miss the opportunity to take care of Twin Coves.

Mr. O'Flynn responded that they would do an overview of Twin Coves, and it should be a part of the master plan.

Councilmember Hayden stated there should be a large city park in the center of the Town. He wondered if someone could donate the land.

Mr. Hudson stated there was a lack of parkland in the central area of Flower Mound. Most likely something would happen in concert with development.

Mr. O'Flynn commented that sometimes when families have lived in the Town for a long time, they might be inclined to donate something back to the Town. He stated that the leaders of the Town should stay in touch with those types of people.

Councilmember Hayden asked the consultants if there was a need for a large centralized

park.

Mr. O'Flynn stated they would recommend a location in the Town where it might be located.

Councilmember Wallace asked about the kitchen facilities at the Seniors In Motion (SIM) center and if the facilities would be capable of handling a banquet.

Mr. Hudson stated the plans called for a full-service kitchen.

Councilmember Wallace asked if the building could be used for other functions.

Mr. Hudson stated the SIM members were open to that as long as they had priority over the rooms. Some of the rooms could be rented out to supplement the income of a senior center (particularly, it would be available on weekends and at night).

Mayor Smith stated she would like to see the kitchen more centrally located in the building, and maybe plan for an expansion at a later date.

Deputy Mayor Pro Tem Dixon stated he would like for it to be a multi-purpose building. They needed to make sure people could get in and out of the building easily. Currently, large parties had to go out of Flower Mound to hold their events. He directed the consultants to focus on the multi-purpose piece and on the functionality of the areas for the seniors.

Councilmember Filidoro stated he would lean more toward a larger facility than a smaller facility. He suggested thinking about a second entrance for the multi-purpose area. He asked how they calculated the number of bathrooms.

Mr. O'Flynn stated they went by the Code and the review of the schematic design. The current design had restrooms at both ends of the building.

Councilmember Filidoro felt the proposed SIM building was too far away from the Community Activity Center (CAC), and that it would be hard to get to during rain or cold.

Mr. O'Flynn stated if the skate park was put in a different location, the SIM building could be closer to the CAC. If the SIM building was placed adjacent to the CAC, it would inhibit the expansion of the water park. He noted that they also had to consider the easement for the gas line across the property.

Mayor Smith asked if the skate park had to be located at the CAC.

Town Secretary Paula Paschal stated she would check the bond election literature.

Councilmember Hayden suggested moving the skate park to the area north of the parking lot. He asked what the response was by the seniors about the preliminary diagram.

Mr. O'Flynn responded that the seniors supported it 100%.

Councilmember Hayden stated he would like to know what the future maintenance and operation numbers would be. He commented that, in theory, having the facility be multi-purpose would be great, but he wondered if it would be practical. He stated the seniors should have first priority.

Councilmember Wallace stated if the facility was multi-purpose, it might make it easier to apply for grants, even if it was used that way a small percentage of the time. He stated the Town and the Chamber could use the ballroom for banquets. Regarding the number of restrooms, he stated whatever was on the plan, double it.

Mayor Pro Tem Levenick suggested putting the skate park at Gaston Park instead of the tennis center. She agreed with Councilmember Hayden on the multi-purpose aspect. She did not necessarily agree with using it for weddings. She stated the SIM program had a set schedule and others should work around that.

Councilmember Hayden suggested maybe phasing in the building if it was going to be bigger.

Deputy Mayor Pro Tem Dixon did not think the skate park was an appropriate fit for this location.

Mayor Pro Tem Levenick stated the Town had other obligations rather than a tennis center at this time. She asked if the Town had to build the skate park.

Councilmember Wallace asked where other tennis facilities were located.

Mr. Jones responded that the tennis courts were at Glenwick Park and Leonard Johns Park.

Councilmember Wallace commented that the surveys showed that trails were a priority.

Deputy Mayor Pro Tem Dixon commented that a skate park and a tennis center were about equal in priority according to the surveys. From what he heard in the community, tennis would be more of a priority.

Town Manager Harlan Jefferson read the propositions from the 2007 bond election, and Proposition 4 included the language for a skate Park at Gerault Park.

Mayor Smith asked how other municipalities completed trail connectors if they **don't** have the land.

Mr. Hudson stated the Town might need to get easements across properties.

Councilmember Wallace agreed with making park signage consistent and maybe compatible with the entry signage that was being proposed for the Town.

Deputy Mayor Pro Tem Dixon asked if a grant could be used to improve Twin Coves.

Mr. Jones responded that possibly the Town could apply for a grant. He reviewed the timeline for the remainder of the process and stated staff could have the item for consideration on the May 3, 2010 agenda.

Councilmember Wallace recalled that former PALS Board member, John Thomas, cared deeply about the trails. He asked if the Town could add benches and emergency phones on the trails.

Mr. O'Flynn stated the Council had some great ideas and he would incorporate them into the plan.

The Council took a break between 8:38 p.m. and 8:48 p.m.

3. Presentation and discussion regarding the Flower Mound policy on establishing 25 mph speed limits on residential streets.

Kent Collins, Assistant Town Manager, reviewed the policy on establishing 25 mph speed limits on residential streets.

Councilmember Hayden asked if there were any exceptions to the ¼ mile around school sites.

Mr. Collins stated there was no exception process at this time. The policy was what the Town established to determine if 30 mph was too fast on a residential street.

Mayor Pro Tem Levenick asked if the speed limits were for pedestrian safety, especially around schools.

Mr. Collins responded they were, and they were also to address types of activity around schools (kids walking, parents picking up). There were specific requirements for 20 mph zones.

Mayor Pro Tem Levenick asked if there was any discussion about the actual length of a street.

Mr. Collins responded no.

Councilmember Wallace asked if someone requested the 25 mph inside the 1/4 mile buffer, and it was approved, did it affect the entire length of the street.

Mr. Collins responded that it could be that part of the street was in the buffer and part was out, but it would be applicable to the entire street.

Councilmember Wallace asked if it was more difficult to enforce if there were 25 mph areas and 30 mph areas within a certain portion of the Town.

Mr. Collins stated that most residential streets in the Town were signed, but if there was no sign, the speed limit was 30 mph. If a street was outside the buffer, staff would conduct an engineering speed study. If it was in the buffer, and a request was made, staff would bring the request to the Town Council for consideration.

Mayor Smith asked if staff had received any other requests that had been denied other than the one that generated this item.

Mr. Collins responded no.

Mayor Smith asked if the Council wanted to send this request to the Transportation Commission to make a recommendation to the Town Council. She asked staff to find out if it could be done without Council approval.

Councilmember Hayden asked why the Town **didn't** go ahead and lower all the speed

limits in residential areas to 25 mph.

Mr. Jefferson stated generally someone comes and asks for a speed limit reduction. The traffic chords are put down and the speed at the 85 percentile is what is typically used. In some cases it could be 40 mph. He noted that there might be a false sense of security if all residential streets were 25 mph. He felt enforcement would be hard and the police department would not have enough manpower. People would probably ignore it. He stated there was much traffic congestion around the schools. With the program as is, the Town can re-sign 20 streets each year.

Mr. Collins stated that staff had done the studies in the Meadows of Cross Timbers. He stated it would cost about \$200,000 to convert the whole Town. The Town's policy was what established the unsafe and unreasonable issue. No studies are done if the street is in the ¼ mile buffer.

Mr. Jefferson stated one option was to expand the buffer to 1/3 mile.

Councilmember Wallace suggested either allowing for an exception process and approving it or not, or to make the whole Town 30 mph or 25 mph.

Councilmember Hayden stated the whole Town should not be blanketed with 25 mph. He noted that the request was not from one person, it was from 99% of the one person's neighborhood.

The consensus was to send this item to the Transportation Commission.

4. Discuss and provide direction regarding the revised Public Arts Policy approved by the PALS Board.

Sue Compton, Director of Library Services, stated the Parks, Arts, and Library Services (PALS) Board had an interest in developing a policy regarding public art. The Town Council discussed it at a work session, and the revised policy came to a Town Council meeting in late 2009. The Council asked for it to be discussed at another work sessions and asked that staff broaden the policy.

Councilmember Filidoro wanted to make sure that the Town Council had some oversight over the public art. He agreed with the proposed policy. He stated he would like to see more art in all Town buildings.

Councilmember Wallace asked if a piece of art was placed in a public space and someone was offended, would it go back to the PALS Board for a review.

Ms. Compton commented that the request would go through a Public Arts subcommittee, then the PALS Board, and then to the Town Council for approval. There was no process in place for removing a piece of art.

Councilmember Wallace asked what was the mechanism if someone thought a piece of art was inappropriate.

Ms. Compton stated the Town Council would not vote on something that they had not seen a rendition of.

Councilmember Filidoro stated the Council should allow people from the performing arts groups to perform at a Council meeting (5-10 minutes before a meeting or during presentations). They could call the Town Secretary's Office to schedule.

Mayor Pro Tem Levenick did not think that type of request was covered in this policy, but it was a good idea.

Councilmember Hayden asked what would happen if artwork that was loaned to the Town was defaced or stolen.

Ms. Compton stated the artist would have to sign a waiver of liability and the Town would not have any responsibility. Temporary art displays would not require as much input from the Town Council. The Public Arts subcommittee would make the decision on that type of request.

Councilmember Filidoro thought the purpose was to give the art community a new venue.

Mayor Pro Tem Levenick did not think the Council needed oversight of the temporary art displays. She stated the Council should trust the people that have been appointed.

The consensus of the Council was to move forward with the policy.

E. ADJOURNMENT

Mayor Smith adjourned the work session at 9:47 p.m. on February 18, 2010, and all were in agreement.

TOWN OF FLOWER MOUND, TEXAS

JODY A. SMITH, MAYOR

ATTEST:

PAULA J. PASCHAL, TOWN SECRETARY

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