Town Council Regular Meeting

March 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
Chuck Jennings, Director of Parks and Recreation

B. INVOCATION

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. 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.	Damaris McCalley, 3725 Raintree	Gas pipes
2.	Tyler Radbourne, 7400 Cross Timbers Rd	Eden Ranch - ask for work session
3.	Jimmy Archie, 2800 Lakeside Parkway	Open house for 3111 Sunset
4.	Fred Vincent, 3933 Bordeaux Cir	Environment
5.	Clare Harris, 416 Northwood Dr	Community events
10.	Tim Whisenant, 2300 Olympia	Environmental initiative; Bond initiative

** Indicates person did not wish to speak*

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members
   There were no announcements.

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates
   Mr. Childers pointed out that it's the Town's roll to provide the public with factual information regarding the bond program.

G. FUTURE AGENDA ITEM(S)

The Council discussed having a future work session to discuss the proposed plans for the Eden Ranch development, as requested by the applicant (Tyler Radbourne) during public comment.

At least three members of the Council agreed to create a future agenda item for this purpose, with the goal of providing feedback to the applicant.

H. COORDINATION OF CALENDARS

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

1. March 17 - Regular Meeting

2. March 20 - Work Session

I. CONSENT ITEM(S)

ACTION:	Adam Schiestel moved to approve Consent items 1-13 as presented in the agenda caption. Ann Martin seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

1. Minutes - 2/17 & 2/20 - Consider approval of the minutes from a regular meeting held on February 17, 2025, and a work session held on February 20, 2025.

2. Canceling General Election - Consider approval of an Ordinance of the Town of Flower Mound, Texas canceling the May 3, 2025, General Election and declaring each unopposed candidate elected to Office, and providing an effective date.

   ORDINANCE 09-25
   AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, ACCEPTING THE CERTIFICATE OF UNOPPOSED CANDIDATES FOR THE OFFICES OF MEMBER OF THE COUNCIL, PLACE 1, AND MEMBER OF THE COUNCIL, PLACE 3; CANCELLING THE MAY 3, 2025 GENERAL ELECTION AND DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; PROVIDING FOR POSTING OF NOTICE; AND PROVIDING AN EFFECTIVE DATE.

3. Wood Chipper Purchase - Parks Division - Consider approval of the purchase of a Bandit Intimidator 15 XPC Trailer Mounted Wood/Brush Chipper per Town specifications and vendor quote in the amount of $59,030.40 utilizing the Sourcewell Cooperative Contract #051119-BAN.

4. Purchase vehicle/equipment (2) - Animal Services - Consider approval of purchasing (2) Animal Services F350 with equipment package as per Town of Flower Mound specifications and vendor estimate from Sam Packs 5 Star Ford and Defender Supply in the amount of $151,102.14.

5. Purchase vehicle/equipment (5) - Police - Consider approval of the purchase of five (5) new 2025 Ford Utility PPV-Hybrid Police Pursuit Vehicles with Equipment Installed per Town of Flower Mound Specifications and Vendor Quote from Sam Pack's 5 Star Ford and Upfit Equipment/Installation Quotes with Specifications from Defender Supply for Police Services in the amount of $412,438.00.

6. Purchase K9 vehicle/equipment - Police - Consider approval of the purchase of one (1) new 2025 Chevy Tahoe PPV Police Pursuit Vehicle with Upfit Equipment Installed per Town of Flower Mound Specifications and Vendor Quote from Lake Country Chevrolet with Upfit Police/K9 Equipment/Installation Quotes with Specifications from Defender Supply for Police Services in the amount of $93,327.70.

7. Purchase vehicle/equipment (3) - Police - Consider approval of the purchase of three (3) new 2025 Ford Utility PPV Hybrid Police Pursuit vehicles with spotlight installed per Town of Flower Mound specifications and vendor quote from Sam Pack's 5 Star Ford in the amount of $150,428.00.

8. Purchase vehicles (3) - Police SRO's - Consider approval of the purchase of equipment/installation with quotes and specifications from Defender Supply to upfit three (3) new 2025 Ford Utility PPV Hybrid Police Pursuit Vehicles for Police Services for one (1) SRO Supervisor and two (2) new SRO officer vehicles in the amount of $106,841.21.

9. Purchase Dump Truck (2) - Consider approval of the purchase of two 2026 International 33K lb. GVWR Dump Trucks from Southwest International Trucks in the amount of $240,461.98 utilizing the BuyBoard Cooperative Contract # 723-23.

10. 2025 US Army Corps of Engineer (USACE) Contract - Consider approval of the 2025 US Army Corps of Engineer (USACE) solicitation for contract with the Town of Flower Mound for law enforcement services at Lake Grapevine and authorize the Mayor to execute same.

11. Change Order 1 - Oak Street Lift Station and Forcemain Phase IV - Consider approval of Change Order No. 1 for the Oak Street Lift Station and Forcemain Phase IV project, amending the contract with Fort Worth Civil Constructors LLC to provide an increase to the contract in the amount of $84,069.66.

12. Historical Item Loan - Gibson Grant Log House - Consider approval of a Historical Items Collection Loan for several items at the Gibson Grant Log House; authorizing the Town of Flower Mound to enter into a loan agreement.

13. Historical Items Donation - Consider approval of the donation of several historical items; authorizing the Town of Flower Mound to accept items into their collection.

J. REGULAR ITEM(S)

1. Park Naming Recommendation - Consider approval of the naming of the Veterans Plaza area at Peters Colony Memorial Park as the Douglas A. Brown Veterans Plaza. (The Parks Board recommended approval by a vote of 6 to 0 at the February 6, 2025 meeting.)

   Mr. Jennings gave a presentation identifying or noting:

   - park background
   - master plan rendering
   - recommendation

   Si Simonson, Veterans Liaison Board Chair, offered remarks regarding Mr. Brown's service.

ACTION:	Ann Martin moved to approve J.1. as presented in the agenda caption, and to include Mr. Brown's title (Chief Warrant Officer Douglas A. Brown Veterans Plaza). Janvier Werner seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

2. Proclamation - Doug Brown - Special recognition proclamation to Douglas A. Brown.

   Mayor Moore recited and presented Mr. Brown with a Proclamation to coincide with the Veterans Park being named after him.

3. Z25-0001 - Sunrise Circle Lot 24, Block 1 - Public Hearing to consider an ordinance amending the zoning (Z25-0001- Sunrise Circle Lot 24, Block 1) from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses. The property is generally located east of Stonecrest Road and south of Sunrise Circle. (PZ recommended approval by a vote of 6 to 0 at its February 24, 2025, meeting.)

   Ms. Murphy gave a presentation identifying or noting:

   - general and detailed location
   - land use and zoning
   - plat

- site photo

Mayor Moore opened the public hearing at 6:48 p.m. No one spoke. Mayor Moore closed the public hearing at 6:48 p.m.

ORDINANCE NO. 10-25
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 APPROXIMATELY .44 ACRES OF LAND BEING ALL OF LOT 24, BLOCK 1 OF THE SUNRISE CIRCLE ESTATES ADDITION, DENTON COUNTY, TEXAS, FROM IH INTERIM HOLDING DISTRICT TO SF-10 SINGLE FAMILY DISTRICT-10 IN ACCORDANCE WITH THE TOWN'S MASTER PLAN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ACTION:	Adam Schiestel moved to approve J.3. 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

4. LDR25-0001 - Land Use Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0001 - Land Use Update) by amending Chapter 82 "Development Standards," Chapter 90 "Subdivisions," Chapter 98 "Zoning," and Appendix A "Fees," related to clarifying and adding exception provisions for setback and landscaping standards, clarifying lot width and depth standards, adding turnaround standards for gated entry of private subdivisions, amending setback standards within the Campus Commercial and Campus Industrial districts, updating accessory dwelling standards, adding standards for parking lot lights, and updating fees related to land development within the Town. (PZ recommended approval by a vote of 6 to 0 at its February 24, 2025, meeting.)

The Town Council convened into closed session at 6:48 p.m. per 551.071 to discuss this item with the Town Attorney and reconvened into an open meeting at 8:20 p.m. No action taken.

Ms. Murphy gave a presentation identifying or noting:

- General overview - changes in 4 sections
    - Chapter 82 - Dev. Standards

- Chapter 90 - Subdivisions
- Chapter 98 - Zoning
- Appendix A - Fee schedule

and she responded to questions from Council regarding:

- minimum setback widths
- flag lots

Mayor Moore opened the public hearing at 8:36 p.m. No one spoke. Mayor Moore closed the public hearing at 8:36 p.m.

ORDINANCE 11-25
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 82, “DEVELOPMENT STANDARDS,” CHAPTER 90, “SUBDIVISIONS,” CHAPTER 98, “ZONING,” AND APPENDIX A, “FEE SCHEDULE,” OF SUBPART B, “LAND DEVELOPMENT REGULATIONS,” OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY CLARIFYING AND ADDING EXCEPTION PROVISIONS FOR SETBACK AND LANDSCAPING STANDARDS, CLARIFYING LOT WIDTH AND DEPTH STANDARDS, ADDING TURNAROUND STANDARDS FOR GATED ENTRY OF PRIVATE SUBDIVISIONS, AMENDING SETBACK STANDARDS WITHIN THE CAMPUS COMMERCIAL AND CAMPUS INDUSTRIAL DISTRICTS, UPDATING ACCESSORY DWELLING STANDARDS, ADDING STANDARDS FOR PARKING LOT LIGHTS, AND UPDATING FEES RELATED TO LAND DEVELOPMENT WITHIN THE TOWN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ACTION:	Brian Taylor moved to approve J.4. 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

K. BOARDS/COMMISSIONS

No action taken.

L. CLOSED MEETING

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:36 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. Private drainage improvements

   b. Legal advice regarding the Town's CDBG, SPAN for transportation, and Residential Rehab programs.

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, including real property located north of FM 1171 and west of US 377, 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, construction of public improvements, performance related to certain incentive agreements, requests for incentive related proposals to develop real property, 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 9:56 p.m., to take no action on the above items.

N. ADJOURN

Mayor Moore adjourned the meeting at 9:56 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

Theresa Scott

THERESA SCOTT, TOWN SECRETARY