

Tax Increment Reinvestment Zone Board #2



May 14, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:15 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Mayor Moore called the meeting to order at 8:10 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

B. 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.

No one spoke.

C. 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. Minutes - Consider approval of the minutes from a meeting held on December 16, 2024.

ACTION: Ann Martin moved to approve C.1. 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

D. REGULAR ITEM(S)

1. 1171 Commercial Chapter 380 - Consider approval of a Chapter 380 Agreement with 1171 Commercial, LLC for the economic development of Flower Mound.

Administrative Note: This same item was presented and heard at the May 14, 2025, Town Council Special Meeting, which included a staff presentation and applicant discussion.

ACTION: Adam Schiestel moved to approve the 1171 Commercial Chapter 380 as presented; however, contingent on the addition of a clause that no building permit will be issued for any structure that fails to conform to the Mixed Use (MU) ordinance standards for the term of the Tax Increment Reinvestment Zone # 2 (TIRZ). Ann Martin seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

E. CLOSED MEETING

The Town Council (TIRZ No. 2 Board) to convene into closed meeting pursuant to Texas Government Code Chapter 551.074, for consultation with Town Attorney. 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.

The TIRZ No. 2 Board did not convene into a closed meeting.

F. RECONVENE

N/A

G. ADJOURN

Mayor Moore adjourned the meeting at 8:11 p.m. and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY