

Town Council Regular Meeting



October 6, 2025

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Flower Mound Town Hall, 2121 Cross Timbers Rd, Flower Mound, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flowermound.gov or by calling 972.874.6005 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGES

D. PRESENTATION(S)

1. Fire Prevention Week
2. Substance Use & Misuse Prevention Month

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

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. 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).

I. COORDINATION OF CALENDARS

1. October 16 - Work Session
2. October 20 - Regular Meeting
3. October 20 - TIRZ #2 Board meeting at 5:00 p.m.

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.

1. Minutes - 9/15 - Consider approval of the minutes from the regular meeting held on September 15, 2025.
2. Minutes - 9/16 - Consider approval of the minutes from the work session held on September 16, 2025.
3. Minutes - 9/18 - Consider approval of the minutes from the work session held on September 18, 2025.
4. Stormwater Utility System Fee - Consider approval of an ordinance amending Article X, "Municipal Stormwater Utility System," of Chapter 70, "Utilities," of the code of ordinances, Town of Flower Mound, Texas, by revising provisions pertaining to Stormwater Utility System fees and providing for appeals of fee determinations; amending Appendix A, "Fee Schedule," to revise the methods for calculating Stormwater Utility system fees; and providing an effective date.
5. Leonard and Helen Johns Park - Design Contract - Consider approval of a Professional Services Agreement with MHS Planning & Design, LLC., for the design services associated with the Leonard and Helen Johns Community Park project, in the amount of \$657,800.00; and authorization for the Mayor to execute same on behalf of the Town.
6. Sanitary Sewer Manhole Rehabilitation Ph. I - PCA Proposal - Consider approval of sanitary sewer manhole lining and rehabilitation services related to the Sanitary Sewer Manhole Rehabilitation Ph. I project, to Infrastructure Rehabilitation USA, Inc., utilizing The Local Government Purchasing Cooperative Contract PCA OD-406-24 "Cured-in-Place (CIP)

- Rehabilitation for Vertical Structures", administered through the Purchasing Cooperative of America, in the amount of \$389,450.00.
7. Denial of Oncor Requested Rate Increase - Consider approval of a resolution authorizing the Town to join with the Steering Committee of Cities Served by Oncor to deny Oncor Electric Delivery Company's requested rate increase.
 8. Capital Improvements Advisory Committee - Ordinance - Consider approval of an ordinance revising the organization of the Capital Improvements Advisory Committee (CIAC) pursuant to recent amendments to Chapter 395, Texas Local Government Code.
 9. Interlocal Agreement - Library Services (County) \$73,200 - Consider approval of an Interlocal Cooperation Agreement with Denton County for the provision of library services benefiting the citizens of Denton County, and authorize the Mayor to execute the agreement on behalf of the Town. The agreement includes the receipt of \$73,200 in funding from Denton County to support the provision of these services.
 10. Esri Software License Agreement Renewal - Consider the approval of a three-year Professional Service Agreement renewal with Esri in the amount of \$60,300.00/yr; and authorization for the Mayor to execute the same on behalf of the Town.
 11. Council Chambers A/V Upgrades - Consider approval of the purchase and installation of audio/visual (A/V) upgrades for Jody Smith Hall from Forte through The Interlocal Purchasing System (TIPS) in the amount of \$321,245.60.
 12. 2026 Taste of Flower Mound Event - Beer/Wine Request - Consider approval for the sale and consumption of alcoholic beverages (beer and wine) at the Flower Mound Public library during 2026 Taste of Flower Mound event (a fundraiser for the Friends of the Library organization). The event is scheduled for Friday, February 6, 2026, from 6:00 p.m. to 8:00 p.m., during hours when the Library is closed to the public.

K. REGULAR ITEM(S)

1. Performing Arts Center Pre-Design Phase Services - Consider approval of the Standard Form Master Agreement Between Owner and Architect (AIA Document B121-2018) and Service Order 1.1 (AIA Document B221-2018) from Hoefer Welker, LLC to perform Architectural and Engineering pre-design phase services for the Flower Mound Performing Arts Center, in the amount of \$583,500.00; and authorization for the Mayor to execute same on behalf of the Town.
2. Reimbursement Resolution - Consider approval of a resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$79,325,000.00 and authorizing the preparation of the documents associated with the issuance, sale, and delivery of the debt obligations; and providing an effective date.
3. Dangerous Dog Ordinance - Consider approval of an ordinance amending Article V, Dangerous Animals, of Chapter 6, Animals, of the Town of Flower Mound's Code of Ordinances, relating to the Dangerous Dog Ordinance.
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.)
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.)
 6. FM 2499 Retail Venture Chapter 380 Agreement - Public Hearing to consider approval of a Chapter 380 Agreement with FM 2499 Retail Venture, LP for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town.
 7. SSP25-0003 - Brookview Phase 1A - Consider a request for a Subdivision Site Plan (SSP25-0003 - Brookview Phase 1A) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Canyon Falls Drive. (PZ recommended approval by a vote of 7 to 0 at its September 22, 2025, meeting.)
 8. RP25-0006 - Flower Mound Family Farmhouse Addition Lots 1R & 2R, Block A - Public Hearing to consider a request for a Replat (RP25-0006 – FM Family Farmhouse Addition, 1R & 2R, Block A) to relocate lot lines between two residential lots with an exception to lot depth pursuant to Section 90-272(a), of the Code of Ordinances. The property is generally located north of Sentinel Oak Road and west of Simmons Road. (PZ recommended approval by a vote of 7 to 0 at its September 22, 2025, meeting.)

L. 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.

1. TIRZ #2 - Discuss and consider approval of a resolution appointing members to the Tax Increment Reinvestment Zone Two (TIRZ #2).

2. CIAC - Discuss and consider approval of a resolution appointing members to the Capital Improvements Advisory Committee (CIAC).

M. WORK SESSION ITEM

1. Value of Municipal Services

N. 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.

1. **Section 551.071: Consultation with Town Attorney**
 - a. Case No. 4:25-cv-00244 Rembert, et al v. Town of Flower Mound
2. **Section 551.072: Deliberation Regarding Real Property**

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. **Section 551.074: Personnel Matters**

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. **Section 551.087: Deliberation Regarding Economic Development Negotiations**

Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, construction of public improvements, 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.

O. RECONVENE

P. ADJOURN

I do hereby certify that the notice of 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 30, 2025, by 5:00 p.m.

Traci Henderson, Town 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.

In accordance with section 551.043 of the Texas Government Code, the Taxpayer Impact Statement can be viewed by clicking [HERE](#).

To preview upcoming items of business that may appear on future agendas click [HERE](#).