

Town Council Work Session and Special Meeting



October 19, 2023

Town Hall

2121 Cross Timbers Road

Flower Mound, TX 75028

6:00 p.m.

MINUTES

A. CALL TO ORDER

Mayor France called the meeting to order at 6:00 p.m. with the following members present:

Derek France, Mayor

Jim Engel, Mayor Pro Tem

Ann Martin, Deputy Mayor Pro Tem

Adam Schiestel, Councilmember Place 1

Chris Drew, Councilmember Place 2

Brian Taylor, Councilmember Place 3

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

Theresa Scott, Town Secretary

James W. Childers, Town Manager

Bryn Meredith, Town Attorney

Tommy Dalton, Assistant Town Manager

Tiffany Bruce, Assistant Town Manager/Town Engineer

Lexin Murphy, Director of Development Services

B. INVOCATION

Mayor France gave the invocation.

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

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

Mayor France led the pledges.

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Town Council regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Town Council is restricted from discussing or acting on items not listed on the agenda.

To speak to Council during public comment, please fill out a [comment form \(PDF\)](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the mayor
- Speakers must address their comments to the Town Council
- Please state your name and address when speaking

No one spoke.

E. WORK SESSION ITEM

Presentations and discussions on:

1. Proposed Tax Increment Reinvestment Zone No. 2
Mr. Childers provided background information regarding the purpose of this item.

Consultant Presentation:

Mary Petty, P3 Works

Ms. Petty gave a presentation identifying or noting:

- TIRZ goals overview
- TIRZ boundary
- map of the public improvements within the boundary
- project costs to be paid by TIRZ No. 2
- reasons TIRZ is desirable
- estimated non-project costs
- feasibility study
- in-depth review of the preliminary project and finance plan
- next steps

and she responded to questions or comments from Council regarding:

- clarification regarding soft costs
- county participation calculations
- clarification regarding the reference to the governing body in section 11 of the project plan
- 50% TIRZ fund and property owner agreement
- use of the funds for infrastructure and/or town facilities
- public facilities amount clarification (project cost)
- administrative costs
- how does a TIRZ compare to tools like 380 Agreements, etc.

Mr. Childers noted there will be an item on the November 6th agenda.

2. Public Schools criteria of the Town's SMARTGrowth Program
Ms. Murphy gave a presentation identifying or noting:

- Sec 98-122 - Public Schools (analysis)

and she responded to questions or comments from Council regarding:

- the type of information that is provided to the schools
- communication process
- using calculations for decision-making (school capacity)
- portable buildings at schools
- how Council gets made aware of the discussions with the school districts
- town resources
- how council will be in the loop for the various components
- rate of growth

Mr. Childers noted that communication with the area entities can go a long way in making sure we're all on the same page and that is happening today with the various superintendents and Town management staff.

3. Tree preservation and mitigation requirements contained within the Town's Mixed-Use Zoning District Regulations

Ms. Murphy gave a presentation identifying or noting:

- Sec 98-905 - Modifications

and she, or Mr. Meredith, responded to questions from Council regarding:

- tree removal options as related to mixed-use
- interest in having the Environmental Conservation Commission be involved in tree removal requests for mixed-use projects
- impact on current applications if there was a change

There was general council consensus to proceed with bringing forward a process update for tree removal request as discussed.

F. CLOSED MEETING

The Town Council convened into a closed meeting at 7:08 p.m. on October 23, 2023, pursuant to Texas Government Code Chapter 551.071, for consultation with Town Attorney.

1. The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551.071 for consultation with Town Attorney, regarding: La Estancia Investments, L.P. v. Town of Flower Mound, Texas, et al

G. RECONVENE

The Town Council reconvened into an open meeting at 8:30 p.m. on October 23, 2023, to take action or no action on the above items.

H. ADJOURN

Mayor France adjourned the meeting at 8:30 p.m. on October 23, 2023, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



DEREK FRANCE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY