

**FLOWER MOUND TOWN COUNCIL REGULAR MEETING;
TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION,
AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING;
AND CRIME CONTROL AND PREVENTION DISTRICT SPECIAL MEETING**



December 18, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flower-mound.com or by calling 972.874.6005 and leaving a message.

AGENDA

A. CALL TO ORDER

B. 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."

D. PRESENTATION(S)

1. Proclamation and presentation of Hometown Hero banner to Alexandre Migala
2. Announcement and presentation of the 2023 Outstanding Citizen Award

E. 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

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

H. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding that a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

I. COORDINATION OF CALENDARS

1. January 1 - Regular meeting canceled due to New Year's Eve holiday
2. January 15 - Rescheduled to Tuesday, January 16 due to the Martin Luther King Jr. holiday
3. January 18 - Work Session

J. CONSENT ITEM(S)

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

1. Minutes 12/4 - Consider approval of the minutes from a regular meeting of the Town Council; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special meeting; and Crime Control and Prevention District Special meeting held on December 4.
2. Lower Timber Interceptor - BuyBoard Award - Consider approval of Sanitary Sewer Rehabilitation Services related to the Lower Timber Interceptor Rehabilitation (Paisley Drive to Rockcreek Court) project, to Insituform Technologies, LLC., utilizing The Local Government Purchasing Cooperative Contract #635-21, administered through BuyBoard, in the amount of \$757,606.85.
3. Morriss Waterline Phase III - Construction Materials Testing - Consider approval of a Professional Services Agreement with ECS Southwest, LLP to provide construction materials engineering and testing, for the Morriss Road Water Line Phase III (Eaton to Waketon) project, in the amount of \$51,617.00; and authorization for the Mayor to execute same on behalf of the Town.
4. Tealwood Oaks Park Improvements - Construction Materials Testing - Consider approval of a Professional Services Agreement with ECS Southwest, LLP to provide construction materials engineering and testing, for the Tealwood Oaks Park Improvements project, in the amount of \$18,663.50; and authorization for the Mayor to execute same on behalf of the Town.
5. Slurry Seal Annual Contract - Consider approval of the annual purchase contract for Annual Slurry Seal Services with Viking Construction, Inc, through a City of Denton Contract (#7619) for an estimated annual amount of \$120,000.

6. Concrete Truck Purchase - Consider approval of the purchase of a Mack GR64BR concrete mixer truck for the Public Works Department from Bruckner Truck Sales, through Houston-Galveston Area Contract (HGAC) # HT06-20, in the total amount of \$219,900.00; and authorization for the Mayor to execute same on behalf of the Town.
7. Network Switch Replacement Project - Consider approval of a Professional Services Agreement for Network Switch Replacements by Centre Technologies, Inc., in the amount not to exceed \$325,763.83; and authorization for the Mayor to execute same on behalf of the Town.
8. Axon Body Worn Camera Agreement - Consider approval of a Master Services and Purchasing Agreement and quote from Axon Enterprises, Inc. for the purchase of body worn camera products in the amount of \$8,789.76 and authorization for the Mayor to execute same on behalf of the Town.
9. Consider approval of the 2023 Annual Report for th - Consider approval of the 2023 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) in accordance with Chapter 311 of the Texas Tax Code. (The TIRZ #1 Board approved by a vote of 4 to 0 at its December 14, 2023, meeting.)

K. REGULAR ITEM(S)

1. Furst Ranch PID Presentation - Presentation and discussion of a proposed Public Improvement District for the Furst Ranch development project.
2. Proposed Charter Amendments - Discuss and consider possible Charter amendments.
3. Economic Development Incentive Policy - Public Hearing to consider approval of a resolution adopting updates to the Economic Development Incentive Policy for the Town of Flower Mound, and providing for an effective date.
4. ZPD23-0004 - Titensor Dental - Public Hearing to consider an ordinance for rezoning (ZPD23-0004 – Titensor Dental) to amend Planned Development No. 64 (PD-64) with Office District and Retail District-1 uses to modify the conceptual plans, add conceptual elevations, and modify the development standards, with certain modifications and exceptions to the Code of Ordinances. The property is generally located west of Long Prairie Road and north of Bob White Lane. (PZ recommended approval by a vote of 5 to 0 at its December 11, 2023, meeting.)
5. TRP23-0018 - Titensor Dental - Public Hearing to consider an application for a tree removal permit (TRP23-0018) for two (2) specimen trees on property proposed for development as Titensor Dental. The property is generally located west of Long Prairie Road and north of Bob White Lane. (The Environmental Conservation Commission recommended approval of both specimen trees proposed for removal by a vote of 6-0-0 at its October 3, 2023, meeting.)
6. ZPD23-0008 - Robertson's Creek Addition Lot 4ARA, Block A Signage Amendment - Public Hearing to consider an ordinance for rezoning (ZPD23-0008- Robertson's Creek Addition Lot 4ARA, Block A Signage Amendment) to amend Planned Development District-95 (PD-95) with Retail District-2 uses by amending the comprehensive sign standards of PD-95 to allow additional signage for Lot 4ARA, Block A. The property is generally located south of Dixon

- Lane and west of Long Prairie Road at 5891 Long Prairie Road. (PZ recommended approval by a vote of 6 to 0 at its December 11, 2023, meeting.)
7. Z23-0002 - The River Walk at Central Park, Promenade Way - Public Hearing to consider an ordinance for rezoning (Z23-0002 - The River Walk at Central Park, Promenade Way) to amend the development standards for The River Walk at Central Park related to Article II - Uses to propose standards for Extended Stay Hotel and to update the conceptual plan exhibits. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road. (PZ recommended approval by a vote of 4 to 2 at its November 13, 2023, meeting.) (Town Council postponed this item to December 18 by a vote of 4 to 0 at its December 4, 2023, meeting.)
 8. Public Hearing (Z20-0005 - The River Walk at Central Park) - Public Hearing to consider an ordinance for rezoning (Z20-0005 - The River Walk at Central Park) to amend the development standards for The River Walk at Central Park related to Article II - Uses and Article XI - Signage and to update the Concept Ground Sign Location exhibit. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road. (PZ recommended approval by a vote of 5 to 1 at its November 13, 2023, meeting.) (Town Council postponed this item to December 18 by a vote of 4 to 0 at its December 4, 2023, meeting.)

L. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Capital Improvements Advisory Committee, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission Task Force, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Transportation Commission, and Veterans Liaison Board.

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as follows:

1. Consultation with Town Attorney.
 - a. La Estancia Investments, L.P. v. Town of Flower Mound, Texas, et al
 - b. Canyon Falls Park
2. Discuss and consider purchase, exchange, lease or value of real property for parks, cultural arts, public safety, public rights-of-way, and/or other municipal purposes and all matters incident and related thereto.
3. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.
4. Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health

care facilities, performance related to certain incentive agreements, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs.

The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

N. RECONVENE

O. ADJOURN

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: December 15, 2023, at 2:15 p.m., at least 72 hours prior to the scheduled time of said meeting.

Theresa Scott, Town Secretary

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

To preview upcoming items of business that may appear on future agendas click [HERE](#).