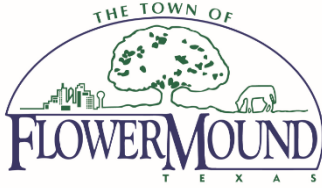


Town Council Regular Meeting



November 17, 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 Liles gave the invocation.

C. PLEDGES

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

D. PRESENTATION(S)

1. Proclamation Salvation Army of North Texas

Mayor Moore recited the proclamation and presented it to The Salvation Army Major Becky Gilliam.

2. Proclamation for Small Business Saturday

Mayor Moore recited the proclamation and presented it to Ray Watson, Director of Economic Development; Melody Eby, Economic Development Manager; Maxine Musuqua, Economic Development Specialist; Lori Walker, President and Kelly Heslep, Vice President of Programs/Events - Flower Mound Chamber of Commerce.

3. Flower Mound Chamber of Commerce Annual Update

Lori Walker, Flower Mound Chamber of Commerce President, presented the Chamber of Commerce Annual Update to Town Council.

E. PUBLIC COMMENT

There were no requests to speak from the public.

F. ANNOUNCEMENTS

There were announcements from the Mayor or Council members regarding:

Flower Mound Public Library 40th Birthday Party November 25
Band competition awards and recognitions for Flower Mound schools
Old Settlers Christmas at Gibson-Grant November 29
November is Arts Month

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

- a. Retail and Restaurant Survey Results

Maxine Musuqua, Economic Development Specialist, gave a presentation identifying or noting:

Survey timeline and participants; shopping and dining locations; dining options/preferences; retail options; and top requested retailers and restaurants.

Town Council and staff discussed duplicate restaurant requests.

3. Organizational Updates

a. Employee Service Recognition

Town Manager, James W. Childers, recognized the following:

Ronnie McCarroll, Fire Captain, for thirty-five (35) years of service

Fire Department receipt of the Award of Excellence In Fire Protection from the Texas Fire Marshalls Association (Gold Level)

Communication Department's receipt of 11 statewide awards from the Texas Association of Telecommunications Officers and Advisors (TATOA)

H. FUTURE AGENDA ITEM(S)

The Mayor and Town Council requested the following future agenda times:

Council directed staff to remove language requiring the stating of the speaker's address from being announced during Public Comment.

Vaping in public spaces

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 not be in attendance at the December 1 meeting.

1. November 20 - Work Session
2. December 1 - Regular Meeting

J. CONSENT ITEM(S)

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

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 FreelT'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.

Manny Palacios, Assistant Director of Public Works, gave a presentation identifying or noting:

Project overview; project limits; existing pavement distress photos; cost estimate; timeline; and anticipated completion.

Town Council and staff discussed widening as a separate project from panel replacement, age of roadway and possible reasons for deterioration.

ACTION: Brian Taylor moved to approve K.1. as presented. Janvier Werner seconded the motion.

AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

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)

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

General/detailed location photos; land use; zoning; sub-zone map; requested modifications; current and proposed modification language and maps; current Street E options and proposed amendment; and site photos.

Applicant Sam Lawrence, Cross Architects, Plano, gave a presentation identifying or noting:

Project overview; primary objectives; existing conditions and zone affected; challenges; proposed amendment reasoning; code clarification; neighborhood coordination clarification; roadway/sidewalk/trailhead connectivity; consistency with Town policies; public and staff coordination and approvals; and requested action.

Town Council, applicant, and staff discussed impact of language change when requirement still requires meeting engineering standards; adding language when silent on a subject; 800-foot easement options; non-requirement for a masonry wall; project history and accountability; planning and zoning vote; options for requirement updated concept plan; corner/angled parking concerns; mixed use space;

Mayor Moore opened the public hearing, there being no one wishing to speak, Mayor Moore closed the public hearing.

ACTION: Adam Schiestel moved to approve only the following four items:

Convert street right of way to easements.
Removing requirement for Street C to connect to the residential area on the east side.
Remove the connection for Street E to the western property shared access easement.

Correct the fire lane size typographical error.

Janvier Werner seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew,
Brian Taylor .
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ORDINANCE NO. 47-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT NO. 134 (PD-134), AS ESTABLISHED AND LATER AMENDED BY ORDINANCE NOS. 25-15 AND 30-17, ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 13.138 ACRES OF LAND AND BEING ALL OF LOTS 1, 2, 3, AND 4X, BLOCK A OF THE SOUTHGATE COMMERCIAL NORTHWEST TRACT ADDITION BY AMENDING EXHIBIT "B," "DEVELOPMENT STANDARDS," OF ORDINANCE NO. 25-15 TO MODIFY DEVELOPMENT STANDARDS GOVERNING STREETS, BLOCKS, AND PARKING REGULATIONS CONTAINED IN TABLE 3.2, "DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE," SUBSECTION 3.5, "STANDARDS FOR SG-M1 ZONE," AND SECTION 4, "THOROUGHFARE STANDARDS," IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN; 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.

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.)

Mayor Moore stated items K.3, K.4, and K.5 would be presented at the same time.

Lexin Murphy, Director of Development Services, presented items K.3 and K.5 identifying or noting:

General and detailed location photos, land use; zoning; subdivision site plan; house pad benching; lot-to-lot drainage; topographic slope; board recommendations - approval and denial of trees and cash in lieu of park land dedication and fees; and tree survey.

Applicant, Darren Andrews, Senior Project Manager with McAdams, was present

to answer questions.

Neighbor contact information; Home Owners Association (HOA) meetings; retaining wall in relation to lot line; timeline; and fence completion.

Town Council, applicant, and staff discussed driveway location; and the need for developer representation to answer questions.

Mayor Moore opened the public hearing on item K.4.

All addresses are located in Flower Mound unless otherwise indicated.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.		Cindy Clark, 8704 Baltersrol Drive	

There being no other requests to speak, Mayor Moore closed the public hearing.

ACTION: Adam Schiestel moved to table items K.3, K.4, and K.5 to the December 1, 2025, council meeting. Ann Martin seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

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.)

This item was presented with items K.3 and K.5.

The public hearing for this item was open and closed when presented with items K.3 and K.5.

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.)

This item was presented with items K.3 and K.4

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.)

Brian Taylor recused himself from this item and left the dais at 7:49 p.m.

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

General and detailed location; land use; vicinity map; proposed amended zoning districts; and site photos.

Mayor Moore opened the public hearing, there being no one wishing to speak, Mayor Moore closed the public hearing.

ACTION:	Chris Drew moved to approve K.6. as presented. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew
NAYS:	None
ABSTAIN:	Brian Taylor
RESULT:	4 : 0

ORDINANCE NO. 48-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 425.895 ACRES OF LAND SITUATED THROUGHOUT THE TOWN AND DESCRIBED MORE FULLY IN EXHIBIT "A" ATTACHED HERETO FROM IH INTERIM HOLDING USES TO A AGRICULTURAL USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS INCORPORATED HEREIN; 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.

Brian Taylor returned to the dais at 7:55 p.m.

L. WORK SESSION ITEM(S)

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

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

Mission; streets overview; accreditation; strategic goals; organizational chart; accomplishment & goals; pavement maintenance; weather events; emergency response; street network in miles; pavement maintenance metrics; unfunded and future decision packages; staffing, aging infrastructure and preventive maintenance backlog challenges.

Traffic overview; accomplishments and goals; division budgets; metrics; traffic signals; unfunded and future decision packages; staffing, preventive maintenance backlog challenges, traffic increase, accident prone locations; ADA ramp compliance, cityworks functionality, and fiber communication.

Capital projects overview; funding source and five-year proposed projects.

Town Council and staff discussed new pavement technologies; traffic; data sharing; Texas Department of Transportation (TxDOT) funding; fiber network; and Wayz.

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.

Town Secretary, Traci Henderson presented the item.

ACTION: Adam Schiestel moved to approve a resolution casting 14 votes each for Mike Hennefer, Ann Pomykal and Jordan Villareal. Chris Drew seconded the motion.

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

NAYS: Janvier Werner
ABSTAIN: None
RESULT: 4 : 1

RESOLUTION NO. 29-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, EXERCISING THEIR RIGHT TO CAST 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.

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:44 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

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

The Town Council reconvened into the open meeting at 10:50 p.m. The following action was taken as a result of the closed meeting.

ACTION:	Brian Taylor moved to amend the Town Manager's compensation package as discussed in closed session. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

P. ADJOURN

Mayor Moore adjourned the meeting at 10:50 p.m.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:

Traci Henderson

TRACI HENDERSON, TOWN SECRETARY