

**FLOWER MOUND TOWN COUNCIL REGULAR MEETING; AND CRIME
CONTROL AND PREVENTION DISTRICT SPECIAL MEETING**



January 21, 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 (remote)
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
Alicia Kreh, 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
Chuck Jennings, Director of Parks and Recreation
Sarah Luxton, Senior Management Analyst
Clayton Litton, Parks Superintendent

B. INVOCATION

Chaplain Liles 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

1. Presentation by the Friends of the Flower Mound Public Library of a donation to the Town in the amount of \$37,000.

Ann Martin, Chair, Friends of the Flower Mound Library, presented the Town with a donation of \$37,000.

2. Presentation by Oncor of a donation to the Town for the annual tree planting project in the amount of \$25,000.

Eric Mintoya, Area Manager, Oncor, presented the Town with a check in the amount of \$25,000 to be used for the annual tree planting project.

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

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.	Priyanka Warriar's mother, name and address not provided	Girl Scout tree planting project
2.	Robert Waters, 5109 Saddle Drive	FMYFA
3.	Frank Klarich 5005 Glenshire	FMYFA

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members
Mayor Moore recognized Flower Mound Citizens Academy participants in the audience.

Councilmember Taylor announced he is running for reelection and members of Council offered congratulations.

G. TOWN MANAGER'S REPORT

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

Mr. Childers announced that a focus group will meet on January 28 at the library (3 - 5pm) for the purpose of examining substance abuse and mental health challenges within the community.

a. Employee Service Recognition

Mr. Childers recognized the following Town employees for 15+ years of service:

- Jeremy Jennings, Public Works, Utility Line Maintenance Manager
- Curtis Lester, Parks Department, Crew Leader
- Tiffany Bruce, Assistant Town Manager/Town Engineer

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).

No future agenda item request.

I. COORDINATION OF CALENDARS

1. February 3 - Regular Meeting

Mayor Moore confirmed that all members of Council plan to be at the February 3 meeting.

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.

ACTION: Adam Schiestel moved to approve consent items J. 1 - 7 as presented in the agenda caption. Brian Taylor seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

1. Minutes 1/6 & 1/16 - Consider approval of the minutes from a regular meeting held on January 6, and a work session held on January 16, 2025.
2. FY 24-25 Budget Amendment #1 - Consider approval of an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2024, and ending on September 30, 2025, as adopted by Ordinance No. 40-24 for adjustments to the General Fund, Utility Fund, Library Development Fund, Tree Preservation Fund, Justice Seizure Fund, Texas Parks & Wildlife Fund, CDBG HUD Grant Fund, COVID-19 Fund, Tax Note Fund, Vehicle and Equipment Replacement (VERF) Fund, Technology Replacement Fund, and the Health Insurance/ Flex Account Fund.

ORDINANCE NO 04-25

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, 2024, AND ENDING ON SEPTEMBER 30, 2025, AS ADOPTED BY ORDINANCE NO. 40-24, BY PROVIDING FOR ADJUSTMENTS TO THE GENERAL FUND, UTILITY FUND, LIBRARY DEVELOPMENT FUND, TREE PRESERVATION FUND, JUSTICE SEIZURE FUND, TEXAS PARKS & WILDLIFE FUND, CDBG HUD GRANT FUND, COVID-19 FUND, TAX NOTE FUND, VEHICLE AND EQUIPMENT REPLACEMENT FUND, TECHNOLOGY REPLACEMENT FUND AND 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. FY 24-25 Crime Control Budget Amendment #1 - Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to consider approval of a resolution amending the Town of Flower Mound Crime Control and Prevention District budget for the fiscal year beginning on October 1, 2024, and ending on September 30, 2025, as adopted by Resolution No. 15-24.

RESOLUTION NO. 04-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ACTING AS THE BOARD OF DIRECTORS OF THE TOWN OF FLOWER MOUND CRIME CONTROL AND PREVENTION DISTRICT, AMENDING THE BUDGET FOR THE TOWN OF FLOWER MOUND CRIME CONTROL AND PREVENTION DISTRICT FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, AS ADOPTED BY RESOLUTION NO. 15-24; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

4. Energy Efficiency & Conservation Block Grant (EECBG) - Consider approval of a resolution accepting grant funds in the form of a voucher for an equipment

rebate from the Department of Energy as part of its Energy Efficiency & Conservation Block Grant (EECBG) Program; approving the purchase and installation of a new HVAC system for one of the Town's fire stations; pledging that the Town of Flower Mound will comply with all program requirements of the grant program; and providing an effective date.

RESOLUTION NO. 05-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS IN THE FORM OF A VOUCHER FOR AN EQUIPMENT REBATE FROM THE DEPARTMENT OF ENERGY AS PART OF ITS ENERGY EFFICIENCY & CONSERVATION BLOCK GRANT (EECBG) PROGRAM; APPROVING THE PURCHASE AND INSTALLATION OF A NEW HVAC SYSTEM FOR ONE OF THE TOWN'S FIRE STATIONS; PLEDGING THAT THE TOWN OF FLOWER MOUND WILL COMPLY WITH ALL PROGRAM REQUIREMENTS OF THE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

5. Street Name Change - Kirkpatrick (3000 - 3200 block) - Consider approval of an ordinance for a street name change for Kirkpatrick Lane (3000 - 3200 block) to Voyager Lane (3000 - 3200 block) (The Transportation Commission recommended to change the street name by a vote of 5 to 1 at its December 10, 2024, meeting)

ORDINANCE NO. 05-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AUTHORIZING A STREET NAME CHANGE OF THE 3000 TO 3200 BLOCKS OF THE ROADWAY KNOWN AS "KIRKPATRICK LANE" TO BE THE 3000-3200 BLOCKS OF "VOYAGER LANE"; AUTHORIZING NECESSARY ACTIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

6. Bakers Branch Stabilization at Wastewater Treatment Plant - Consider approval of the purchase of creek bank stabilization and erosion control services from Knight Erosion Control, Inc., a sole source provider, for work associated with the Bakers Branch Stabilization at Wastewater Treatment Plant project, in the amount of \$582,375.04; and authorization for the Mayor to execute on behalf of the Town.
7. Vehicle Purchases - Fire Department - Consider approval of the purchase of a two (2) Ford F-150 Police Responders for Fire and Emergency Services Department from Chastang Ford in the amount of \$157,194.00, and authorization for the Mayor to execute same on behalf of the Town.

K. REGULAR ITEM(S)

1. Blue Ribbon Bond Recommendations - Discuss the Blue Ribbon Bond Committee's recommendation of proposed capital improvements for the May 2025 election (continuation from the January 16 Town Council Work Session).

Mr. Jennings and Mr. Zagurski gave a presentation identifying or noting:

- Flower Mound trail system and connectivity options as part of the bond proposal
- Flower Mound Road (Long Prairie Rd to Duncan Ln), including photos
- Proposition A and B
- Project lists breakdown

and he, or Mr. Zagurski responded to questions from Council regarding:

- concerns regarding using bond funds to make sidewalk repairs
- clarification on the project process if approved by the voters
- will the bond help provide additional fields for organizations to use

Council direction:

Acceptable to the bond election coming forward, and interest in having specificity for the voters so they have a full understanding regarding how the funds will be used.

2. Annual Tree Planting Project - Provide an update regarding the completed tree planting project at Colony Park. Present and discuss options for the FY 2025-26 Annual Tree Planting Project.

Ms. Luxton gave a presentation identifying or noting:

- 2023-24 strategic plan
- Tree City USA Grant
- Colony Park tree plantings, including photos
- tree species
- location options for future planting projects: Bakersfield Park, Shadow Ridge Park, Gerault Park, Animal Services

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

- how can the Town get the public involved in tree planting
- concerns regarding the bald cypress as a specimen tree

There was Council feedback to pursue the primary site of Gerault Park for the next tree planting project, with the possibility of adding Shadow Ridge Park if sufficient funds are available.

3. MPA24-0005 – Pine Hill - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0005 – Pine Hill) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density Residential uses to Medium High Density Residential uses. The property is generally located south of Cross Timbers Road and east of Grace Pearl Lane. (PZ recommended denial by a vote of 5 to 1 at its December 9, 2024, meeting.)

Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- master plan exhibit
- 12.9.24 conceptual site plan
- modifications
- exception requests
- site photos
- revised conceptual site plan
- existing site plan
- revised conceptual plan
- boards and commissions recommendation
- tree survey
- MPA caption, ZPD caption

and she responded to questions from Council regarding:

- master plan low density clarification
- masonry wall use at adjacent homes

Town Council recessed at 7:31 p.m. and reconvened at 7:41 p.m.

Applicant Presentation (some remarks are after the public hearing)
Geoff Wescott of Brockett Street Capital gave a presentation identifying or noting:

- background information on the property
- existing zoning
- proposed zoning
- zoning, density, and green space comparison
- community concerns addressed
- enhancement proposal
- tree preservation

and he responded to questions from Council regarding:

- traffic impact
- neighborhood meeting

For the public hearing- items K.3, K.4, and K.5:

Mayor Moore opened the first public hearing at 7:57 p.m., and a second public hearing for these same items at 8:30 p.m.*

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.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Adam Shear, 3712 Alberta Ln		
2.			Aditi Banerjee, 2220 Beechwood Ln**

* Indicates person did not wish to speak

** spoke at both public hearing time slots

For the public hearing- items K.3, K.4, and K.5:

Mayor Moore closed the first public hearing at 8:07 p.m., and 8:32 p.m. for the second public hearing.

Council Discussion

There was Council discussion regarding:

- current property zoning
- neighborhood input
- trees
- history associated with Grace Park
- seriousness of master plan amendments
- current property owner intent
- possibility of postponing the item to a future date to allow the applicant time to meet with the Grace Park neighbors, and interest with staff participating in that meeting to clarify any land use questions, including what the options for the property are

ACTION: Adam Schiestel moved to postpone item K.2 to a future date uncertain. Ann Martin seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

4. ZPD24-0007 – Pine Hill - Public Hearing to consider an ordinance amending the zoning (ZPD24-0007 – Pine Hill) from Planned Development District No. 173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Planned Development District No. 207 (PD-207) with modified Single Family District-5 (SF-5) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Grace Pearl Lane. (PZ recommended denial by a vote of 6 to 0 at it's December 9, 2024, meeting.)

ACTION: Adam Schiestel moved to postpone to a date uncertain.
Ann Martin seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

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, Community Development Corporation, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Tax Increment Reinvestment Zone Number (TIRZ #2), Transportation Commission, and Veterans Liaison Board.

No action.

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 indicated below. 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 below-referenced items.

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:34 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

1. Consultation with Town Attorney.

- a. Senate Bill 673 relating to regulation of accessory dwelling units

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 reconvened into an open meeting at 9:20 p.m., to take no action on the above items.

O. ADJOURN

Mayor Moore adjourned the meeting at 9:20 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY