

Town Council Regular Meeting



July 1, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

MINUTES

A. CALL TO ORDER

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

Cheryl Moore, Mayor
Ann Martin, Mayor Pro Tem
Adam Schiestel, Deputy Mayor Pro Tem
Brian Taylor, Councilmember Place 3
Janvier Werner, Councilmember Place 4
with the following member absent:
Chris Drew, Councilmember Place 2

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
John Zagurski, Chief Financial Officer

B. INVOCATION

Chaplain Plunk 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 Moore led the pledges.

D. PRESENTATION(S)

1. Proclamation for National Parks and Recreation Month

Mayor Moore recited the proclamation and presented it to Chuck Jennings, Director of Parks and Recreation.

E. PUBLIC COMMENT

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Fred Vincent, 3933 Bordeaux Cir	Environment
2.	Daniel Bennett, 408 Pemberton St, White Settlement	TARB Subcommittee/TA

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

There were announcements from Mayor and Councilmembers regarding:

- congratulations to the parks staff for the work they do
- well wishes for a Happy 4th and Independence Fest
- Flo Mo Convos upcoming event
- recognition of Flower Mound Symphony, Voices of Flower Mound, and Chancel Choir for a recent performance
- Denton County India Cultural Association event

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates
4. Debris Pick Up Update
Mr. Childers provided a report on the recent debris pickup.

H. FUTURE AGENDA ITEM(S)

There were no request.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Councilmembers plan to attend the following meetings.

1. July 15 - Regular Meeting
2. July 18 - Strategic Planning Retreat (9am - 4pm)

J. CONSENT ITEM(S)

ACTION: Adam Schiestel moved to approve consent items 1 - 4 as presented in the agenda caption. Ann Martin seconded the motion.

AYES: Ann Martin, Adam Schiestel, Brian Taylor, Janvier Werner

NAYS: None

ABSTAIN: None

RESULT: 4 : 0

1. Minutes - 6/17 - Consider approval of the minutes from regular meeting held on June 17, 2024.
2. TimeClock 5-year Renewal - Consider approval of an agreement, order form, and associated documents with TimeClock Plus to renew the Town-wide employee time and attendance tracking software for an additional 5-year term, for a total cost of \$148,957.30, and authorizing the Mayor to execute the same.
3. Mini Excavator Purchase - Consider approval of the purchase of a CASE CX57C Long Arm Mini Excavator, from Associated Supply Company, Inc. in the amount of \$80,900.00.
4. Annual Computer Replacement Purchase - Consider approval of purchase for annual computer replacements from CDWG through Sourcewell cooperative contract #081419 in the amount of \$170,304.74.

K. REGULAR ITEM(S)

1. Health Sciences Feasibility Study - Presentation of the feasibility study on expanding academic health sciences and clinical programs in Flower Mound, conducted by Tripp Umbach, Inc.
Mr. Watson provided background information.

Paul Umbach, Tripp Umbach, Inc. gave a presentation identifying or noting:

- about Trip Umbach (profile)
- key takeaways
- stakeholder results
- stakeholder interviews
- population growth projections in DFW region
- components of annual population change from the previous year metroplex region, 2013 - 2022
- population changes by age group
- healthcare job growth nationally
- fastest growing healthcare occupations nationally
- degree program evaluated
- high priorities
- program area: nursing programs (all levels), mental health (therapists/counselors/psychologist/clinical psychologists); physician assistants; doctor of dental medicine; doctor of optometry
- assessment/recommendations

and he, or Mr. Watson, responded to questions or comments from mayor or councilmembers regarding:

- tech programs
- next steps
- competition in the market for a health science center
- affordable housing (for students and faculty)
- transportation (i.e. shuttles)

No Council action is needed for this item.

2. SP24-0003 - Argyle ISD Stadium & Indoor Athletic Center - Consider a request for a Site Plan (SP24-0003 – Argyle ISD Stadium & Indoor Athletic Center) to expand an existing secondary school, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 and a meritorious design exception pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and

Stonecrest Road. (PZ recommended approval by a vote of 5 to 0 at its June 24, 2024, meeting.)

Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- site plan
- deviation request (parking)
- exception requests (architectural waiver - facade materials, roof pitch)
- site photos
- overall landscape plan
- elevations

and she responded to questions from Council regarding:

- existing parking and possible conflicts
- if limitations/signage could be put in place outside the school
- resident concerns about parking and traffic
- facade materials for existing stadiums

Applicant Presentation: Marty Sims, VLK Architects

Mr. Sims gave a presentation identifying or noting:

- site plan
- press box
- IAC, concession and restrooms
- stadium and indoor athletic center
- press box elevations
- site photos
- color board - materials
- examples of other metal panel buildings
- exterior rendering

and he responded to questions from mayor or councilmembers regarding:

- placement of air conditioning systems
- if metal panels are currently in use
- compatibility buffer
- noise and lighting requirements
- traffic

ACTION:	Brian Taylor moved to approve K.2. as presented in the agenda caption. Janvier Werner seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Brian Taylor, Janvier Werner

NAYS: None
ABSTAIN: None
RESULT: 4 : 0

3. SUP24-0004 - Lightbridge Academy - Public Hearing to consider an ordinance granting a Specific Use Permit No. 493 (SUP24-0004 – Lightbridge Academy) for a day care center use, with a waiver to the roof pitch requirement pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road. (PZ recommended approval by a vote of 6 to 0 at its June 24, 2024, meeting.)

Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- concept plan
- site photos
- roof pitch waiver
- concept landscape plan
- concept elevations
- playground and fence details
- enclosures and canopy
- proposed conditions

and she responded to questions or comments from Council regarding:

- shared parking
- traffic intensity given the proximity to the daycare
- use of stone wall

Applicant presentation: Patricia Fant, McAdams

Ms. Fant gave a presentation identifying or noting:

- Overview of Embree
- land use
- concept site plan
- modifications

ORDINANCE NO. 27-24

AN ORDINANCE 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, TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 493 (SUP-493) FOR A DAY CARE CENTER USE ON CERTAIN PROPERTY DESCRIBED AS 1.47 ACRES OF LAND AND BEING ALL OF LOT 5, BLOCK A OF THE EMBREE FM 2499 ADDITION, DENTON COUNTY, TEXAS, AND

ZONED PLANNED DEVELOPMENT DISTRICT NO. 186 (PD-186) WITH R-2 RETAIL DISTRICT-2 AND O OFFICE DISTRICT USES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

ACTION: Adam Schiestel moved to approve K.3. as presented in the agenda caption. Janvier Werner seconded the motion.
AYES: Ann Martin, Adam Schiestel, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 4 : 0

L. BOARDS/COMMISSIONS

1. Blue Ribbon Bond Committee

ACTION: Ann Martin moved to create a Blue Ribbon Bond Committee and appoint the following members, effective immediately and ending January 31, 2025:

1. Ron Hogue
2. Richard Kenyon
3. Scott Langley
4. Todd Bayuk
5. Murthy Mantha
6. Clare Harris
7. Laverne Amsterdam
8. Michelle Jackson
9. Sandeep Sharma, Chair (non-voting)
10. Steve Lyda
11. Ann Martin
12. Teresa Thomason

Adam Schiestel seconded the motion.
AYES: Ann Martin, Adam Schiestel, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 4 : 0

M. CLOSED MEETING

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:11 p.m., pursuant to Texas Government Code Chapter 551, Sections 071, 551.072, 551.074, and 551.087.

1. Consultation with Town Attorney.
 - a. Furst Ranch Development Agreement
 - b. Review of public safety processes and procedures
2. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Municipal Judge, Alternate Judge, and Associate Judge.
3. Discuss and consider purchase, exchange, lease or value of real property for parks, cultural arts, public safety, fire stations, public rights-of-way, and/or other municipal purposes and all matters incident and related thereto.
4. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.
5. 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

N. RECONVENE

The Town Council reconvened into an open meeting at 9:36 p.m., and no action was taken on the above items.

O. ADJOURN

Mayor Moore adjourned the meeting at 9:36 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY