

# Transportation Commission

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March 11, 2025  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## AGENDA

### A. CALL TO ORDER

### B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission 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. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- 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 Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

### D. ASSISTANT DIRECTOR REPORT

1. Update status report related to operational issues, capital improvement projects and TxDOT projects.
2. Future Transportation Meeting dates - April 8th
3. Future Agenda Items
4. Annual Commission reporting by Chair/Vice Chair to Town Council - May 15

### E. 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 Commissioner by making such request prior to a motion and vote.

1. Consider approval of the minutes from 02/11, - Consider approval of the minutes from February 11, 2025.

## **F. REGULAR ITEM(S)**

1. Furst Ranch Thoroughfare Plan Amendement - Public Hearing to consider a request and recommendation for a Master Plan Amendment (MPA25-0001) to amend Section 7.0, Thoroughfare Plan, Modification of Two Segments of MU-Arterial within Furst Ranch to an Urban Minor Arterial to Planning and Zoning Commission and Town Council

## **G. 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: March 7, 2025, at 5:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

**Tina Wells, Administrative 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.

# Transportation Commission

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February 11, 2025  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## DRAFT MINUTES

### **A. CALL TO ORDER**

Called to order at 6:31 p.m.

The Transportation Commission met in a regular meeting with the following members present:

Chris Reed, Place 6, Chair  
Ron Hogue, Place 3, Vice Chair  
Bjorn Vandug, Place 1  
Bob Morreira, Place 2  
Erica Mulder, Place 5  
Charlie Landry, Place 7

with the following member(s) absent:

Jason Huse, Place 4  
Ricky Clark, Place 8, Alternate  
Barbara Barrios, Place 9, Alternate

constituting a quorum with the following members of the Town Staff participating:

Matthew Hotelling, Assistant Director Public Works/Transportation  
Thomas Peppers, Project Engineer  
Tina Wells, Administrative Secretary

### **B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

Chair Chris Reed led the pledge.

### **C. PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the Board/Commission 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. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

None present

#### **D. ASSISTANT DIRECTOR REPORT**

1. Update status report related to operational issues, capital improvement projects and TxDOT projects.
2. Future Transportation Meeting dates - March 11th & April 8th
3. Future Agenda Items

#### **E. 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 Commissioner by making such request prior to a motion and vote.

1. Consider approval of the minutes from January 14, - Consider approval of the minutes from January 14, 2025.

|                 |                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------|
| <b>ACTION:</b>  | Charles Landry moved to approve E.1. as presented in the agenda caption. Robert Morreira seconded the motion. |
| <b>AYES:</b>    | Ron Hogue, Bjorn Vandug, Erica Mulder, Charles Landry, Robert Morreira                                        |
| <b>NAYS:</b>    | None                                                                                                          |
| <b>ABSTAIN:</b> | None                                                                                                          |
| <b>RESULT:</b>  | 5 : 0                                                                                                         |

#### **F. REGULAR ITEM(S)**

1. MPA Thoroughfare Plan - Eden Ranch - Public Hearing to consider a request and recommendation for a Master Plan Amendment (MPA24-0006) to amend Section 7.0, Thoroughfare Plan, to eliminate the East/West Rural Collector

between Red Rock Lane and Shiloh Road and the reclassification of Shiloh Road for a distance of approximately 1,600 feet north of Cross Timbers Road (FM 1171) to Cross Timbers Road (FM 1171) from a Rural Collector to an Urban Minor Arterial Undivided to Planning and Zoning Commission and Town Council

### **Applicant Presentation**

Tyler Rathbourn (Property Owner), 6400 Cross Timbers Road, Flower Mound, TX

- Gave a presentation noting the concept for the proposed development.

Quint Redman (Developer), 34655 County Road 18, Kingsburg, CO

Gave presentation:

- Wildlife impact
- Drainage
- Proposed entrance / exits to existing roadways

Public Comment Opened at 7:16 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.*

|    | <b>Speaker name and address</b> | <b>Subject (as written on the form)</b> |
|----|---------------------------------|-----------------------------------------|
| 1. | Fred Vincent, 3733 Bordeaux Cr  | Agenda Item F1 (noted 0006)             |

*\* Indicates person did not wish to speak*

Public Comments Closed at 7:22 p.m.

**ACTION:** Ron Hogue moved to approve F.1. as presented in the agenda caption. Charles Landry seconded the motion.  
**AYES:** Ron Hogue, Bjorn Vandug, Erica Mulder, Charles Landry, Robert Morreira  
**NAYS:** None  
**ABSTAIN:** None  
**RESULT:** 5 : 0

## **G. ADJOURN**

Motion to adjourn was made by Commissioner Mulder, seconded by Commissioner Vandug. All in favor.

Meeting adjourned at 7:29 p.m.



## TRANSPORTATION COMMISSION AGENDA F.1. REGULAR ITEM(S)

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**DATE:** March 11, 2025  
**FROM:** Matthew Hotelling, Assistant Director of Public Works/Transportation  
**ITEM:** **Public Hearing to consider a request and recommendation for a Master Plan Amendment (MPA25-0001) to amend Section 7.0, Thoroughfare Plan, Modification of Two Segments of MU-Arterial within Furst Ranch to an Urban Minor Arterial to Planning and Zoning Commission and Town Council**

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**BACKGROUND:** In December 2022, the Transportation Commission (TRC) first reviewed a Thoroughfare Plan change for the area known as Furst Ranch. The portion that is the subject of this proposed Thoroughfare Plan change is in the northeast quadrant of Furst Ranch. Two segments of the Mixed Use (MU) - Arterial streets that are the subject of this Thoroughfare Plan amendment lead the public into the development. The first location is the westernmost MU - Arterial located on Cross Timbers Rd (FM 1171) north to the roundabout and the other one is located along US 377. See the attached vicinity maps for the proposed locations and changes.

The northeast quadrant, in which both of these segments are located, is the first phase of the Furst Ranch Development. The MU-Arterial is a 4-lane divided roadway with angled on-street parking with a 100' right of way (ROW). The Urban Minor Arterial is also a 4-lane divided roadway except it does not have any on-street parking. The capacity of the roadway itself, therefore, is not changing. The only difference is the on-street parking. Without the on-street parking, there would be less friction of vehicle movement along these sections of roadway. Theoretically, this will slightly increase the capacity of the roadway section.

As the developers continue to refine their development plan, it was identified that these two segments are main entrances and will not likely have businesses that are immediately adjacent to the roadway. Therefore, these parking spaces would rarely be used and simply provide a large amount of concrete space that could be changed over to green space and/or entry features that will make the development more inviting and aesthetically pleasing from Cross Timbers Rd (FM 1171) and US 377 without disrupting or degrading the movement of visitors/patrons to this area. The developer's representative is scheduled to be in attendance at this meeting for presentation and questions.

**BOARD REVIEW/CITIZEN FEEDBACK:** Feedback and recommendation at this meeting from the Commission. No Citizen feedback at this time.

**ALTERNATIVES:** Leave the Thoroughfare Plan as is.

**FISCAL IMPACT:** N/A  
N/A

**LEGAL REVIEW:** Ordinance will be reviewed by Town Legal to make change prior to Town Council meeting

**ATTACHMENTS:**

1. Letter of Intent
2. Thoroughfare Plan - 04-01-2024
3. Existing Thoroughfare Streets - Furst Ranch
4. Proposed Thoroughfare Streets - Furst Ranch

**DRAFT MOTION:** Move to approve as presented in the agenda caption.

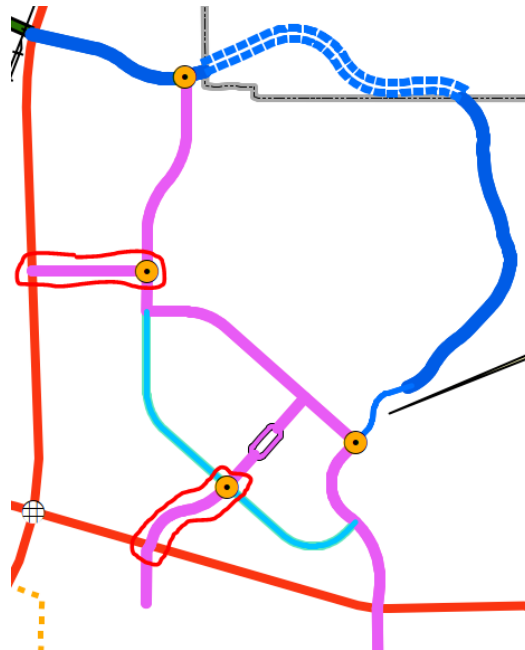
February 24, 2025

Mr. Matthew Hotelling, PE, PTOE ADAC  
Assistant Director of Public Works/Transportation  
Town of Flower Mound  
2121 Cross Timbers Road  
Flower Mound, Texas 75028  
[matthew.hotelling@flowermound.gov](mailto:matthew.hotelling@flowermound.gov)

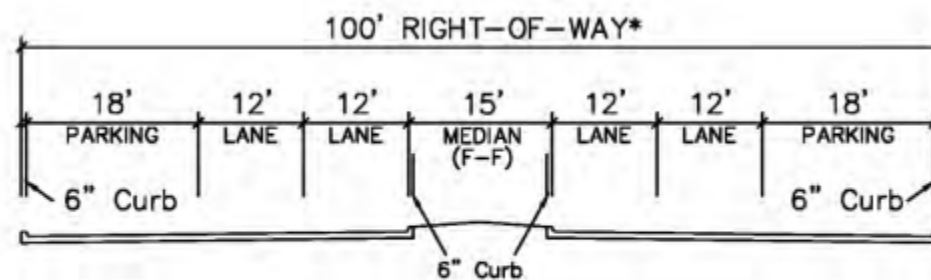
**RE: Furst Ranch Thoroughfare Plan Update**

Dear Matthew:

Please accept this letter as a request to modify the Town's Thoroughfare Plan as it relates to the Furst Ranch development in western Flower Mound. As you know the thoroughfare plan was previously modified on this property after the zoning was approved by the Town Council to adjust the anticipated street patterns and to show Furst Ranch Street Sections. As time as moved forward and conversations have occurred with perspective businesses on the property there has been a desire to modify two street sections. The street sections in question are circled in red below.

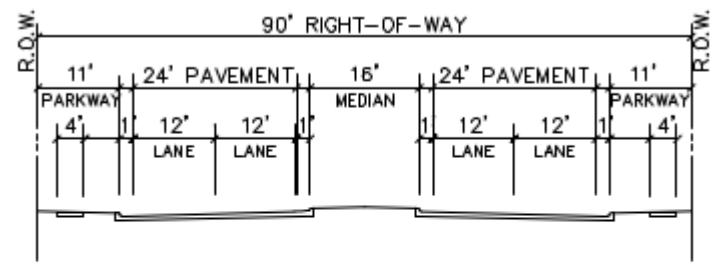


Currently, both roads are indicated as Furst Ranch Street Section 1, with a 100' right-of-way (ROW). This street section is a 4-lane divided roadway (2 lanes in each direction) with on street angled parking on both sides. Please refer to the street section below.



\*IF SHARED BIKE LANES ARE USED  
SHARED LANES ARE TO HAVE SHARED LANE MARKINGS EVERY 250'

Moving forward the desire is to utilize the Town’s Urban Minor Arterial (Divided) street section. Please refer to the street section below.



URBAN MINOR ARTERIAL (DIVIDED)

Removal of on street parking will not be an issue in these areas. As development occurs through the Ranch each site will need to meet the required parking requirements for the proposed use. As two of the main entrances to the Ranch, we believe that removing the on street parking will increase the traffic movements of the entrances by allowing entering and exiting traffic to move more freely without having to maneuver around parking vehicles.

We appreciate your consideration of this request. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,  
**McAdams**

Scott Minnis | Project Manager, Engineering  
[Sminnis@mcadamsco.com](mailto:Sminnis@mcadamsco.com) | 972. 989. 7232

cc. Mr. Jack Furst  
Mr. Robert Furst

**TOWN OF FLOWER MOUND  
THOROUGHFARE PLAN**



0 1,500 3,000 6,000  
Scale in Feet

KimleyHorn

April 1, 2024

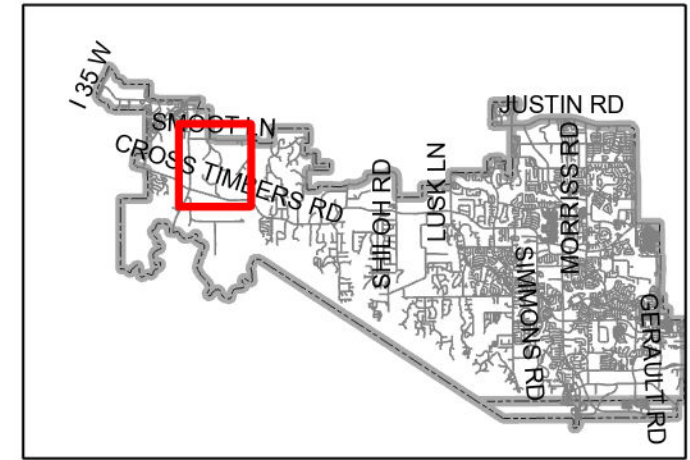
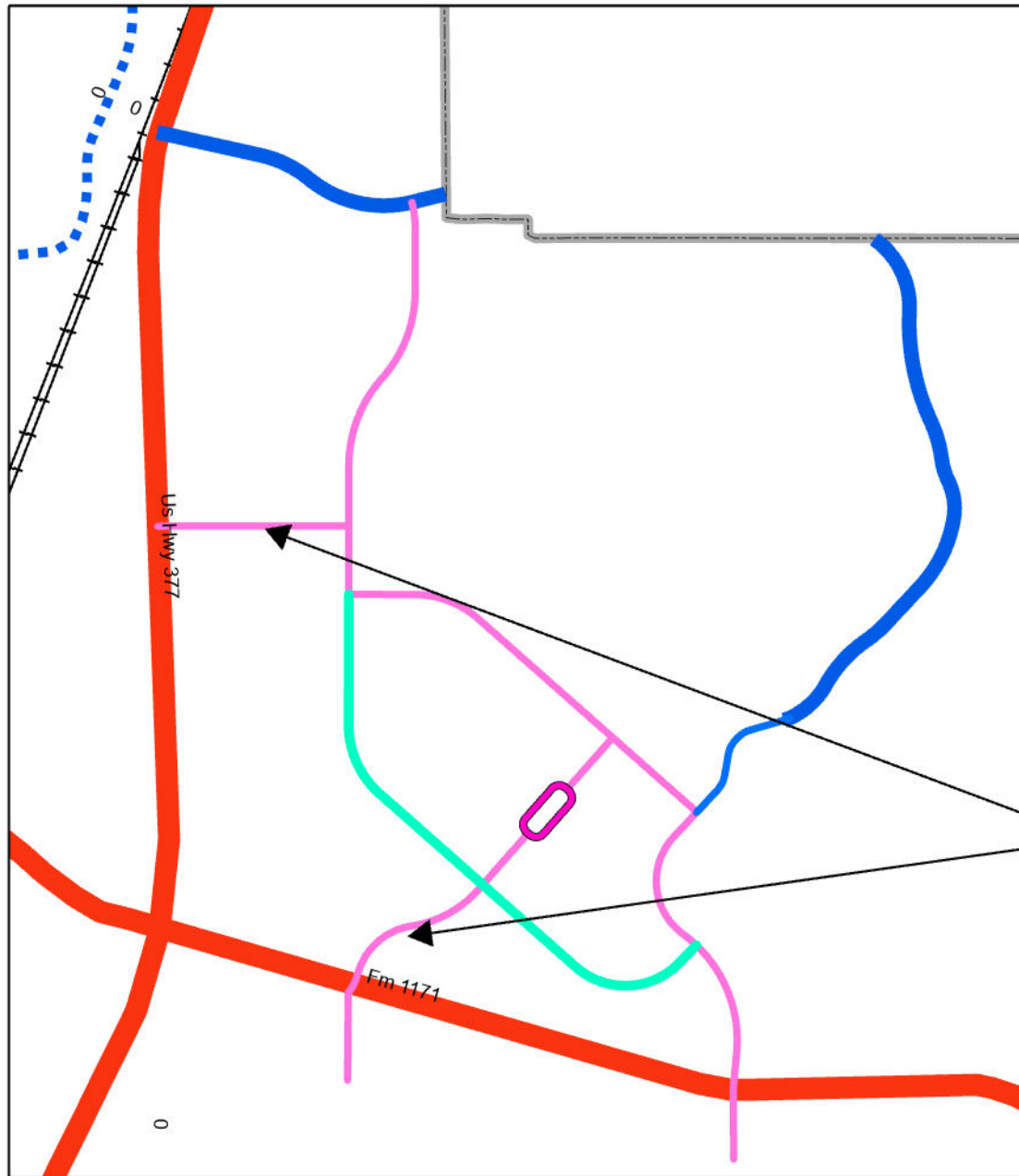
**Functional Street Classifications**

- Roundabout
- Diamond Interchange
- Grade Separation
- Major Arterial
- Greenway Urban Arterial
- Greenway Rural Arterial
- Urban Minor Arterial w/Bike Lane
- Urban Minor Arterial w/On-Street Parking
- Urban Minor Arterial
- Urban Minor Arterial Undivided
- Urban Collector
- Rural Collector
- Local Residential Collector
- Service Road
- MU - Arterial
- MU - Collector
- MU - Couplet
- MU - Dam Road



# Vicinity Map - Furst Ranch Thoroughfare Streets - Existing

N



## Legend

### Furst Ranch Thoroughfare Classification

- Greenway Rural Arterial
- MU - Arterial
- MU - Collector
- MU - Couplet
- MU - Dam Road

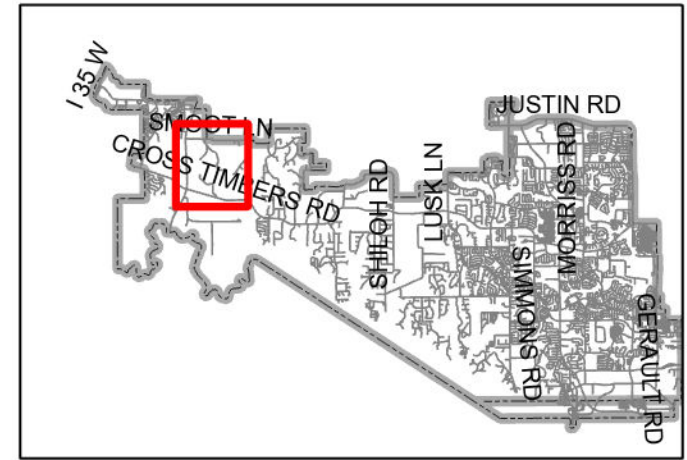
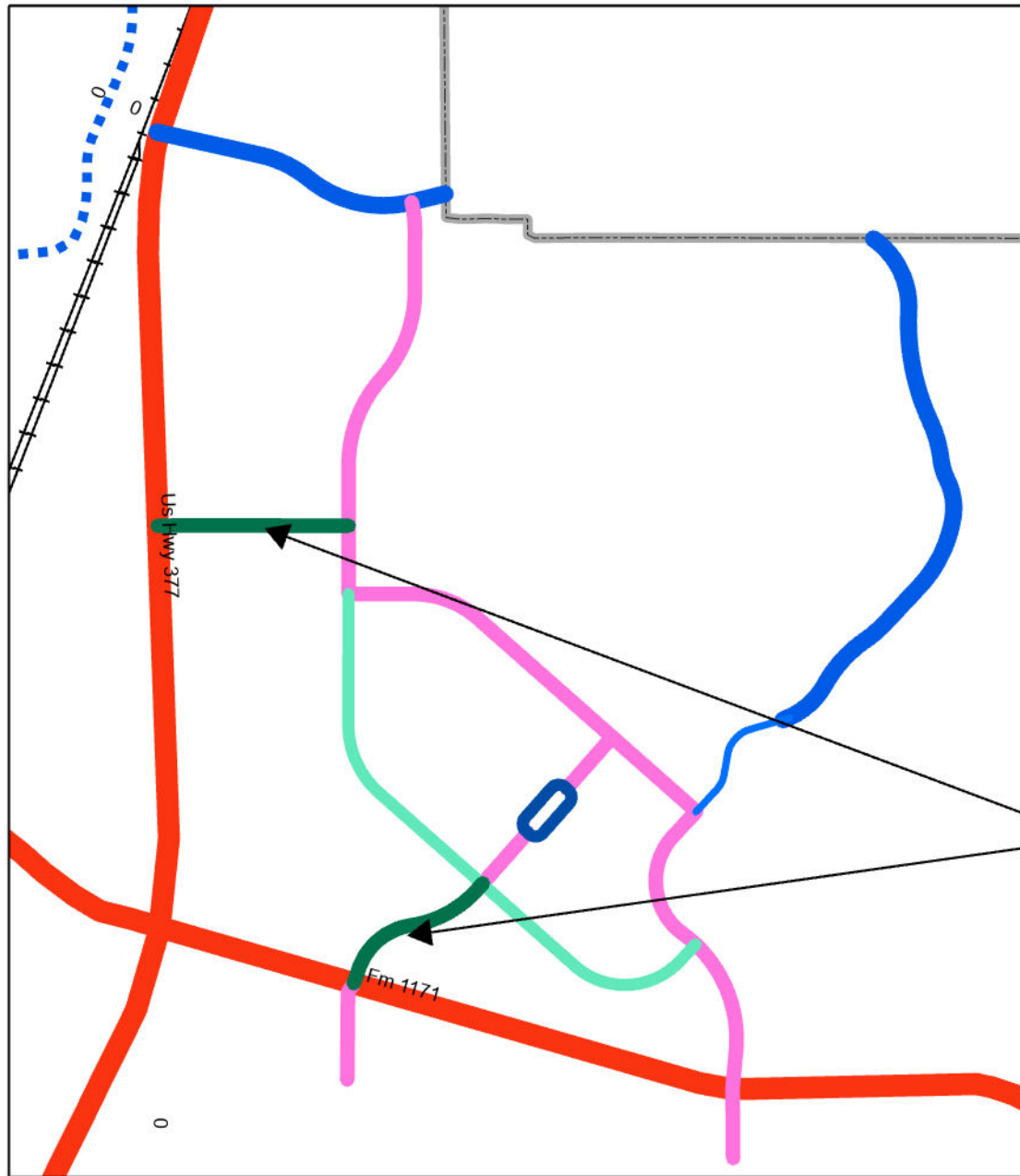
### Current Thoroughfare Plan

- Major Arterial
- Greenway Urban Arterial
- Urban Minor Arterial
- Urban Minor Arterial - Undivided
- - - Urban Collector
- + — Railroads
- Town Limits

Proposed Change Locations

# Vicinity Map - Furst Ranch Thoroughfare Streets - Proposed

N



## Legend

### Furst Ranch Thoroughfare - Proposed

#### Classification

- Greenway Rural Arterial
- MU - Arterial
- MU - Collector
- MU - Dam Road
- MU - Couplet
- Urban Minor Arterial

#### Current Thoroughfare Plan

- Major Arterial
- Greenway Urban Arterial
- Urban Minor Arterial
- Urban Minor Arterial - Undivided
- Urban Collector
- Railroads
- Town Limits

Proposed Change Locations