

Town Council Regular Meeting



November 3, 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. Presentation of National Night Out Neighborhood Winners
2. Fall into Flower Mound Festival Summary Presentation

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. November 17 - Regular Meeting
2. November 20 - Work Session

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 amended minutes from a regular meeting held on September 15, 2025.
2. Minutes - 10/6 - Consider approval of the minutes from a regular meeting held on October 6, 2025.
3. Minutes - 10/16 - Consider approval of the minutes from a work session held on October 16, 2025.
4. Minutes - 10/20 - Consider approval of the minutes from a regular meeting held on October 20, 2025.

K. WORK SESSION ITEM

1. Value of Municipal Services: Library Services

L. REGULAR ITEM(S)

1. Design PSA - Denton Creek Reuse - Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the design phase services associated with the Denton Creek Reuse project, in the amount of \$1,452,500.00; and authorization for the Mayor to execute same on behalf of the Town.
2. MPA25-0003 - Monarch Thoroughfare Plan Amendment - Public hearing to consider an ordinance amending the Master Plan (MPA25-0003 - Monarch Thoroughfare Plan Amendment) to amend Section 7.0 – Thoroughfare Plan. The request is to change Lansdowne from an Urban Minor Arterial to an Urban Minor Arterial Undivided; consider extending it to the north; 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. (Transportation Commission recommended approval by a vote of 6 to 0 at its October 14, 2025, meeting.) (PZ recommended approval by a vote of 6 to 1 at its October 27, 2025, meeting.)
3. MPA24-0006 - Eden Ranch Thoroughfare Amendment - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0006 – Eden Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to eliminate the East/West Rural Collector between Red Rock Lane and Shiloh Road and to reclassify a portion of Shiloh Road beginning on the north side of Cross Timbers Road for a distance of approximately 1,600 feet north from a Rural Collector to an Urban Minor Arterial Undivided. The property is generally located north of Cross Timbers Road, east of Red Rock Lane and west of Shiloh Road. (Transportation Commission recommended approval by a vote of 5 to 0 at its February 11, 2025, meeting.) (PZ recommended approval by a vote of 6 to 1 at its October 27, 2025, meeting.)
 4. CON25-0001 - Eden Ranch - Public Hearing to consider an ordinance amending the zoning (CON25-0001 – Eden Ranch) from Agricultural District (A) to Planned Development District No. 206 (PD-206) for a conservation development and modified Agricultural District (A) uses and standards with certain modifications, waivers and exceptions to the Code of Ordinances including but not limited to an exception to Section 98-147, “Topographical Slope Protection”. The property is generally located north of Cross Timbers Road, east of Red Rock Lane and west of Shiloh Road. (PZ recommended approval with conditions by a vote of 7 to 0 at its October 27, 2025, meeting.)
 5. TRP25-0005 - Eden Ranch - Public Hearing to consider an application for a tree removal permit (TRP25-0005) for seventeen (17) specimen trees on the property known as Eden Ranch for the proposed conservation development. The property is generally located north of Cross Timbers Road, east of Red Rock Lane, and west of Shiloh Road. (The Environmental Conservation Commission recommended approval of eight (8) trees and denial of twenty-two (22) trees by a vote of 6 - 0 at its July 1, 2025, meeting.)
 6. Eden Ranch Parks Board Recommendation - Consider approval of a Parks Board Recommendation (PBR25-0001) for the Eden Ranch residential development generally located North of Cross Timbers Rd. and east of Red Rock Ln., for parkland dedication of 9.35 acres and park development fees in the amount of \$233,184.00, including the remediation of the pond on the property with dredging and refurbishing to Town standards. (The Parks Board recommended approval by a vote of 6 to 0 at their August 7, 2025 meeting.)
 7. LDR25-0002 - SMARTGrowth Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0002 – SMARTGrowth Update) by amending Article II, “SMARTGrowth Program,” of Chapter 98, “Zoning,” related to amending the organization, duties, and responsibilities for members of the SMARTGrowth Commission and amending evaluation and applicability criteria for projects subject to the SMARTGrowth Program. (PZ recommended approval by a vote of 7 to 0 at its October 27, 2025, meeting.)

8. FY 24-25 Strategic Plan Results - Presentation and discussion of the Town's progress in achieving the goals, objectives, and initiatives in the FY 24-25 Strategic Plan.
9. FY 25-26 Strategic Plan - Consider approval of the Town of Flower Mound FY 25-26 Strategic Plan.

M. 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. Discuss and consider appointing members to serve on the Outstanding Citizen Award selection committee.

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**
Consultation with Town Attorney.
 - a. Possible boundary adjustment matter.
 - b. Denton CAD Board of Directors voting matter.
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.
 - a. Annual Performance Review of Town Manager.
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 October 28, 2025, by 5:00 p.m.

Traci Henderson, Town Secretary

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

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.

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