

Town Council Regular Meeting



November 17, 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. Proclamation Salvation Army of North Texas
2. Proclamation for Small Business Saturday
3. Flower Mound Chamber of Commerce Annual Update

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
 - a. Retail and Restaurant Survey Results
3. Organizational Updates
 - a. Employee Service Recognition

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 20 - Work Session
2. December 1 - Regular Meeting

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 - 11/3 - Consider approval of the minutes from a regular meeting held on November 3, 2025.
2. Public Safety Communications Wireline - Consider approval of the purchase of services and equipment from Motorola Solutions, Inc. related to the implementation of the Public Safety Communications Wireline Connection to Denton County Core in the amount of \$316,347.00.
3. 2025 Ford F550 purchase (Public Works) - Consider approval of the purchase of one 2025 Ford F550 Cab and Service Body per Town of Flower Mound Specifications and Vendor Quote from Sam Pack's Five Star Ford through Buyboard contract #724-23 for Public Works-Traffic Operations in the amount of \$96,491.65.
4. PSA - Amhearst Lane Reconstruction - Consider approval of a Professional Services Agreement with Westwood Professional Services, Inc., for the design phase services associated with the Amhearst Lane Reconstruction project, in the amount of \$209,000.00; and authorization for the Mayor to execute same on behalf of the Town.
5. PSA - Police Station and Courts Feasibility Study - Consider approval of a Professional Services Agreement with Brown Reynold Watford Architects (BRW), Inc. for a feasibility study for renovation of the existing Police and Courts

- facility for other use and construction of a new Police Station and holding facility in another location, in the amount of \$189,250.00; and authorization for the Mayor to execute same on behalf of the Town.
6. Park Naming Item - Consider approval of naming the 2.5 acre tract located within the Oakbridge Crossing residential development as Little Bluestem Park and the 3.5 acre tract located within the Whyburn residential development as Whyburn Farms Park.
 7. Purchase Motorcycles (2) and OEM Equipment - Police - Consider approval of the purchase of two (2) new 2026 BMW 1300 RT-P Police Motorcycles with OEM Upfit Equipment Installed per Town of Flower Mound Specifications and Vendor Quote from BMW Motorcycles of North Dallas in the amount of \$91,618.82.
 8. Fire Boat VERF 6300-20 - Consider approval of the purchase of a 2026 North River "FREEDOM" Response Vessel from Siddons-Martin Equipment Group through Houston-Galveston Area Council of Governments Contract (HGAC) #FS12-23, in the amount of \$343,823.00 and authorization for the Mayor to execute same on behalf of the Town.
 9. Facilities (1) Ford Transit T250 Cargo Van - Consider approval to purchase (1) Ford Transit T250 Cargo Van with listed options for Facilities Management for a total of \$64,931.57 utilizing the BuyBoard Cooperative Contract # 724-23.
 10. Fire VERF Ford F150s - Consider approval of the purchase of two (2) Ford F-150 Crew Cabs for Fire and Emergency Services Department from Chastang Ford in the amount of \$163,772.00 through BuyBoard contract #724-23, and authorization for the Mayor to execute same on behalf of the Town.
 11. Replacement of Backup and Disaster Recovery Solution - Consider approval of the purchase of Backup and Disaster Recovery Solution through FreeIT's TX DIR Contract DIR-CPO-5330 in the amount of \$528,172.80.

K. REGULAR ITEM(S)

1. Concrete Panel Replacement Services - Consider approval of the purchase of concrete removal and replacement services from F&F Concrete Construction, LLC, for work associated with the Lakeside Parkway Panel Replacement project, through the Town of Flower Mound contract No. 2023-56-A, Concrete and Drainage Improvement Services, in the amount of \$3,095,969.20.
2. ZPD25-0003 - Southgate PD-134 Text Amendment - Public Hearing to consider an ordinance for rezoning (ZPD25-0003 – Southgate PD-134 Text Amendment) to amend Planned Development No. 134 with both non-residential and residential uses, by modifying SG-M1 standards pertaining to block standards, Subsection 3.5, and thoroughfare standards. The property is generally located west of Gerault Road and north of International Parkway. (PZ recommended approval by a vote of 4 to 3 at its November 10, 2025, meeting)
3. SSP24-0005 - Montalcino Estates Phase IV - Consider a request for a Subdivision Site Plan (SSP24-0005- Montalcino Estates Phase IV) 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 west and north of Montalcino Boulevard. (PZ recommended approval by a vote of 5 to 1 at its November 10, 2025, meeting.)
4. TRP25-0001 - Montalcino Estates Phase IV - Public Hearing to consider an application for a tree removal permit (TRP25-0001) for eleven (11) specimen trees on the property known as Montalcino Estates Phase IV for the proposed development. The property is generally located north of Cross Timbers Road, and west and north of Montalcino Boulevard. (The Environmental Conservation Commission recommended approval of seven (7) trees and denial of four (4) trees by a vote of 6 to 0 at its April 1, 2025, meeting.)
 5. Montalcino Phase IV Parks Board Recommendation - Consider approval of a Parks Board Recommendation (PBR25-0002) for cash, in the amount of \$22,680.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$24,984.00 for the Montalcino Phase IV residential development generally located north of Cross Timbers Rd. and west of Tour 18 Dr. (The Parks Board recommended approval by a vote of 6 to 0 at their December 5, 2024, meeting.)
 6. Z25-0006 - Town Initiated Rezoning [IH to A] - Public Hearing to consider an ordinance amending the zoning (Z25-0006 – Town Initiated Rezoning [IH to A]) from Interim Holding (IH) uses to Agricultural (A) uses. The properties are located throughout the Town. (PZ recommended approval by a vote of 5 to 0 at its November 10, 2025, meeting.)

L. WORK SESSION ITEM(S)

1. Value of Municipal Services: Public Works (Streets & Traffic)

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. DCAD elections - Discuss and consider adopting a Resolution casting votes for candidate(s) in the election of the Denton Central Appraisal District Board of Directors.

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. Reginald Rembert & Rembert Enterprises, Inc. v. Town of Flower Mound, Texas
 - b. Town Solicitation Ordinance and handbill distribution activities
 - c. Possible boundary adjustment 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 November 11, 2025, by 5:00 p.m.

Anne Carnes, Deputy 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](#).