

Transportation Commission



October 14, 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. COMMISSION MEMBER INTRODUCTIONS

1.

- Bjorn Vandug - Place 1
- Robert Morreira - Place 2
- Ricky Clark - Place 3
- Jason Huse - Place 4
- Erica Mulder - Place 5
- Chris Reed - Place 6
- Charles Landry - Place 7
- Christopher Davidson - Place 8 (Alternate)
- Barbara Barrios - Place 9 (Alternate)

E. ELECTIONS

1. Chair (conducted by the Assistant Director Public Works/Transportation
 - a. CIAC - November meeting
2. Vice Chair

F. ASSISTANT DIRECTOR REPORT

1. Update status report related to operational issues, capital improvement projects, and TxDOT projects.
2. Future Transportation Meeting dates - November 11th & December 9th
3. Future Agenda Items.
4. Boards and Commission Banquet — October 23rd

G. 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 09/09. - Consider approval of the minutes from September 9, 2025.

H. REGULAR ITEM(S)

1. Update Monarch Thoroughfare Plan Amendment - 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 Minor Arterial Undivided; 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. This item was postponed at the September 9, 2025, Transportation Commission meeting

I. 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, October 8, 2025, by 5:00 p.m.

Tina Wells, Administrative Assistant

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



September 9, 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 6:30 p.m.

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

Chris Reed, Place 6, Chair
Bjorn Vandug, Place 1
Bob Morreira, Place 2
Jason Huse, Place 4
Charlie Landry, Place 7
Ricky Clark, Place 8, Alternate
Barbara Barrios, Place 9, Alternate

with the following member(s) absent:

Place 3 - Vacant
Erica Mulder, Place 5

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 UNITED STATES FLAG

Led by Chair Chris Reed

C. PUBLIC COMMENT

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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 - 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.

ACTION: Charles Landry moved to approve E.1. as presented in the agenda caption. Jason Huse seconded the motion.
AYES: Bjorn Vandug, Jason Huse, Charles Landry, Robert Morreira, Ricky Clark, Barbara Barrios
NAYS: None
ABSTAIN: None
RESULT: 6 : 0

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.

STAFF PRESENTATION

Matt Hotelling — Assistant Director Public Works/Transportation

APPLICANT PRESENTATION

Jonathan Kerby - Kimley-Horn
 2600 North Central Expressway
 Richardson, TX
 Michaelann Durden - Kimley-Horn
 2600 North Central Expressway
 Richardson, TX

PUBLIC HEARING

Open at 7:02 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.		Harrison Wicks, Director of Community Development, Town of Argyle	The Town of Argyle would like Landsdowne Parkway to remain an arterial road and connect north to Landsdowne Parkway in Argyle.

** Indicates person did not wish to speak*

PUBLIC HEARING

Closed at 7:08 P.M.

ACTION: Charles Landry moved to approve F.1. 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. Robert Morreira seconded the motion.

AYES: Charles Landry, Robert Morreira, Barbara Barrios

NAYS: Chris Reed, Bjorn Vandug, Jason Huse, Ricky Clark

ABSTAIN: None

RESULT: 3 : 4

ACTION: Jason Huse moved to approve F.1. Public Hearing to consider a request for a Master Plan Amendment (MPA25-0003) to amend Section 7.0 - Thoroughfare Plan. Removal of the Urban Collector north of Denton Creek Boulevard in the Monarch Development Area. Robert Morreira seconded the motion.

AYES: Charles Landry, Robert Morreira

NAYS: Bjorn Vandug, Jason Huse, Ricky Clark, Barbara Barrios

ABSTAIN: None

RESULT: 2 : 4

ACTION: Jason Huse moved to postpone to a date certain — October 14, 2025. Barbara Barrios seconded the motion.

AYES: Charles Landry, Robert Morreira, Barbara Barrios, Ricky Clark, Jason Huse, Bjorn Vandug

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

G. ADJOURN

Motion to adjourn made by Barbara Barrios, second made by Jason Huse, all in favor

Meeting adjourned at 8:37 p.m.



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

DATE: October 14, 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 Minor Arterial Undivided; 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. This item was postponed at the September 9, 2025, Transportation Commission meeting**

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. Since the September 9, 2025, TRC meeting, the engineers for the Monarch development have looked at their site and have been able to add a location for a reservation of right of way (ROW) to potentially make this connection into Argyle. The amount of ROW reservation would be identical to the rest of Landsdowne and would align with the proposed connection point in Argyle.

Since the September 9, 2025, TRC meeting, the applicant has made a change to their request for the classification of Landsdowne. The original request was to change the classification to an Urban Collector (UC) with a two-way left turn lane (TWLTL) in the middle. The new request is to change the classification of Landsdowne to an Urban Minor Arterial Undivided (UMAU). 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

had consequences in the later phases of this development. In later phases, the anticipated volume of traffic on Lansdowne is expected to exceed the capacity of a typical UC at LOS C in SMARTGrowth. With the change of classification to an UMAU, this assumption is eliminated and the project will meet the LOS C in SMARTGrowth. An updated Thoroughfare Plan request is attached to this item.

The second portion of this request involves the UC, which connects to Denton Creek Boulevard and goes in a northwesterly direction and connects to Lansdowne on the north. The terrain on the northwestern end of this UC has a significant elevation difference that will make it very difficult to make this connection. This area will have large retaining walls which would make it extremely difficult and would result 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. Based on the TIA, this connection from Denton Creek Blvd to Lansdowne is not a required connection. The local roadway network within the townhome portion of the development can handle the amount of expected traffic generated within this phase. The UMAU classification of Lansdowne can handle the amount of traffic within the commercial portion without the additional need for this UC. Furthermore, there will continue to be a pedestrian connection from the townhome portion to the commercial properties. The roadways that remain would be changed to a typical residential street, a smaller cross-section that only serves the residential development. By removing this connection, it would remove commercial traffic from this portion of the development and make the townhome portion more neighborhood friendly. This townhome area would continue to have access to Denton Creek Blvd and, based on town requirements and the International Fire Code, will have multiple access points into/out of the neighborhood. Based on the latest submittal, this street in question as shown has no houses fronting this street and would continue to function as a collector street without the designation.

BOARD REVIEW/CITIZEN FEEDBACK: The TRC requested additional information regarding the Urban Collector with two way left turn lane and to provide time to determine if the connection to Argyle was feasible. This item was postponed from the September 9, 2025, TRC meeting.

ALTERNATIVES: Leave Thoroughfare Plan as is or propose changes.

FISCAL IMPACT: N/A

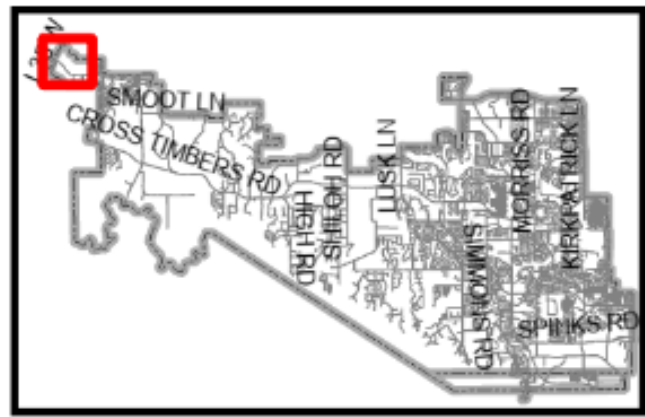
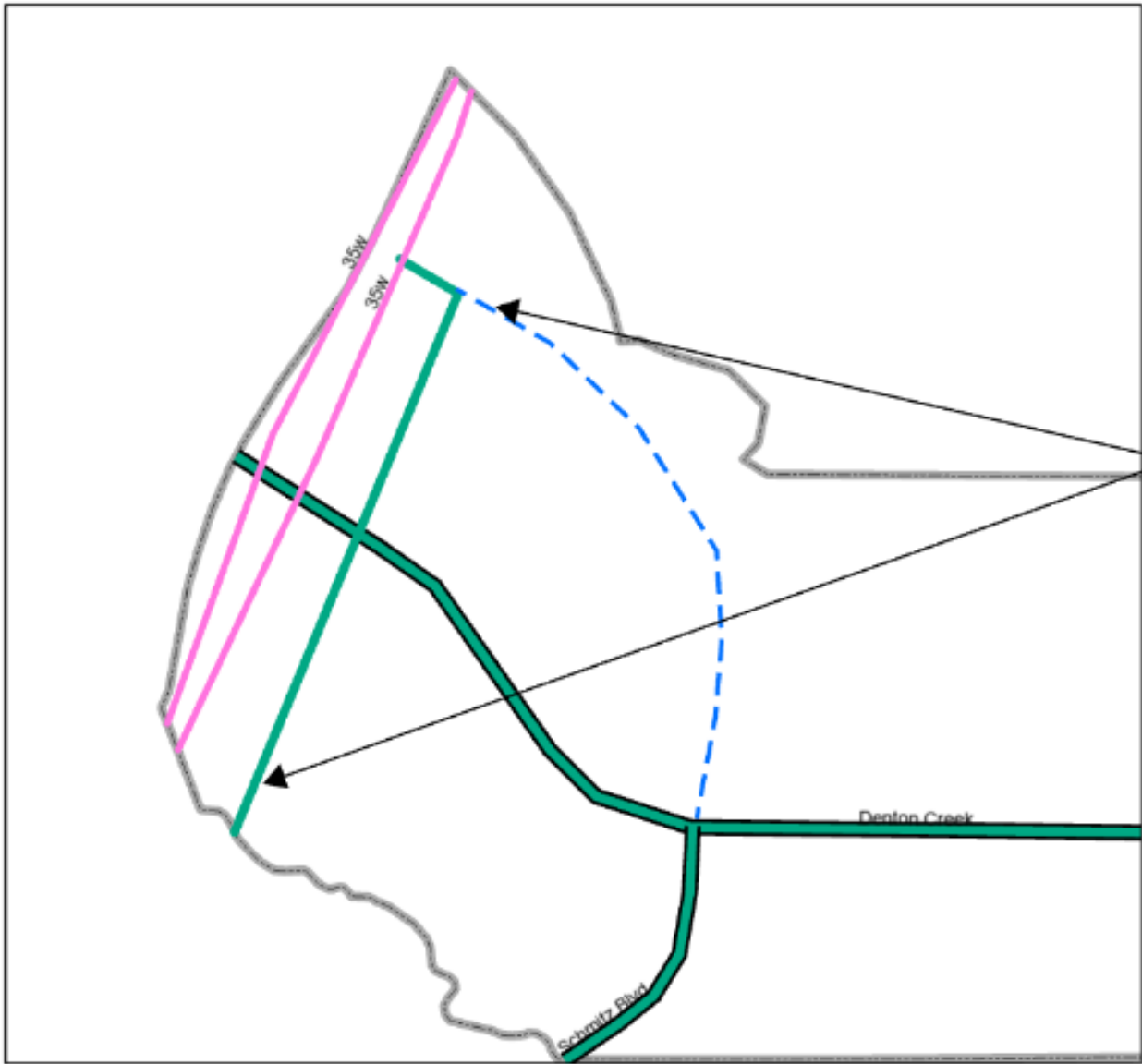
LEGAL REVIEW: N/A

ATTACHMENTS:

1. Vicinity Map Existing Thoroughfare Plan
2. Updated Thoroughfare Plan Exhibit

DRAFT MOTION: Move to recommend approval 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

