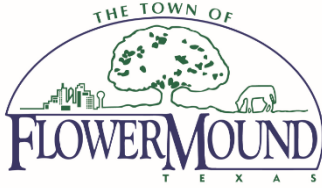


Town Council Regular Meeting



October 6, 2025

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

MINUTES

A. CALL TO ORDER

Mayor Moore called the meeting to order at 6:00 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

Town Council member(s) absent:

Town Staff present:

James W. Childers, Town Manager
Bryn Meredith, Town Attorney
Traci Henderson, Town Secretary
Tommy Dalton, Assistant Town Manager
Tiffany Bruce, Assistant Town Manager/Town Engineer
Lexin Murphy, Director of Development Services
John Zagurski, Chief Financial Officer
JP Walton, Strategic Services Officer

B. INVOCATION

Chaplain Speight gave the invocation.

C. PLEDGES

Mayor Moore led the Pledge of Allegiance to the United States and Texas flags.

D. PRESENTATION(S)

1. Fire Prevention Week

Mayor Moore recited the proclamation and presented it to Fire Chief Paul Henley, Jason Bolejack and Stephanie Billarreal.

2. Substance Use & Misuse Prevention Month

Mayor Moore recited the proclamation and presented it to JP Walton, Director of Strategic Planning, and Kathy Travis from Winning the Fight.

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

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)
1.	Tim Whisenant, 2300 Olympia Drive	
2. *	Hari Mallepally, 5317 Summer Shade Lane	1. Screen time best practices 2. Lack of tennis courts, we go to Argyle and Highland Village
3. *	Aislinn Smalling, 3500 Sentinial Oak Drive	Dangerous dog definition animal - as defined Town can euthanize a dog or cat for killing a wild snake/rat seems like should be livestock/domestic
4. *	Erin Cruz, 308 Perkins Drive, Lantana, Texas 76226	

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

There were announcements from the Mayor or Council members regarding:

National Night Out tomorrow, October 7
Fall into Flower Mound October 9 and 10
Flower Mound Police Department Open House October 18
Dawli October 25
Early voting November 4

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

Town Manager James W. Childers shared the Communications Department was recognized with three national awards from the City-County Communications and Marketing Association (3CMA). First Place: Promotional Video for .Gov Transition; Second Place: One-time Special Programming for State of the City 2024; and Third Place: Public Service Announcement for Cycle and Soak.

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).

- Handbill ordinance and enforcement.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Council members plan to be at the following meetings with the following exception:

Chris Drew will miss TIRZ #2 Board meeting.

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.

Ann Martin will recuse herself from item J.12.

ACTION: Ann Martin moved to approve J.1 through J.11. Janvier Werner seconded the motion.

AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

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.

ORDINANCE NO. 34-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, 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," OF THE CODE OF ORDINANCES, TOWN

OF FLOWER MOUND, TEXAS, TO REVISE THE METHODS FOR CALCULATING STORMWATER UTILITY SYSTEM FEES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; 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.

RESOLUTION NO. 25-25

A RESOLUTION OF THE TOWN OF FLOWER MOUND, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE TOWN'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

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.

ORDINANCE NO. 35-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ARTICLE I, "IN GENERAL," OF CHAPTER 42, "IMPACT FEES," OF SUBPART A, "GENERAL ORDINANCES," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, TO CREATE A CAPITAL IMPROVEMENTS

ADVISORY COMMITTEE PURSUANT TO CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR THE COMPOSITION, ORGANIZATION, AND DUTIES OF THE COMMITTEE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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.

Ann Martin recused herself from this item and left the dais at 6:24 p.m.

ACTION:	Adam Schiestel moved to approve J.12. Chris Drew seconded the motion.
AYES:	Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor
NAYS:	None
ABSTAIN:	Ann Martin
RESULT:	4 : 0

Ann Martin returned to the dais at 6:25 p.m.

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.

Brian Waltenburg, Director of Public Works gave a presentation identifying or noting:

Pre-design services for Performing Arts Center; history of Cultural Arts Master Plan; next steps being pre design phase, traffic study and conceptual design.

Applicant Richard Miller, Principal Architect, Hoefer Welker and Bora gave a presentation identifying or noting:

Firm history; design team; leadership; project approach; stakeholder engagement; pre-design phase services; project schedule; project vision; site analysis; park embrace/big porch concepts; and community inspired.

Town Council, the applicant and staff discussed community engagement opportunities, timing the hiring of a manager during the design phase; outdoor vs. indoor facility; benchmarking tours; providing more than one option for consideration; excited for the process to begin; meeting budgetary constraints; and involvement of Cultural Arts Commission.

ACTION:	Brian Taylor moved to approve K.1. as presented. Adam Schiestel seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

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.

Julie Taylor, Director of Treasury Operations gave a presentation identifying or noting:

Procurement and funding requirements; projects planned; preliminary expenditures; Town Council approval of contracts; funding sources and project amounts.

ACTION: Ann Martin moved to approve K.2. as written. Adam Schiestel seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

RESOLUTION NO. 26-25

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT, 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.

Blake Manual, Management Analyst, gave a presentation identifying or noting:

Ordinance overview; Chapter 822 Texas Health and Safety Code; amendment overview; serious bodily injury definition and declaration process.

Town Council and staff discussed charging owner of cost; Division 2 of the ordinance; court requirements; burden/responsibility; and animal to animal definition is the same as animal to a human.

ACTION: Janvier Werner moved to approve K.3. as presented. Ann Martin seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ORDINANCE NO. 36-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ARTICLE V, "DANGEROUS ANIMALS," OF CHAPTER 6, "ANIMALS," OF SUBPART A, "GENERAL ORDINANCES," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, TO ADD DEFINITIONS, AND TO EXTEND THE SEIZURE, HEARING, AND DISPOSITION PROTOCOLS TO DOGS OR OTHER ANIMALS THAT CAUSE SERIOUS BODILY INJURY TO ANIMALS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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.) (On April 7, 2025, Town Council moved to postpone this item to applicants' time schedule by a vote of 5 to 0)

Lexin Murphy, Director of Development Services, gave a presentation on K.4 and K.5 identifying or noting:

Master Plan Amendment; zoning amendment; concept plan comparison; transfer of units; use modifications; earnout requirement; streetscape and parking; park and open space; street sections; signage; private streets vs. town streets; Park Board approval; and subzones.

Ray Watson, Director of Economic Development, gave a presentation on K.6 identifying or noting:

The project; proposed site photo; components of project; incentive breakdown; and performance for pay.

Applicant Jimmie Archie with Realty Capital gave a presentation on K.4, K.5 and K.6 identifying or noting:

Lakeside East revised plan overview; front door to two, architectural compatibility; town-home substitution rather than apartments; pedestrian-friendly; removes non-discretionary right to drive-thru; retains residential component; retains open spaces; supports sustainability of existing Lakeside; and economic goals and vision.

Town Council, the applicant and staff discussed number of building stories; drive-through/non-automobile-oriented; land ownership; story flexibility on corner; and words of appreciation by Town Council.

Mayor Moore opened the public hearing for item K.4, K.5 and K.6.

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.	Clayton Flurry, 2005 Foxborough Trail		
2.	Todd Bayck, 10845 Pedernales Falls Drive		

There being no one else wishing to speak, Mayor Moore closed the public hearing for items K.4, K.5 and K.6.

ACTION: Ann Martin moved to approve K.4. as written. Brian Taylor seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ORDINANCE NO. 37-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE FLOWER MOUND 2001 MASTER PLAN BY AMENDING ORDINANCE NO. 24-01, WHICH ADOPTED THE MASTER PLAN, BY AMENDING SECTION 1.0, "LAND USE PLAN," AND SECTION 2.0, "AREA PLANS," TO CHANGE THE CURRENT LAND USE DESIGNATION WITHIN THE LAKESIDE BUSINESS DISTRICT AREA PLAN AND REFLECTED ON THE LAND USE PLAN MAP FROM CAMPUS COMMERCIAL USES TO MIXED USE ON APPROXIMATELY 21.18 ACRES OF LAND INCLUDING A TRACT OF LAND SITUATED IN THE J. TANNEHILL SURVEY, ABSTRACT NO. 1252 AS WELL AS ALL OF LOT 2, BLOCK A OF THE CROSBY ADDITION, DENTON COUNTY, TEXAS, SAID TRACTS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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.) (On April 7, 2025, the Town Council moved to postpone this item to the applicant's time schedule by a vote of 5 to 0).

This item was presented with K.4

The public hearing was opened and closed with item K.4, K.5 and K.6.

ACTION: Ann Martin moved to approve K.5. with the stipulation that the applicant works with staff to finalize the development standards per council discussion this evening including up to three stories for the two buildings at the northwest corner. Adam Schiestel seconded the motion.

AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

ORDINANCE NO. 38-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NOS. 09-18, 01-20, 11-22, 47-22, 11-23, AND 06-24 (WHICH REPLACED ORDINANCE 63-12 ESTABLISHING AND LATER AMENDING MIXED USE DISTRICT-1 (MU-1), ALSO KNOWN AS THE LAKESIDE DFW MIXED USE DEVELOPMENT), BY INCORPORATING APPROXIMATELY 21.18 ACRES OF LAND, INCLUDING A TRACT OF LAND SITUATED IN THE J. TANNEHILL SURVEY, ABSTRACT NO. 1252, AND LOT 2, BLOCK A OF THE CROSBY ADDITION, DENTON COUNTY, TEXAS, SAID TRACTS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; CHANGING THE ZONING ON SAID TRACTS OF LAND, RESPECTIVELY, 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 DISTRICT-2

(C-2) USES TO MIXED USE DISTRICT-1 (MU-1), IN ACCORDANCE WITH THE TOWN'S MASTER PLAN; AMENDING EXHIBIT "B" OF ORDINANCE NO. 09-18, THE "LAKESIDE DFW DEVELOPMENT CODE," BY REPLACING IT IN ITS ENTIRETY TO INCORPORATE SAID 21.18 ACRES AND TO AMEND THE DEVELOPMENT STANDARDS CONTAINED THEREIN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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.

This item was presented with K.4

The public hearing was opened and closed with item K.4, K.5 and K.6.

ACTION: Ann Martin moved to approve K.6. as proposed. Adam Schiestel seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

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 partial approval by a vote of 7 to 0 at its September 22, 2025, meeting.)

Lexin Murphy, Director of Development Services, gave a presentation identifying or noting:

General and detailed location; land use and zoning; modification to street buffer landscaping; exception to subdivision entry and signage and photos; subdivision site and site plan photos; and landscape plan.

Applicant Mikylah Cryer with Mesa Design Group, gave a presentation identifying or noting:

Sign face square footage exception; visibility; proposed subdivision signal surface area photos; Phase 1A Development site/sign photos; existing views from FM 1171; and landscape buffer exception/exhibit.

Town Council, the applicant and staff discussed size comparisons to other developments; elevation; current standards; and set back visuals.

ACTION: Brian Taylor moved to approve K.7. as presented in the agenda caption. Janvier Werner seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor
NAYS: Chris Drew
ABSTAIN: None
RESULT: 4 : 1

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.)

Lexin Murphy, Director of Development Services, gave a presentation identifying or noting:

General and detailed location; land use and zoning; flag lot exception; plat exhibit; site photos and motion language.

Applicant Betsy Smith gave a presentation identifying or noting:

Lot line adjustment; history of property; and redistribution of property.

Town Council, applicant and staff discussed equalizing lot sizes; road options/limitations for future use; planning to sell home; and neighborhood integrity.

Mayor Moore opened the public hearing.

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.	Aislinn Smalling, 3500 Sentiniel Oak Drive		

There being no one else wishing to speak, Mayor Moore closed the public hearing.

ACTION: Ann Martin moved to approve K.8. as proposed. Janvier Werner seconded the motion.

AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

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).

Town Secretary, Traci Henderson presented the item.

ACTION: Adam Schiestel moved approval of a resolution appointing/reappointing members to the Tax Increment Reinvestment Zone Two.

Cheryl Moore, Place 1

Adam Schiestel, Place 2

Brian Taylor, Place 4

Janvier Werner, Place 5

With Place 1 and Place 5 terms beginning October 1, 2025 and ending December 31, 2026 and Place 2 and Place 4 with terms beginning October 1, 2025 and ending December 31, 2027.

Chris Drew seconded the motion.

AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor

NAYS: None
ABSTAIN: None
RESULT: 5 : 0

RESOLUTION NO. 27-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPOINTING MEMBERS TO THE BOARD OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (TIRZ #2); ESTABLISHING TERMS OF OFFICE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Town Secretary Traci Henderson presented the item.

ACTION: Adam Schiestel moved approval of a resolution to appoint members to the Capital Improvements Advisory Committee.

Planning & Zoning Commission Chair, Place 1, term beginning October 1, 2025 and ending September 30, 2026;

Planning & Zoning Commission Vice-Chair, Place 2, term beginning October 1, 2025 and ending September 30, 2027;

Transportation Commission Chair, Place 3, term beginning October 1, 2025 and ending September 30, 2028;

Bill Koenig, representative of real estate, building, or development industries, Place 4, term beginning October 1, 2025 and ending September 30, 2026;

Brian Dench, representative of real estate, building, or development industries, Place 5, term beginning October 1, 2025 and ending September 30, 2027; and

Amit Juneja, representative of real estate, building, or development industries, Place 6, term beginning October 1, 2025 and ending September 30, 2028.

Chris Drew seconded the motion.

AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

RESOLUTION NO. 28-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPOINTING MEMBERS TO THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC); ESTABLISHING TERMS; AND PROVIDING FOR AN EFFECTIVE DATE.

M. WORK SESSION ITEM

1. Value of Municipal Services

Town Manager, James W. Childers provided an introduction to the item; sharing the groundwork; sustaining current service levels; the history of how we got here; and timeframe of discussions.

John Zagurski, Chief Financial Officer, gave a presentation identifying or noting:

Cost of service overview; value definition; types of value; external recognition; utility of service; FY 26 budget priority; social perception of value; personal perception of value; fiscal value; benchmark city comparison; cost of service per acre; cost of service per resident vs. per household; price paid for service; price paid for service vs. cost of service; proportion of services paid with residential property tax; what lowers a resident's property tax bill; how does our spending compare; cost per employee; cost per public safety employee; establishing service level expectations; provide an overview of departments; understand the demand for service; intricacies of providing the service; implication of unfunded decision packages; and service level expectation presentation schedule.

Town Council and staff discussed asset lifespan and applicable departments; funded asset analyst management position; decision deadline to call an election is August; how the increase is calculated; budget options for consideration; decision packages; revenue sources; projected property taxes; service levels; and timing and ability to educate the public.

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.

Mayor Moore announced that the Town Council is convening into a closed meeting at 9:51 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

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

The Town Council reconvened into the open meeting at 9:51 p.m.; There was no action taken as a result of the closed meeting.

P. ADJOURN

Mayor Moore adjourned the meeting at 9:51 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY