

Town Council Regular Meeting



January 6, 2025
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
Chris Drew, Councilmember Place 2
Brian Taylor, Councilmember Place 3
Janvier Werner, Councilmember Place 4

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
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer

B. INVOCATION

Mayor Moore called for a moment of silence to reflect on and remember James Bobbitt, Firefighter, and Kathy O'Keefe, the founder of Winning the Fight, who recently passed away.

Chaplain McNamer 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. Hometown Hero Proclamation and Banner Presentation for Robert Mendoza
Mayor Moore recited the proclamation and presented it to Mr. Mendoza.

E. PUBLIC COMMENT

	Speaker name and address	Subject (as written on the form)
1.	Sharon Gentry, 2750 Bob White Ln	Agenda item E

F. ANNOUNCEMENTS

Deputy Mayor Pro Tem Schiestel highlighted the work of Council for the last 3.5 years he's been in office. He also pointed out the challenges ahead. He announced that he plans to run for reelection this coming May.

Mayor Pro Tem Martin shared her thoughts about Kathy O'Keefe.

Several members of the Council congratulated Deputy Mayor Pro Tem Schiestel on his campaign announcement.

Several members of the Council expressed well wishes for the new year.

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates
Given the forecasted inclement weather, Mr. Childers outlined the Town's emergency response plan.

H. FUTURE AGENDA ITEM(S)

Councilmember(s) requested the following future agenda items:

- Use of accessory dwellings as short-term rentals
- Residential height limits, including view corridors

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that all members of Council plan to attend the following scheduled meetings.

1. January 6 - Regular Meeting
2. January 16 - Work Session
3. January 20 - Canceled due to Martin Luther King Holiday
4. January 21 - Regular Meeting (Tuesday)

J. CONSENT ITEM(S)

ACTION: Adam Schiestel moved to approve J. 1 - 14 as presented in the agenda caption. Janvier Werner seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

1. Minutes 12/16/24 - Consider approval of the minutes from a regular meeting held on December 16, 2024.
2. FY 23-24 Budget Amendment #5 - Consider approval of an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2023, and ending on September 30, 2024, as adopted by Ordinance No. 37-23 and amended by Ordinance No. 52-23, Ordinance No. 20-24, Ordinance No. 30-24, and Ordinance No. 33-24 for adjustments to the General Fund, Debt Service Fund, Utility Fund, Stormwater Utility Fund, Municipal Court Technology Fund, and the Health Insurance/Flex Account Fund.

ORDINANCE NO. 01-25

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, 2023, AND ENDING ON SEPTEMBER 30, 2024, AS ADOPTED BY ORDINANCE NO. 37-23 AND AMENDED BY ORDINANCE NO. 52-23, ORDINANCE NO. 20-24, AND ORDINANCE NO. 30-24, BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND, DEBT SERVICE FUND, UTILITY FUND, STORMWATER UTILITY FUND, MUNICIPAL COURT TECHNOLOGY FUND, AND THE HEALTH INSURANCE/FLEX ACCOUNT 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.

3. Public Library Association Digital Literacy Grant - Consider approval of a resolution authorizing the revocation and replacement of Resolution 22-24; authorizing the acceptance of grant funds from the Public Library Association for the purpose of providing digital literacy classes; authorizing the Library Director to act on behalf of Flower Mound as the grantee's official; pledging that the Town of Flower Mound will comply with all program requirements of the grant program; and providing an effective date.

RESOLUTION NO. 01-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AUTHORIZING THE REVOCATION AND REPLACEMENT OF RESOLUTION 22-24; ACCEPTANCE OF GRANT FUNDS FROM THE PUBLIC

LIBRARY ASSOCIATION FOR THE PURPOSE OF PROVIDING DIGITAL LITERACY CLASSES; AUTHORIZING THE LIBRARY DIRECTOR TO ACT ON BEHALF OF FLOWER MOUND AS THE GRANTEE'S OFFICIAL; PLEDGING THAT THE TOWN OF FLOWER MOUND WILL COMPLY WITH ALL PROGRAM REQUIREMENTS OF THE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

4. DOJ Bureau of Justice Assistance - Bulletproof Vest Partnership - Consider approval of a resolution accepting grant funds from the Department of Justice's Bureau of Justice Assistance for the purchase of bulletproof vests for the Police Department as part of the FY 2024 Bulletproof Vest Partnership.

RESOLUTION NO. 02-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS FROM THE DEPARTMENT OF JUSTICE'S BUREAU OF JUSTICE ASSISTANCE FOR THE FISCAL YEAR 2024 BULLETPROOF VEST PARTNERSHIP PROGRAM; APPROVING THE PURCHASE OF BULLETPROOF VESTS FOR THE TOWN'S POLICE DEPARTMENT USING AWARDED GRANT FUNDS; PLEDGING THAT THE TOWN OF FLOWER MOUND WILL COMPLY WITH ALL PROGRAM REQUIREMENTS OF THE BULLETPROOF VEST PARTNERSHIP PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

5. NCTCOG 2025 Transportation Alternatives Grant Resolution - Consider approval of a resolution authorizing the application of a match funding proposal to the North Central Texas Council of Governments (NCTCOG) 2025 Transportation Alternatives Program Call for Projects; and authorization for the Mayor to execute same on behalf of the Town.

RESOLUTION NO. 03-25

A RESOLUTION OF THE TOWN OF FLOWER MOUND, TEXAS, IN SUPPORT OF THE FLOWER MOUND COMMUNITY SHARED USE PATH NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS TRANSPORTATION ALTERNATIVES PROJECT; AND PROVIDING AN EFFECTIVE DATE.

6. Post Oak Park Improvements - Design PSA - Consider approval of the Professional Services Agreement with Parkhill, Smith, & Cooper, Inc. DBA Parkhill, for the design services associated with the Post Oak Park Improvement project, in the amount of \$107,590.00; and authorization for the Mayor to execute same on behalf of the Town.
7. Rustic Timbers Park - Playground Replacement - Consider approval of the purchase and installation of the 2024-2025 Playground Replacements project, for Rustic Timbers Park Playground, from Cunningham Recreation, through the Texas Local Government Purchasing Cooperative, in the amount of \$293,946.39.
8. Vehicle Purchases - Parks & Recreation - Consider purchase of two (2) 2023 Ford F150 4x2 Crew Cab 1/2 ton pickup with a 5.5' bed, spray in bed line and vehicle

options as identified on attached Flower Mound F150 Cooperative Quote dated 12/3/2024, in the amount of \$90,992.44.

9. Vehicle Purchase - Public Works - Consider approval of the purchase of a 2023 Ford F-150 Super Cab 4X4 from Silsbee Ford for the Public Works Department in the total amount of \$50,135.60; and authorization for the Mayor to execute same on behalf of the Town.
10. PSA - Denton Creek Water Reuse Design - Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for initial design phase services associated with the Denton Creek Water Reuse - Pump Station, Ground Storage Tank, and Phase 1 Transmission Line project, in the amount of \$270,000.00; and authorization for the Mayor to execute same on behalf of the Town.
11. Construction Agreement - Lighthouse Booster Station Demolition - Consider approval of a Construction Agreement with Rangeline Utilities Services dba RUTS Construction, LLC for the Lighthouse Booster Station Demolition project, in the amount of \$230,695.00; and authorization for the Mayor to execute same on behalf of the Town.
12. Gas Well Pad Site Monitoring PSA - Consider approval of a Professional Services Agreement for gas well pad site monitoring by Modern Geosciences, LLC, in the amount of \$41,600.00; and authorization for the Mayor to execute same on behalf of the Town.
13. Historical Items Collection Loan - Consider approval of a Historical Items Collection Loan for the Gibson Grant Log House for the following items: Jenny Lind Bed (headboard, footboard, rails and slats) and Piano Stool; authorizing the Town of Flower Mound to enter into a loan agreement.
14. PD Network Storage Replacement - Consider approval of the purchase and installation of (2) Storage Area Network appliances to replace the Police Department's aging storage equipment from Pure Storage through the Texas Department of Resources and TIPS cooperative contract, in the amount of \$293,408.00

K. REGULAR ITEM(S)

1. MPA23-0005 - Monarch - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0005 – Monarch) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Denton Creek District Area Plan from Campus Commercial uses to High Density uses. The property is generally located north of Cross

Timbers Road, west of Highway 377, and east of Interstate 35-W. (PZ recommended approval by a vote of 4 to 3 at its December 9, 2024, meeting.) Mayor Moore opened items K.1 and K.2 at the same time.

Ms. Murphy gave a presentation for both items identifying or noting:

- general and detailed location
- land use and zoning
- Master Plan exhibit
- zoning exhibit
- overall concept plan
- modifications
- exceptions
- changes to the plans and standards
- elevations
- additional standards
- phasing plan
- Parks Board recommendation

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

- lot coverage language
- parking requirements
- outside storage
- Master Plan - Denton Creek area plan
- monuments and Town entrance standards
- street name inconsistencies
- phasing
- pocket park
- side yard for detached single-family
- elevations
- traffic analysis

Applicant Presentation

Randi Rivera, McAdams, gave a presentation identifying or noting:

- context overview
- land use map history (2001 plan) and today's plan (Denton Creek District area plan)
- project timeline
- location and site conditions
- master plan amendment
- proposed zoning
- I-35 corridor

- concept plan
- neighborhood meeting + revisions
- commercial tracts
- outdoor storage
- townhome tract
- compatibility buffer
- neighborhood park
- single-family detached option
- parks and amenities
- pollinator plan
- exceptions
- elevations

and she, as well as Eric Schmitz, developer, responded to questions from Council regarding:

- townhomes - occupant demographics and own versus rent
- playground use
- interest in a guarantee that would allow commercial to come before residential
- phasing (interest in having finished commercial space before the residential gets built)
- traffic and infrastructure needs
- plans for future building appearance - long term (HOA's and POA's)
- screening
- plans for the area south of the peninsula

Town Council recessed at 8:01 p.m. and reconvened at 8:20 p.m.

At 8:20 p.m., Mayor Moore announced that the Town Council is convening to closed session pursuant to Texas Government Code Chapter 551, Section 071. The Town Council reconvened in an open session at 8:29 p.m.

Mayor Moore opened the public hearing for items K.1 and K.2 at 8:30 p.m. No one spoke.

ORDINANCE NO. 02-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 24-01, IN PART, WHICH ADOPTED THE MASTER PLAN OF THE TOWN, BY AMENDING SECTION 1.0, "LAND USE PLAN," AND SECTION 2.0, "AREA PLANS," TO CHANGE THE CURRENT LAND USE DESIGNATION WITHIN THE DENTON CREEK DISTRICT AREA PLAN AND REFLECTED ON THE LAND USE PLAN MAP FROM CAMPUS COMMERCIAL TO HIGH DENSITY USES, ALONG WITH APPROPRIATE TEXT AMENDMENTS, ON CERTAIN PROPERTY DESCRIBED AS AN APPROXIMATELY 42.73 ACRE TRACT OF LAND IN THE FRANCIS W.

THORNTON SURVEY, ABSTRACT NO. 1244, DENTON COUNTY, TEXAS;
PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL
ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.

ACTION: Ann Martin moved to approve K.1. as presented in the agenda
caption. Adam Schiestel seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier
Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

2. ZPD23-0012 - Monarch - Public Hearing to consider an ordinance amending the zoning (ZPD23-0012 - Monarch) from Interim Holding (IH) and Planned Development District No. 98 (PD-98) with Campus Commercial District (CC) uses to Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses with certain exceptions including but not limited to Topographical Slopes, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W. (PZ recommended approval by a vote of 5 to 1 at its December 9, 2024, meeting.)

ORDINANCE NO. 03-25

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 CHANGING THE ZONING ON CERTAIN PROPERTY DESCRIBED AS AN APPROXIMATELY 200.172 ACRE TRACT OF LAND IN THE FRANCIS W. THORNTON SURVEY, ABSTRACT NO. 1244, DENTON COUNTY, TEXAS, FROM INTERIM HOLDING (IH) AND PLANNED DEVELOPMENT DISTRICT-98 (PD-98) WITH CAMPUS COMMERCIAL (CC) USES TO PLANNED DEVELOPMENT DISTRICT-200 (PD-200) WITH CAMPUS COMMERCIAL (CC) AND SINGLE FAMILY-ATTACHED (SF-A) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ACTION Ann Martin moved to approve K.2. as presented with the following conditions or exceptions:

1. incorporate changes noted on slide 13

Changes to Plans & Standards

1. DEFINITIONS.

C. OUTDOOR SALES, TEMPORARY means seasonal sale of products/retail sales operation during the months of October through December. Areas to be used for Outdoor Sales, Temporary shall be identified on Exhibit "C" – Concept Plan.

4. PUBLIC AND PRIVATE OPEN SPACE STANDARDS.

G. Lighted bollards placed at 100 feet (100') on center shall be required along the section of the trail that is located within the Single Family-Attached adjacent to the Campus Commercial zoning district uses north of Denton Creek Blvd.

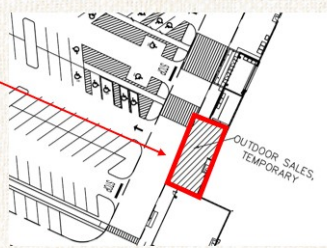
8. MISCELLANEOUS STANDARDS.

G. Lighting. Parking lot lighting within the Campus Commercial zoning district must utilize 3000 kelvins light source.

10. ADMINISTRATION.

B.

5. Building footprints and building square feet totals may be adjusted during site plan approval provided there is not an increase or decrease of more than twenty (20%) percent square feet per designated block and that all other provisions of this Planned Development and the Town's Code of Ordinances, as of the date of this approved Planned Development, are met.



2. the pocket park will include the playground and/or comparable amenity
3. Section 3.5.C of the Development Standards, will substitute the word maximum instead of minimum in 2 places
4. the first 150 townhome units shall not be subject to building final until 150,000 square feet of commercial development is completed to wall exterior inspection approval, and the remaining residential units shall be released contingent upon a total of 300,000 square feet of commercial development being completed to wall exterior inspection approval, and shall not be subject to building final, and the final wording shall be reviewed and accepted by the Town Attorney

Adam Schiestel seconded the motion.

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

NAYS: None

ABSTAI None

N:

RESULT 5 : 0

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L. BOARDS/COMMISSIONS

No discussion.

M. CLOSED MEETING

The Town Council did not convene into closed meeting.

1. Consultation with Town Attorney.
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, 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

The Town Council did not convene into a closed meeting.

O. ADJOURN

Mayor Moore adjourned the meeting at 9:00 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY