

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



February 3, 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
Tiffany Bruce, Assistant Town Manager/Town Engineer
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer
Jake Speckhals, Environmental Review Analyst

B. INVOCATION

Mayor Moore 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. 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.	Tom Cawthon, 2995 Lakeside Dr, Highland Village	Thank you
2.	Todd Bayuk, 10845 Pedernales Falls	Endorsements

** Indicates person did not wish to speak*

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members
Councilmember Drew announced various upcoming town events.

F. TOWN MANAGER'S REPORT

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

Mr. Childers reported that/on:

- the town received a \$750,000 Texas Parks and Wildlife grant, which will be used for improvements at Trotter Park;
- in 2024 the town had 92 businesses open, which created 1,100+ jobs;
- the substance abuse and mental health stakeholders group meeting.

G. 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).

There were no future request.

H. COORDINATION OF CALENDARS

Mayor Moore confirmed that all members of Council plan to be at the following meetings.

1. February 17 - Regular Meeting
2. February 20 - Work Session

I. 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: Brian Taylor moved to approve consent items 1.1 - 8 as presented in the agenda caption. Chris Drew seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

1. Minutes - 1/21 - Consider approval of the minutes from January 21, 2025, regular meeting and Crime Control and Prevention District special meeting.
2. Calling General Election - Consider approval of a resolution of the Town of Flower Mound, Texas authorizing and calling for a General Election to be held on May 3, 2025, for the offices of Town Council Place 1 and Town Council Place 3 and, if required, a run-off election on June 7, 2025; approving a joint election with Denton County and Tarrant County; establishing procedures for the election; and providing an effective date.

RESOLUTION NO. 06-25

A RESOLUTION OF THE TOWN OF FLOWER MOUND, TEXAS,
AUTHORIZING AND CALLING FOR A GENERAL ELECTION TO BE HELD ON
MAY 3, 2025, FOR THE OFFICES OF TOWN COUNCIL PLACE 1 AND TOWN
COUNCIL PLACE 3 AND, IF REQUIRED, A RUN-OFF ELECTION ON JUNE 7,
2025; APPROVING A JOINT ELECTION WITH DENTON COUNTY AND
TARRANT COUNTY; ESTABLISHING PROCEDURES FOR THE ELECTION;
AND PROVIDING AN EFFECTIVE DATE.

3. Granicus Video Streaming Contract - Consider approval of a Professional Service Agreement with Granicus in the amount of \$83,590.61 over three years; and authorization for the Mayor to execute same on behalf of the Town of Flower Mound.

4. Timber Creek Road Panel Replacement (Phase 2) - Consider approval of the purchase of concrete removal and replacement services from Apex Concrete Construction Inc, for work associated with the Timber Creek Road Panel Replacement (Phase 2) project through the Town of Flower Mound contract No. 2023-56-A, Concrete and Drainage Improvement Services, in the amount of \$759,501.75.
5. Spring Lake Park Improvements - Consider approval of the purchase of concrete removal and replacement services from Apex Concrete Construction Inc, for work associated with the Spring Lake Park Improvements project, located at 4815 Windmill, through the Town of Flower Mound contract No. 2021-72-B, Utility Cut Repairs and Park Improvements, in the amount of \$130,569.28.
6. SAFER Grant - Consider approval of a resolution of the Town of Flower Mound, Texas authorizing the application for grant funds as part of the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program issued by the U.S. Department of Homeland Security; authorizing the Town's Emergency Management Officer to take all actions necessary to accept a SAFER grant award in accordance with Program Requirements; pledging the Town of Flower Mound will comply with all Program requirements; and providing an effective date.

RESOLUTION NO 07-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS AUTHORIZING THE APPLICATION FOR GRANT FUNDS AS PART OF THE STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM ISSUED BY THE U.S. DEPARTMENT OF HOMELAND SECURITY; AUTHORIZING THE TOWN'S EMERGENCY MANAGEMENT OFFICER TO TAKE ALL ACTIONS NECESSARY TO ACCEPT A SAFER GRANT AWARD IN ACCORDANCE WITH PROGRAM REQUIREMENTS; PLEDGING THE TOWN OF FLOWER MOUND WILL COMPLY WITH ALL PROGRAM REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

7. FY 2024-25 CIP Amendment No. 1 - Consider approval of Amendment No. 1 to the fiscal year 2024-2025 Capital Improvement Program.
8. Fire Hydrant Repair and Replacement Services - Consider approval of the award of the Fire Hydrant Replacement Services, Annual Contract Bid No. 2025-11-A to Palmer Hall Construction, LLC, for the repair and replacement of fire hydrants for an estimated annual amount of \$150,000.00; and authorization for the Mayor to execute same on behalf of the Town. The contract is for one year with four one-year renewal options.

J. REGULAR ITEM(S)

1. Calling Bond Election - Consider approval of an ordinance calling a bond election to be held May 3, 2025, for the purpose of submitting to the qualified voters ballot propositions on whether to fund park and recreational facilities, including trail systems, park and sports fields and the Community Activity Center and to fund street improvements with general obligation bonds in the amount of \$112,000,000; resolving other matters incident and related to such election and providing a publication of notice.

Mr. Zagurski gave a presentation identifying or noting:

- proposition ballot language

and he, or Bob Dransfield, Norton, Rose, and Fulbright (Bond Counsel), responded to questions from Council regarding:

- public information resources
- repayment terms
- bond market
- next steps post election
- bond limits

ORDINANCE NO. 06-25

AN ORDINANCE CALLING A BOND ELECTION TO BE HELD IN THE TOWN OF FLOWER MOUND, TEXAS; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION.

ACTION:	Adam Schiestel moved to approve J.1. 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

2. 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.) (Town Council tabled this item to a future date uncertain by a vote of 5 to 0 at its January 21, 2025, meeting.)

Mayor Moore opened items J. 2, 3, and 4 at the same time.

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

- general location

- land use and zoning
- master plan exhibit
- 12.9.24 conceptual plan
- revised conceptual site plan
- modifications
- exception request
- site photos
- revised conceptual plan
- existing approved site plan
- revised conceptual landscape plan
- boards and commissions recommendations
- tree survey
- MPA captions

and she, or Mr. Speckhals responded to questions from Council regarding (some of which were after public comment):

- changes since the last council meeting
- setbacks, including on the eyebrow lots
- zoning on PD 72
- overhead power lines
- retaining walls (lots 5 and 6)
- fencing
- trees

Applicant Presentation

Geoff Wescott, Brockett Street Capital, Dallas, Tx, gave a presentation identifying or noting:

- background information
- response to public comments from the last meeting, including timing, setbacks, privacy, trees, fencing

and he, or Edward Sedacco (property owner), responded to questions from Council regarding (some of which were after public comment):

- trees
- fencing
- timing
- setbacks
- power lines

Mayor Moore opened public comment for items J.2, 3, and 4 at 6:41 p.m. (note: the public hearing for these items was satisfied at the January 21, 2025, Town

Council meeting). She later invited the public to approach the podium to discuss their concerns, which included a dialogue between the residents, applicant, and council.

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.	None	Aditi Banerjee, 3800 Grace Pearl Ln with donated time from Melvin Stephen, 3920 Grace Pearl Ln	None
2.		Rajesh Veerapaneni, 3928 Grace Park Ln	

** Indicates person did not wish to speak*

Mayor Moore closed the public comment at 6:50 p.m.

Council Discussion

There was council discussion regarding:

- allowing more time for the applicant and residents to discuss setbacks, fence standards, and tree plantings
- timing for the project to date
- changes since the original concept plan
- how a nursing home is currently allowed by right
- adjacencies
- fencing

Administrative Note: These items were tabled at 7:32 p.m. to allow the applicant and residents an opportunity to discuss various requests and possible solutions prior to Council action. Council revisited these items after reconvening from the regular agenda closed session items at 8:09 p.m.

ORDINANCE NO. 07-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE FLOWER MOUND 2001 MASTER PLAN BY AMENDING ORDINANCE NO. 24-01, WHICH ADOPTED THE MASTER PLAN, BY AMENDING SECTION 1.0, "LAND USE PLAN," TO CHANGE THE CURRENT LAND USE

DESIGNATION ON THE LAND USE PLAN MAP FROM LOW DENSITY RESIDENTIAL USES TO MEDIUM HIGH DENSITY RESIDENTIAL USES ON APPROXIMATELY 4.281 ACRES OF LAND SITUATED IN THE PERRY MALONE SURVEY, ABSTRACT NO. 836, 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 J.2. as presented in the agenda caption. Chris Drew seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

3. 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 its December 9, 2024, meeting.) (Town Council tabled this item to a future date uncertain by a vote of 5 to 0 at its January 21, 2025, meeting.)

This item was opened and discussed at the same time as item J.2.

ACTION: Ann Martin moved to approve J.3.with the following additional conditions:

- Pine Hills lots 1 - 6 will have no windows on the 2nd floor on the west side
- the 8-foot board-on-board fence will be measured from grade at Pine Hills, and the poles will be on the side of Pine Hills on residential lots 1 - 6, and none will be less than 6 feet
- electrical lines will be buried as required inside the property
- and there will be a minimum of two trees consisting of a minimum 3-inch caliper to be planted in the backyard of Pine Hills lots 1 - 6

Chris Drew seconded the motion.

AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

4. Public Hearing TRP24-0013 - Public Hearing to consider an application for a tree removal permit (TRP24-0013) for seven (7) specimen trees on property proposed for development as Pine Hill. The property is generally located south of Cross Timbers Road, west of Auburn Drive, and east of Grace Pearl Lane. (The Environmental Conservation Commission recommended approval of seven (7) trees and denial of one tree (#2968) by a vote of 6 – 0 at its December 3, 2024, meeting.) (Town Council tabled this item to a future date uncertain by a vote of 5 to 0 at its January 21, 2025, meeting.)
This item was opened and discussed at the same time as item J.2.

ACTION: Ann Martin moved to approve J.4. 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

K. 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 discussion or action taken.

L. 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 7:32 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. Oncor Electric Delivery Company NTU, LLC v. Town of Flower Mound, et al.
Cause No. 25-0139-158

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.

M. RECONVENE

The Town Council reconvened into an open meeting at 8:09 p.m., to take no action on the above items.

N. ADJOURN

Mayor Moore adjourned the meeting at 8:26 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY