

Transportation Commission



September 9, 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 UNITED STATES 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 - October 14th.
3. Future Agenda Items.
4. Boards and Commissions Banquet

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 06/10. - Consider approval of the minutes from June 10, 2025.

F. REGULAR ITEM(S)

1. Revised Thoroughfare Plan - Monarch - Public Hearing to consider a request for a Master Plan Amendment (MPA25-0003) to amend Section 7.0 - Thoroughfare Plan. The request is to change Landsdowne from an Urban Minor Arterial to an Urban Collector; and remove the Urban Collector north of Denton Creek Boulevard in the Monarch Development Area. The location is generally located east of IH 35W and northwest of the Canyon Falls Development.

G. ADJOURN

I do hereby certify that the notice of the above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on September 3, 2025, by 5:00 p.m.

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



June 10, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Meeting was called to order by Chair Chris Reed at 6:32 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
Jason Huse, Place 4
Erica Mulder, Place 5
Barbara Barrios, Place 9, Alternate

with the following member(s) absent:

Bob Morreira, Place 2
Charlie Landry, Place 7
Ricky Clark, Place 8, 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
JP Walton, Chief Strategic Officer

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 - July 8th & August 12th
3. Future Agenda Items
4. Micromobility Update

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 05/13. - Consider approval of the minutes from May 13, 2025.

ACTION: Bjorn Vandug moved to approve E.1. as presented in the agenda caption. Ron Hogue seconded the motion.
AYES: Ron Hogue, Bjorn Vandug, Jason Huse, Erica Mulder, Barbara Barrios
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

F. WORK SESSION

1. Discussion regarding the development of community outreach policy for the installation of streetlights
2. Discussion on the Development of a Town Crosswalk Policy

G. ADJOURN

Motion to adjourn made by Erica Mulder and seconded by Bjorn Vandug, all in favor.
Meeting adjourned at 8:37 p.m.



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

DATE: September 9, 2025
FROM: Matthew Hotelling, Assistant Director of Public Works/Transportation
ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA25-0003) to amend Section 7.0 - Thoroughfare Plan. The request is to change Landsdowne from an Urban Minor Arterial to an Urban Collector; and remove the Urban Collector north of Denton Creek Boulevard in the Monarch Development Area. The location is generally located east of IH 35W and northwest of the Canyon Falls Development.**

BACKGROUND: In January 2025, Town Council unanimously approved the Master Plan Amendment and the Zoning Planning Development project for the Monarch Development. The Monarch Development is generally located north of Cross Timbers Road (FM 1171), west of US 377 and east of Interstate Highway (IH) 35W. Furthermore, it is located generally north and west of the Canyon Falls Development. Attached is a vicinity map showing the general location of this development. The overall Monarch Development is approximately 200 acres in size. The project consists of a mix of Campus Commercial and Residential uses. As part of the original development application, a traffic impact analysis (TIA) was completed to determine if there was adequate traffic capacity. A large portion of the trips generated from this development will come from the IH 35W direction. This development will be built in phases. It is anticipated that beginning with Phase 2, there will be freeway access to this development. The TIA takes into consideration both background and site-generated trips and the network of streets proposed by the development.

Since the April 8, 2025, TRC meeting, the Monarch development has undergone a refinement of the uses in the commercial sector of this development. There has also been a closer look at the physical elevations of the terrain in this area. Both the refinement and the terrain have precipitated a request for a change in the Thoroughfare Plan in this area. The applicant for this proposed change is anticipated to be at this meeting to answer any questions about this Thoroughfare Plan change.

Based on the original submittal for this development, it was anticipated by the development and the Town that the roadway known as Landsdowne would be an Urban Minor Arterial (UMA). A UMA is a 4 lane divided roadway with left turn lanes in the median. Landsdowne would connect to Smitz on the south and make a second connection point to IH 35W frontage road north of Denton Creek Boulevard. Currently, there are discussions about the possibility of making the connection into Argyle to the north. This connection has not been finalized and would likely require an additional Master Plan Amendment to make this connection.

The request of the applicant is to change the classification of Landsdowne from a UMA to an Urban Collector (UC). A UC is a 36-foot wide paved section with 2 lanes in each direction. The UC that is being proposed is a typical UC except for having a two-way left turn lane (TWLTL) in the middle of the roadway to accommodate left turns and there would be No Parking on either side of the roadway. The TWLTL is needed as this roadway will be in the middle of the retail spaces, including the big box retail anchors of this development. As part of this study, an updated TIA was performed. The updated TIA assumed that a UC with a TWLTL has the same capacity as an Urban Minor Arterial Undivided (UMAU). A UMAU is a 4 lane undivided roadway without dedicated left turn

lanes. This assumption has consequences in the later phases of this development. In later phases, the anticipated volume of traffic on Landsdowne is expected to exceed the capacity of a typical UC at LOS C in SMARTGrowth. Based on the assumption that a UC with TWLTL is the same capacity of a UMAU, this project meets the LOS C in SMARTGrowth.

The second portion of this request involves the UC, which connects to Denton Creek Boulevard and goes in a northwesterly direction and connects to Landsdowne on the north. The terrain on the northwestern end of this UC has a significant grade change. This area will have large retaining walls which would make it extremely difficult and results in a loss of usable land to make this connection as originally proposed. The applicant proposes to no longer make this connection to Lansdowne. The UC classification would be removed completely. The roadway that remains would be changed to a typical residential street, a smaller cross-section that only serves the residential development. Based on the latest submittal, this street is shown with no houses fronting this street and would continue to function as a collector street without the designation.

BOARD REVIEW/CITIZEN FEEDBACK: During the April 8, 2025, TRC meeting, the TRC recommended the approval of the most current Thoroughfare Plan in this area. It was approved by Town Council on May 5, 2025.

ALTERNATIVES: Keep the existing Thoroughfare Plan or propose other changes.

FISCAL IMPACT: N/A

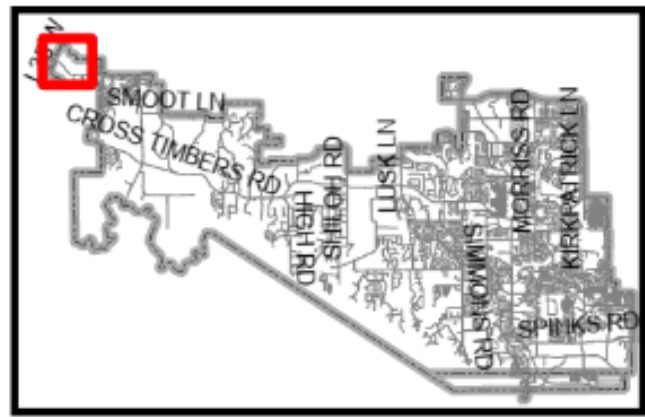
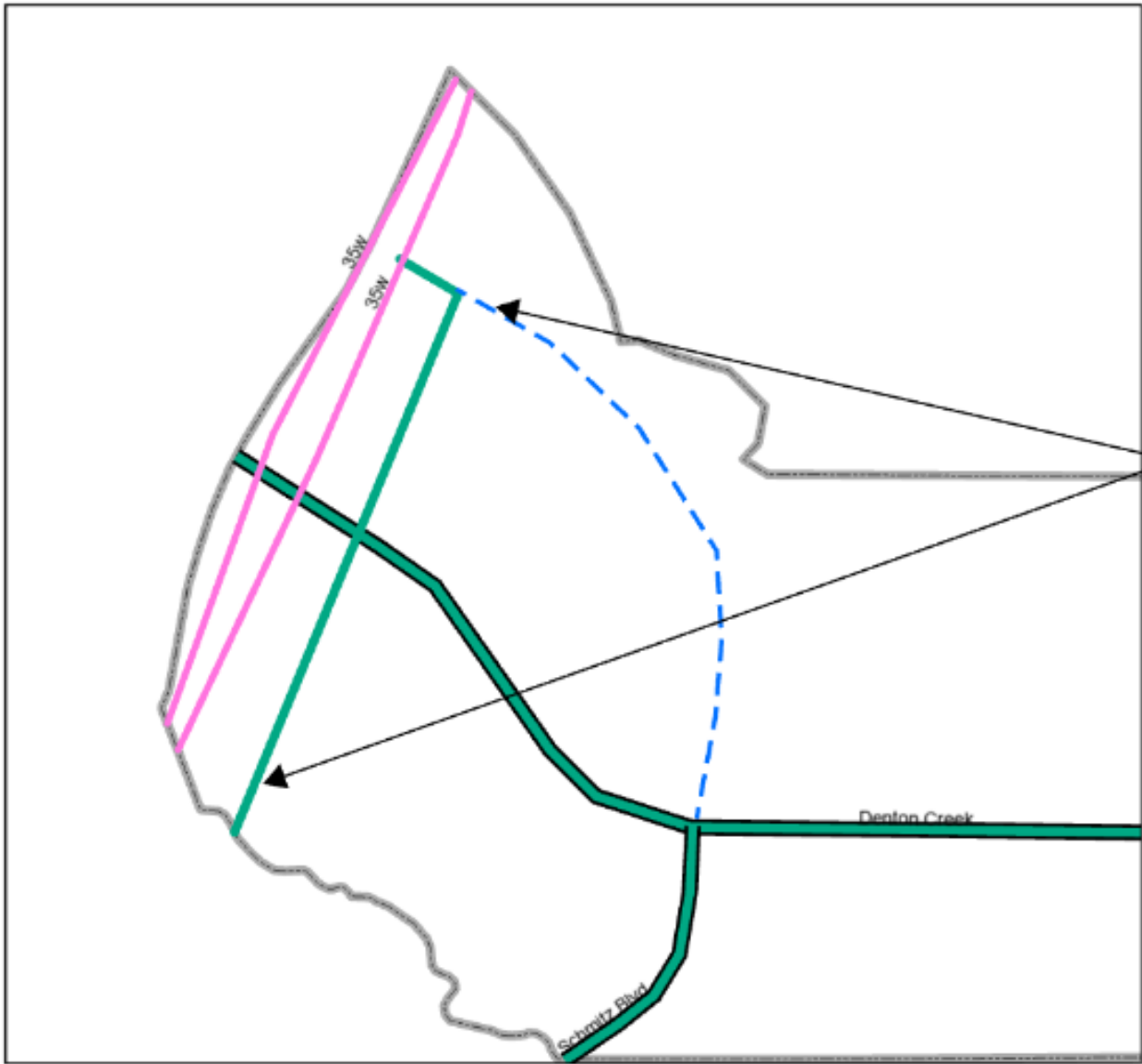
LEGAL REVIEW: N/A

ATTACHMENTS:

1. Vicinity Map and Existing Thoroughfare Plan
2. Proposed Thoroughfare Plan

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

Vicinity Map - Location of Monarch Thoroughfare Streets



Project Locations

Legend

Current Thoroughfare Plan Classification

-  Major Arterial
-  Urban Minor Arterial w/Bike Lane
-  Urban Minor Arterial
-  Urban Collector
-  Rural Collector
-  Service Road

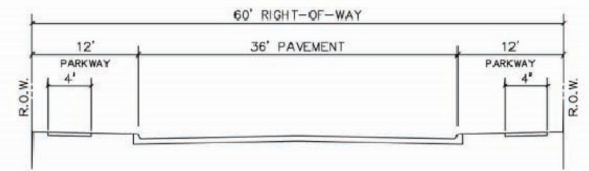
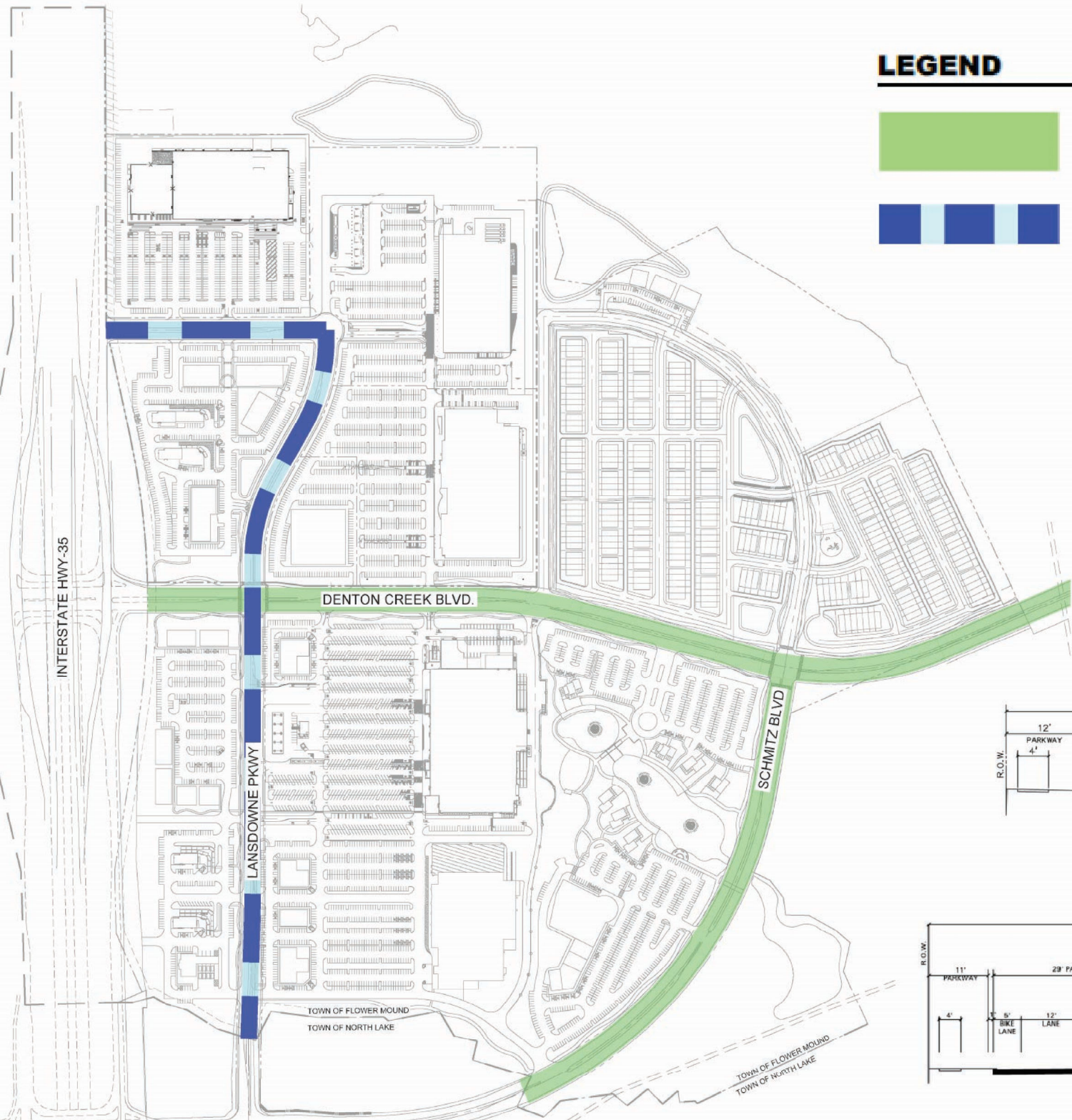
LEGEND



URBAN MINOR ARTERIAL PER CURRENT TOWN OF FLOWER MOUND THOROUGHFARE PLAN DATED APRIL 1, 2024



URBAN COLLECTOR PROPOSED WITH MASTER PLAN AMENDMENT



URBAN COLLECTOR

