Town Council Regular Meeting

April 7, 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
Matt Hotelling, Assistant Director of Public Works/Transportation
Brian Waltenburg, Director of Public Works
Julie Taylor, Director of Treasury Operations

B. INVOCATION

Chaplain Jerry Speight 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 Joseph Ciminna III
   Mayor Moore recited the proclamation and presented it to Mr. Ciminna.
2. Recognition of the Flower Mound Citizens Academy - Class of 2025
   Ms. Scott gave a presentation identifying or noting:

   - program background information
   - class photos
   - enrollment timing for next year's class

   and the class recited a pledge.
3. Child Abuse Prevention Proclamation - CASA of Denton County
   Mayor Moore recited and presented the proclamation to Deb Finley, CASA Board member.

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. Some complete addresses not provided.

	Speaker name and address	Subject (as written on the form)
1.	Alison Lumbatis, 2955 Surveyors Ln	Cross Timbers Drainage - delaying Knight's Landing approval
2.	Efrain Tejada, 6510 Sunset Tr	Cross Timbers Drainage - delaying Knight's Landing approval
3.	Krissa Tejada, 6510 Sunset Tr	Cross Timbers Drainage - delaying Knight's Landing approval
4.	Abigayle Farrier, 6604 Sunset Tr	Cross Timbers Drainage - delaying Knight's Landing approval
5.	David Wenzel, 2901 Surveyors Ln	Knight's Landing Drainage issue
6.	Jeanni Farrier, 6604 Sunset Trl	Delay Knight's Landing approval and address drainage issues
7.	Natasha Nechiporenko, Raintree	Knight's Landing - drainage problem

8.	Steven Wood, 3032 Monet Ct	Cross Timbers drainage - delay Knight's Landing development
9.	Robbie Waters, 5109 Saddle Dr	Flower Mound Youth Football Academy
10.	Lucille DelVecchio, 7003 Woodridge Dr	Knight's Landing
11.	Duane Francis, 3916 Belstrum Dr	Summit Club April 2025 activities
12.	Marsha Gavitt, 6501 Meadowcrest Ln	Cross Timbers drainage delay - Knight's Landing approval
13.	Joel Weber, Woodridge Dr	Cross Timbers drainage delay - Knight's Landing approval
14.	Leigh Ferguson, 1400 Patton Place, Carrollton	National Safe Digging Month
15.	Tim Whisenant, 2300 Olympia	Cross Timbers Drainage
16.	Sean Lee, 4332 Lauren Way*	Cross Timbers Drainage and delay Knight's Landing
17.	Cris Von Simson, 6520 Sunset Tr*	Cross Timbers drainage - delay Knight's Landing
18.	Ana Von Simson, 6520 Sunset Trail*	Cross Timbers drainage - delay Knight's Landing development
19.	Nancy Proctor, 3414 Ridgecrest Dr*	Drainage in Cross Timbers - delay Knight's Landing development
20.	Sam Huniu, 3414 Ridgecrest Dr*	Drainage in Cross Timbers - delay Knight's Landing
21.	Susan McKeen, 3507 Preakness Dr*	Xtimbers drainage - delay construction - Knight's Landing
22.	Andrew Farrier, 6604 Sunset Tr*	Drainage in Cross Timbers - delay Knight's Landing development
23.	Susan Bodenmiller, 7007 Woodridge*	Cross Timbers drainage - Knight's Landing development
24.	Craig Lumbatis, 2955 Surveyors Ln*	Cross Timbers drainage - delay Knight's Landing approval
25.	Joella Collier, 3920 Raintree Dr*	Drainage issue
26.	Phil DelVecchio, 7003 Woodridge Dr*	Cross Timbers drainage and delay Knight's Landing development
27.	Jeffrey Blasko, 1720 Milford Dr	Cross Timbers drainage & delay Knight's Landing development

28.	Scott Langley, 800 Carter Ct*	Cross Timbers drainage & delay Knight's Landing development
29.	Carmen Ault, 3514 Ridgecrest Dr*	Cross Timbers drainage & delay Knight's Landing development
30.	Terry Duprie, 7004 Woodridge Dr*	Cross Timbers drainage issues
31.	Sean Lee, 4332 Lauren Way*	Cross Timbers drainage & delay Knight's Landing development

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members
   There were announcements from the mayor or councilmembers regarding:

   - Texas legislative visits update and the potential negative impacts on the Town if passed
   - Trietch church Family Fest event
   - report on the organizations of Women in Business and Ally's Wish
   - Flower Mound Holi event
   - Easter Egg Scramble

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Public Works - Wastewater Treatment Plant of the Year Award

   Administrative Note: This item was presented during the presentations section of the agenda.

   Mr. Waltenburg gave a presentation identifying or noting:

   - background information about the award presented by Water Environment Association of Texas
   - background information about the water treatment plant
   - photo and location
   - staff highlights

4. Organizational Updates

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).

Council discussed a possible future agenda item: whether the council could request exceptions for a development. There was also discussion about how to update the residents on where the Town is in the process of reviewing the drainage assessments.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that the April 17 work session has been canceled and confirmed that all Councilmembers plan to attend the April 21 regular meeting.

1. April 17 - Work Session (CANCELED)

2. April 21 - Regular 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 1 - 5 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 - 3/17 & 3/20 - Consider approval of the minutes from a regular meeting/work session held on March 17, 2025, and a work session held on March 20, 2025.

2. Alternate Municipal Judge Reappointment - Consider approval of an ordinance to reappoint Alternate Municipal Judge Stephanie Askew for the period of April 20, 2025, through April 21, 2027.

   ORDINANCE NO. 12-25
   AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS APPOINTING AN ALTERNATE JUDGE OF THE MUNICIPAL COURT OF RECORD IN THE TOWN OF FLOWER MOUND; PROVIDING THIS

ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

3. Dump Truck (2) replacement - Consider approval of the replacement purchase of two 2026 International HV607 6x4 12/14 Dump Trucks from Southwest International Trucks in the amount of $291,106.08 utilizing the BuyBoard Cooperative Contract # 723-23.

4. PSA - Sanitary Sewer Flow Monitoring - Consider approval of the Professional Services Agreement with RJN Group, Inc., for sanitary sewer flow monitoring, maintenance and analysis support, in the amount of $103,884.00; and authorization for the Mayor to execute same on behalf of the Town.

5. Pavement Joint Sealing Services - Consider approval of the annual purchase contract for pavement joint sealing services with Super Sealing USA dba Innovative Road Composites, Inc., through the County of Ellis Contract (RFB-2022-021) for an estimated annual amount of $80,000.

K. REGULAR ITEM(S)

1. PSA - Fire Station 6 - Consider approval of a Professional Services Agreement with Martinez Architects, LP, for the programming, design, and construction administration associated with the Fire Station 6 project, in the amount of $1,080,000.00; and authorization for the Mayor to execute same on behalf of the Town.

Mr. Waltenburg gave a presentation identifying or noting:

- Fire Station 6 background information (current temporary location)
- aerial site photo (new location)
- selection process
- project scope, schedule
- budget and funding

and he responded to questions from Council regarding:

- bid process

ACTION:	Brian Taylor moved to approve K.1. 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

2. Notice of Intent 2025 CO - Consider approval of a resolution approving and authorizing publication of notice of intention to issue Certificates of Obligation, Series 2025, in the principal amount not to exceed $19,200,000, for the purpose of paying for waterworks and sewer system improvements and fire-fighting facilities.

Ms. Taylor or Michael Martin, Hilltop Securities, gave a presentation identifying or noting:

- general capital projects

and they responded to questions from Council regarding:

- offering breakdown

RESOLUTION NO. 08-25
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

ACTION:	Brian Taylor moved to approve K.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. MPA25-0001 - Furst Ranch Thoroughfare Plan Amendment - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA25-0001 – Furst Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to change the classification from Mixed-Use (MU) Arterial to Urban Minor Arterial for the first MU Arterial street located east of the intersection of Cross Timbers Road (FM 1171) and U.S. Highway (US) 377 north to the roundabout and the MU Arterial street located north of the intersection of Cross Timbers Road (FM 1171) and US 377 east to the roundabout. The property is generally located in the northeast quadrant of Cross Timbers Road and US 377. (Planning and Zoning Commission recommended approval by a vote of 6 to 0 at their March 24, 2025, meeting.) (Transportation Commission recommended approval by a vote of 5 to 1 at their March 11, 2025, meeting.)

Mr. Hotelling gave a presentation identifying or noting:

- vicinity map
- current thoroughfare plan

- traffic impact analysis
- thoroughfare plan scenarios
- transportation commission; planning & zoning feedback and recommendation
- schedule

and he responded to questions from Council regarding:

- roundabout function and spacing
- ETJ area (density) and model inclusion

Mayor Moore opened the public hearing at 11:10 p.m. No one spoke. Mayor Moore closed the public hearing at 11:10 p.m.

ORDINANCE 13-25
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 7.0, "THOROUGHFARE PLAN," TO CHANGE THE DESIGNATION OF TWO SECTIONS OF MIXED USE (MU) ARTERIAL TO URBAN MINOR ARTERIAL NORTH AND EAST OF THE INTERSECTION OF FM 1171 AND US 377, AS DEPICTED IN EXHIBIT A; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

ACTION:	Adam Schiestel moved to approve K.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. MPA23-0002 - Lakeside DFW / Lakeside East - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0002 – Lakeside DFW / Lakeside East) 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 from Lakeside Business District Area Plan with Campus Commercial uses to Mixed Use. The property is generally located east of Long Prairie Road and between Spinks Road and Lakeside Parkway. (PZ recommended denial by a vote of 4 to 2 at its March 24, 2025, meeting.)
Administrative Note: This item was heard after item K.2

Mayor Moore opened items 4 and 5 at the same time.

Ms. Murphy gave a presentation identifying or noting:

- general and detailed location
- land use and zoning
- site photos
- Master plan amendment exhibit
- zoning amendment
- transfer of units
- MU-TMR(3) modifications (use modifications; development standards modifications)
- MU-N(2) uses
- changes from P & Z

  and she, Mr. Hotelling, or Mr. Meredith responded to questions from Council, some of which were after the public hearing, regarding:
- open space
- subzones
- MU-TMR (3) and existing campus 2 (what is/isn't allowed)
- park and open space
- signage
- building height for the mixed-use area
- traffic impact if apartments are added, and service levels
- speed reduction possibility and timing

Applicant presentation
Jimmie Archie, Irving, Texas

Mr. Archie gave a presentation identifying or noting:

- aerial photos
- background information (Realty Capital and Lakeside)
- site analysis
- development plans by previous owner
- Lakeside is Growing - public outreach
- Lakeside East site plan
- 35,000 sq ft of required commercial space prior to multi-family occupancy
- Lakeside regulating plan (apartments - 326 remaining units)
- open spaces (entertainment and art plazas, central park, office courtyard, nature trail
- Lakeside video
- trolley service option
- and he responded to questions or comments, some of which were after the public hearing, from Council regarding:
- apartment pricing
- school impact
- traffic impact
- purchase options preferred over apartments

- noise concerns for residential uses adjacent to commercial uses
- C2 uses
- interest in seeing less apartment units
- positive aspects of the development
- how Southlake built a walkable development without apartments
- possibility for a different vision, given the property crosses many lanes with 2499
- how the immediate neighbors are interested in having it built
- ownership opportunities
- postponement possibility and options

Mayor Moore opened the public hearing for items 4 and 5 at 8:50 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.	Wendy Bonneau, 2850 Lakeside Pkwy, #105	Jeffrey Blasko, 1725 Milford Dr	
2.	Scott Sharrer, 2620 Rembert Dr	Katy Grote, 165 Double Oaks, Double Oak	
3.	Jenn Sharrer, 2620 Rembert Dr	Steven Wood, 3032 Monet Ct	
4.	Myles Vlarre, 160 Renney, Highland Village	Tim Whisenant, 2300 Olympia	
5.	Cynthia Cowen, 704 Elmwood	Scott Langley, 800 Carter Ct	
6.	Sean Hamilton, 2500 Lakeside Pkwy	James Harris, 416 Northwood*	
7.	Kambie Vahdani, 208 Northwood	Jeannie Farrier, 6604 Sunset Trl*	
8.	Ram Chebrolu, 3111 Sunset Blvd	Beth Soderberg, 3100 Wager*	
9.	Dan Nicoloff, 840 Deer Run	Marsha Gavitt, 6501 Meadowcrest Ln*	
10.	John David Frith, 870 International Pkwy	Sandeep Sharma, 2504 Stillwater*	
11.	Sandra Ludwig, 2621 Sedona	Shubhada Sharma, 2504 Stillwater*	

12.	Michael Kirby, 2800 Lakeside Pkwy, #805**		
13.	Peter Stewart, 2800 Lakeside Pkwy, #1103		
14.	Katherine Hall, 2409 W Village Pkwy		
15.	Judith Henkels, 2850 Lakeside Pkwy, #106		
16.	Lorraine Schray, 2770 Lakeside Pkwy, #4716		
17.	Brad Hall, 2409 W Village Pkwy		
18.	Patricia Hayden, 5309 Heather Ct		
19.	Jake Shermington, 6731 Desco Dr, Dallas		
20.	Clayton Flurry, 2005 Foxborough Trl		
21.	Carol Kirby, 2800 Lakeside Pkwy, #805*		
22.	Silvia Mendes, 2020 Winding Creek Blvd*		
23.	Luiz Mendes, 2020 Winding Creek Blvd*		
24.	Trey Bruning, 2451 Lakeside Pkwy*		
25.	Len Ludwig, 2621 Sedona St*		
26.	John Massey, 4419 Buena Vista, #3, Dallas		
27.	Jim Hanking, 2908 Blue Sage Ct		

** Indicates person did not wish to speak*
***submitted a speaker card - not available when called*

Mayor Moore closed the public hearing for items 4 and 5 at 9:55 p.m.

At 10:55 p.m. Mayor Moore announced that Town Council is convening into closed session per Texas Government Code Chapter 551.071, for items 4 and 5

at 9:55 p.m. and reconvened at 10:11 p.m.

ACTION:	Adam Schiestel moved to postpone item K.4. and K.5 to a date as requested by the applicant. Ann Martin seconded the motion.
AYES:	Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

5. MU23-0001 - Lakeside DFW / Lakeside East - Public Hearing to consider an ordinance amending the zoning (MU23-0001 – Lakeside DFW / Lakeside East) from Planned Development District No. 38 (PD-38) with Commercial District-2 (C-2) uses and Planned Development District No. 39 (PD-39) with Commercial-2 District (C-2) uses to Mixed Use District-1 (MU-1) for Lakeside DFW, and to amend Mixed Use District-1 (MU-1) standards to include conceptual plans and development standards for Lakeside East, to modify Lakeside DFW development standards to transfer unutilized residential density from the MU-C(1), MU-C(4), and MU-N(1) subzones to the proposed MU-N(2) subzone, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located east and west of Long Prairie Road and north and south of Lakeside Parkway. (PZ recommended denial by a vote of 4 to 2 at its March 24, 2025, meeting.)

   This item was postponed at the same time as item K.4.

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 11:11 p.m., pursuant to Texas Government Code Chapter 551, Sections 551.071, 551.072, 551.074, and 551.087.

1. Consultation with Town Attorney.

   a. Case No. 4:25-cv-00244 Rembert, et al v. Town of Flower Mound

   b. Update regarding proposed Texas legislation.

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 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.

4. Discuss the resignation (retirement) and recruitment process associated with the Town Secretary, and all matters incidental and related thereto.

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 12:50 a.m. on Tuesday, April 8, and took no action on the above items.

N. ADJOURN

Mayor Moore adjourned the meeting at 12:50 a.m. on Tuesday, April 8 and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

_____

CHERYL MOORE, MAYOR

ATTEST:

Theresa Scott

_____

THERESA SCOTT, TOWN SECRETARY