

Capital Improvements Advisory Committee and Planning & Zoning Meeting



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

6:00 p.m.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. ELECTION OF OFFICERS

1 Vice Chair

E. 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.

F. REGULAR ITEM(S)

1 Minutes of August 25, 2025 - Consider approval of the minutes from the August 25, 2025, Capital Improvements Advisory Committee meeting.

G. WORK SESSION

1 Presentation and discussion on land use assumptions, growth rates, and capital improvements.

H. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Capital Improvement Advisory Committee reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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 November 4, 2025, by 5:00 p.m.

Christina Torre, Staff Liaison

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.

Capital Improvements Advisory Committee



August 25, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:00 p.m. with the following members present:

Gregory Schultz, Place 1
Jason Hobbs, Place 2, Vice-Chair
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Donald Gilmore, Place 6, Chair
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate
Brian Dench, Representative of the Development Industry

with the following member(s) absent:

Scott Jostes, Place 7
Bill Koenig, Representative of the Real Estate Industry

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Jersain Castanon, Senior Project Engineer
Lee Rodriguez, CIP Manager
Chuck Russell, Senior Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

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- Please state your name and address when speaking.

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.

Speaker name and address	Subject (as written on the form)
None	

* Indicates person did not wish to speak

E. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

F. REGULAR ITEM(S)

- 1 Minutes of February 24, 2025 - Consider approval of the minutes from the February 24, 2025, Capital Improvements Advisory Committee meeting.

ACTION: Commissioner Bayuk moved to approve F.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

AYES: Schultz, Bayuk, Geddie, Hobbs, Langley, Dench

NAYS: None

RESULT: 6 : 0

- 2 Semi-Annual Impact Fee Report as of March 31, 2025 - Consider approval of the Semi-Annual Impact Fee Report as of March 31, 2025, as required by Chapter 395 of the Texas Local Government Code.

STAFF PRESENTATION:

Lee Rodriguez, CIP Manager

ACTION: Vice-Chair Hobbs moved to approve F.2. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Schultz, Bayuk, Geddie, Hobbs, Langley, Dench

NAYS: None

RESULT: 6 : 0

G. ADJOURN

Chair Gilmore adjourned the meeting at 6:10 p.m.



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE AGENDA G.1. WORK SESSION

DATE: November 10, 2025
FROM: Robert Pegg, Assistant Director of Engineering
ITEM: **Presentation and discussion on land use assumptions, growth rates, and capital improvements.**

BACKGROUND: On December 16, 2024, a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the professional services associated with the Water and Wastewater Master Plan Updates and Water, Wastewater, and Roadway Impact Fee Updates project, was approved by Town Council. The project includes:

- Updating the Town's water and wastewater models to account for changes in existing and projected demands, land uses, and capital improvements projects since the last update was performed in 2020.
- Recommendations for updates to the Town's five-year Water and Wastewater Capital Improvements Program.
- Updating the Town's Impact Fee program. The Town is required by Chapter 395 of the Texas Local Government Code to update impact fees every five years.

The project requires coordination amongst the Capital Improvement Advisory Committee (CIAC), Planning & Zoning (P&Z), and Town Council. To initiate, Kimley-Horn will be providing a presentation covering land use assumptions, capital improvements and growth rates to the CIAC and P&Z.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES:

FISCAL IMPACT: \$

LEGAL REVIEW:

ATTACHMENTS:

None

DRAFT MOTION: No action is required on this item.