Town Council Regular Meeting

November 3, 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. Presentation of National Night Out Neighborhood Winners

   James Augenstein, Community Services Officer, presented the item.

2. Fall into Flower Mound Festival Summary Presentation

   Jill Deramus, Special Events Manager, presented the item.

E. PUBLIC COMMENT

	Speaker name and address	Subject (as written on the form)
1.	Jacque Narrell, 4801 Lusk Lane	Denton County Public Speaking Proclamation

F. ANNOUNCEMENTS

There were announcements from the Mayor or Councilmembers regarding:

Art Party at the Library on Friday
Texas Arbor Day at Shawdow Ridge Park on Friday
Dorothy's Dash on Saturday
Veteran's Day Ceremony on Sunday

G. TOWN MANAGER'S REPORT

There were no items for this category.

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

H. FUTURE AGENDA ITEM(S)

There were no future agenda item requests.

I. COORDINATION OF CALENDARS

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

1. November 17 - Regular Meeting

2. November 20 - Work Session

J. CONSENT ITEM(S)

ACTION:	Adam Schiestel moved to approve J.1 through J.4 as presented. 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 - 9/15 - Consider approval of the amended minutes from a regular meeting held on September 15, 2025.

2. Minutes - 10/6 - Consider approval of the minutes from a regular meeting held on October 6, 2025.

3. Minutes - 10/16 - Consider approval of the minutes from a work session held on October 16, 2025.

4. Minutes - 10/20 - Consider approval of the minutes from a regular meeting held on October 20, 2025.

K. WORK SESSION ITEM

1. Value of Municipal Services: Library Services

Dr. Rachel Hadidi, Director of Library Services, gave a presentation identifying or noting:

Library Mission Statement; focus areas and goals; services provided; contributions by Friends of the Library; three-year strategic plan; 2025 accomplishments; 2026 goals; attendee programming, circulation, room bookings, and creation lab visits metrics; organizational chart; projected staffing levels; financial overview; revenue sources; total cost of services; and department requests and forecasting.

Town Council and staff discussed priorities; digital content costs and increases; digital subscription decrease due to platform change; meeting room usage and requirements; current appointments for drive-through window - moving away from appointments; emphasis on physical materials; digital and physical library budget; seed library; fees compared to other cities; subscription fees; fees assessment; and training on creation lab.

L. REGULAR ITEM(S)

1. Design PSA - Denton Creek Reuse - Consider approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the design phase services associated with the Denton Creek Reuse project, in the amount of $1,452,500.00; and authorization for the Mayor to execute same on behalf of the Town.

Dale Crown, Assistant Director of Engineering, gave a presentation identifying or noting:

Project overview; site map; and project schedule.

Town Council, Kyle Sanderson with Kimley-Horn and staff discussed connections available to Home Owners Associations.

ACTION:	Brian Taylor moved to approve L.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. MPA25-0003 - Monarch Thoroughfare Plan Amendment - Public hearing to consider an ordinance amending the Master Plan (MPA25-0003 - Monarch

Thoroughfare Plan Amendment) to amend Section 7.0 – Thoroughfare Plan. The request is to change Lansdowne from an Urban Minor Arterial to an Urban Minor Arterial Undivided; consider extending it to the north; and remove the Urban Collector north of Denton Creek Boulevard in the Monarch Development Area. The location is generally located east of IH 35W and northwest of the Canyon Falls development. (Transportation Commission recommended approval by a vote of 6 to 0 at its October 14, 2025, meeting.) (PZ recommended approval by a vote of 6 to 1 at its October 27, 2025, meeting.)

Matt Hotelling, Assistant Director of Public Works/Transportation, gave a presentation identifying or noting:

Plan history; vicinity maps; current and proposed thoroughfare plan and photos with connection to City of Argyle.

Town Council, Johnathan Kirby with Kimley-Horn and staff discussed the expense to Argyle for the bridge connection; sales tax considerations; grade separation and topography, access points related to cyclists; dedicated bike lanes; retaining wall; Denton Creek speed limit; connection points and commercial considerations; and site plan related to bike lane safety.

Mayor Moore opened the public hearing.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.		Todd Bayuk, 10845 Pedernales Falls Drive	

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

ACTION: Brian Taylor moved to approve L.2 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. 43-25

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 24-01, WHICH ADOPTED THE FLOWER MOUND 2001 MASTER PLAN, BY AMENDING APPENDIX, “THOROUGHFARE PLAN MAP,” OF SECTION 7.0, “THOROUGHFARE PLAN,” BY RECLASSIFYING ONE

SECTION OF URBAN MINOR ARTERIAL TO AN URBAN MINOR ARTERIAL UNDIVIDED, AND REMOVING A PORTION OF URBAN COLLECTOR, GENERALLY LOCATED WITHIN THE MONARCH DEVELOPMENT, LOCATED EAST OF INTERSTATE 35W, SAID LOCATIONS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

3. MPA24-0006 - Eden Ranch Thoroughfare Amendment - Public Hearing to consider an ordinance amending the Master Plan (MPA24-0006 – Eden Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to eliminate the East/West Rural Collector between Red Rock Lane and Shiloh Road and to reclassify a portion of Shiloh Road beginning on the north side of Cross Timbers Road for a distance of approximately 1,600 feet north from a Rural Collector to an Urban Minor Arterial Undivided. The property is generally located north of Cross Timbers Road, east of Red Rock Lane and west of Shiloh Road. (Transportation Commission recommended approval by a vote of 5 to 0 at its February 11, 2025, meeting.) (PZ recommended approval by a vote of 6 to 1 at its October 27, 2025, meeting.)

Mayor Moore opened the public hearings for items L.3, L.4, and L.5.

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.	Bill Casner, 7141 Cross Timbers Road	Katy Grotc, 165 Double Oak, Double Oak, Texas	* Laverne Amserdam, 5705 Pine Valley Drive
2.	Narendra Joshi, 3517 Sutters Way	Tim Whisenant, 2300 Olympia Drive	
3.	Isabelle Breeding, 3612 Tanyard Court	Marsha Gavitt, 6501 Meadowcrest Lane	
4.	Heidi Radbourne, 7400 Cross Timbers Road	Deb Fitzpatrick, 2908 Raven Circle	
5.	Sheldon Anderson 7007 Hawk Road	Tom Clark, 8704 Baltusrol	
6.	Steve Bystrom, 7400 Cross Timbers	Steven Prince, 4424 Glen Oaks Drive	
7.	Kimberly Bystrom, 7400 Cross Timbers	Scott Langley, 800 Carter Court	

8.	Jayne Williams, 3810 Blue Wood Trail	*Marc Finley, 2600 Bourne Lane	
9.	Richie Brown, 2413 Gramercy Park Drive	*Cindy Clark, 8704 Baltusrol	
10.	Erin Brown, 2413 Gramercy Park Drive		
11.	Eric Painter, 116 The Farm Road, Weatherford, Texas		
12.	Julia Radbourne, 7400 Cross Timbers Road		
13.	Bret Chance, 3709 Old Mill Drive		
14.	Ricky Clark, 4016 Dawn Drive		
15.	David Erb, 479 Hidden Valley Lane, Coppell, Texas		
16.	Kimberly Erb, 479 Hidden Valley Lane, Coppell, Texas		
17.	Zachary Erb, 479 Hidden Valley Lane, Coppell, Texas		
18.	David Stocker, 5646 Milton Street, Ste. 900, Dallas, Texas		
19.	Paul Allen, 709 Saratoga Drive, Southlake, Texas		
20.	Ruth Brock, 6921 Hawk Road		
21.	Sujo John, Lantana		
22.	Monty Felts, 6105 Garwood Circle		
23.	Ashley Mote, 6707 Crooked Lane		
24.	Austin Mote, 6707 Crooked Lane		

25.	Andrew Chapin, 2505 Shoreline Drive, Keller, Texas		
26.	Glenda Straub, 7201 Hawk Road		
27.	Shannon Tinsley, 2509 Vail Lane		
28.	Fred Vincent, 3933 Bordeaux Circle		
29.	Suellyn Martin, 6604 Oakview Drive		
30.	*Derek Bechtel, 7849 Steeplechase Circle, Argyle, Texas		
31.	*Dana Moore, 2810 Blue Wood Trail		
32.	*Clayton Flurry, 2005 Foxborough Trail		
33.	*Scott Murray, 221 Cape Brett Drive		
34.	*Molly Chance, 3709 Old Mill Drive		

** Indicates person did not wish to speak*

Matt Hotelling, Assistant Director of Public Works/Transportation, gave a presentation on item L.3 identifying or noting:

Vicinity map; current thoroughfare plan; traffic impact analysis; thoroughfare plan options; proposed thoroughfare plan; planning and zoning discussion; and recommendation.

Town Council and staff discussed condition of build-out; turning limitations; option modifications to Lusk; exit options; visibility and U-turn at Redrock; traffic volume at Cross Timbers and long term outlook; surface streets to enter and exit; travel demand model.

Lexin Murphy, Director of Development Services, gave a presentation on items L.4, L.5, and L.6 identifying or noting:

General and detailed location photos, land use and zoning; master plan amendment; concept site plan; open space plan; exceptions and modifications; modifications definitions; AG, conservation and open space lots permitted uses; modification dimensional regulations; modifications to one-acre, 3/4-acre lots;

topographic slope exception; lot benching exception; driveway spacing; residential compatibility modification; accessory dwelling modifications; open space tree planting standards; planning and zoning recommendations included in proposal; planning and zoning recommendations not included in council proposal by applicant; site photos; conceptual site and landscape plan; subdivision entrance; specimen tree removal; parkland dedication and pond dredging.

Mayor Moore recessed the meeting at 10:25 p.m.
Mayor Moore reconvened the meeting at 10:31 p.m.

Applicant Representative Randi Rivera, Director, Planning and Entitlement with McAdams, gave a presentation identifying or noting:

Timeline; Envision; development case studies; site characteristics; concept plan; design approach; emergency access point now a cul-de-sac; Ag lots and usage; conservation lots and usage; open space usage; parks plan; landscape plan; scenic buffer; entry gates; deceleration lane; trail map; tree survey; modification and exceptions; slope exception and exception summary.

Town Council, applicant, and staff discussed gate and park access; school use for residents only, not guests; future use of emergency access point; front yard size; and motion condition of fourth entrance;
emergency services access to development; and additional dwelling unit response time access.

Mayor Moore announced that the Town Council is convening into a closed meeting at 11:04 p.m., pursuant to Texas Government Code Chapter 551. 071.

The Town Council reconvened into the open meeting at 11:24 p.m.

Town Council, applicant and staff continued the discussion on moving forward with reviewing each exception requested: accessory dwelling units; livestock, orchards in addition to required trees; concerns of spreading tree diseases related to peach trees; prohibition of removing protected trees; emergency services access; set-backs; maximum lot size; gates on equestrian trail; compatibility buffer between residential and non-residential; number of lot width/depth variations and set-backs; conservation development intent; tree conservation; possible reduction of lots; road realignment options; caliper of trees; community center maximum size; open space requirements; over grazing concerns; barn/stable usage; pesticides/rodenticides; entrance gate options; and the current applicant land ownership is part of development.

There being no one else wishing to speak, Mayor Moore closed the public hearing for items L.3, L.4, and L.5.

ACTION: Adam Schiestel moved to approve L.3 as presented. Chris Drew seconded the motion.

AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: Ann Martin
ABSTAIN: None
RESULT: 4 : 1

ORDINANCE NO. 44-25

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 APPENDIX, "THOROUGHFARE PLAN MAP," OF SECTION 7.0, "THOROUGHFARE PLAN," BY RECLASSIFYING SHILOH ROAD NORTH OF CROSS TIMBERS APPROXIMATELY 1,600 FEET TO AN URBAN MINOR ARTERIAL UNDIVIDED; AND REMOVING THE RURAL COLLECTOR, GENERALLY LOCATED BETWEEN RED ROCK ROAD AND SHILOH ROAD; SAID LOCATIONS BEING MORE FULLY DESCRIBED IN EXHIBITS "A" ATTACHED HERETO; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

4. CON25-0001 - Eden Ranch - Public Hearing to consider an ordinance amending the zoning (CON25-0001 – Eden Ranch) from Agricultural District (A) to Planned Development District No. 206 (PD-206) for a conservation development and modified Agricultural District (A) uses and standards with certain modifications, waivers and exceptions to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection". The property is generally located north of Cross Timbers Road, east of Red Rock Lane and west of Shiloh Road. (PZ recommended approval with conditions by a vote of 7 to 0 at its October 27, 2025, meeting.)

This item was presented with L.3, L.5, and L.6.
The public hearing was opened and closed with items L.3 and L.5.

ACTION: Adam Schiestel moved to approve L.4. with the following exceptions: Auxiliary Dwelling Units will require a Specific Use Permit (SUP); removal of Kings Road entrance; 25% maximum lot coverage; one (1) 3/4 acre lot may have a lot width of 100 feet; up to twenty five (25) 3/4 acre lots may have a lot width of 110–150 feet; entrance gate option two; the Open Space Management Plan will strike language referring to pesticides; add language to protect existing citizens of root rot; and allow staff to approve the new lot layout based on the lot width included in the motion. Brian Taylor seconded the motion.
AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor

NAYS: Ann Martin
ABSTAIN: None
RESULT: 4 : 1

ORDINANCE NO. 45-25

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 334.284 ACRES OF LAND SITUATED IN THE H. CAMPBELL SURVEY, ABSTRACT NO. 1462, THE T. PAYNE SURVEY, ABSTRACT NO. 1056, THE B.B.B. AND C.R.R. COMPANY SURVEY, ABSTRACT 152, THE J. WEST SURVEY. ABSTRACT NUMBER 1414, THE J. WEST SURVEY, ABSTRACT NUMBER 1415, AND THE T. AND P.R.R. COMPANY SURVEY, ABSTRACT NUMBER 1618, DENTON COUNTY, TEXAS, FROM A AGRICULTURAL DISTRICT USES TO PLANNED DEVELOPMENT DISTRICT-206 (PD-206) FOR A CONSERVATION DEVELOPMENT AND MODIFIED A AGRICULTURAL DISTRICT USES IN ACCORDANCE WITH THE TOWN’S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

5. TRP25-0005 - Eden Ranch - Public Hearing to consider an application for a tree removal permit (TRP25-0005) for seventeen (17) specimen trees on the property known as Eden Ranch for the proposed conservation development. The property is generally located north of Cross Timbers Road, east of Red Rock Lane, and west of Shiloh Road. (The Environmental Conservation Commission recommended approval of eight (8) trees and denial of twenty-two (22) trees by a vote of 6 - 0 at its July 1, 2025, meeting.)

This item was presented with agenda item L.3, L.4 and L.6.

The public hearing was opened and closed with items L.3 and L.4.

ACTION: Adam Schiestel moved to approve with the following trees denied: 2206, 1408, 443, 444, and 446. Chris Drew seconded the motion.
AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: Ann Martin
ABSTAIN: None
RESULT: 4 : 1

6. Eden Ranch Parks Board Recommendation - Consider approval of a Parks Board Recommendation (PBR25-0001) for the Eden Ranch residential development generally located North of Cross Timbers Rd. and east of Red Rock Ln., for parkland dedication of 9.35 acres and park development fees in the amount of $233,184.00, including the remediation of the pond on the property with dredging and refurbishing to Town standards. (The Parks Board recommended approval by a vote of 6 to 0 at their August 7, 2025 meeting.)

This item was presented with agenda item L.3, L.4, and L.5.

ACTION:	Adam Schiestel moved to approve L.6 as presented. Chris Drew seconded the motion.
AYES:	Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor
NAYS:	Ann Martin
ABSTAIN:	None
RESULT:	4 : 1

7. LDR25-0002 - SMARTGrowth Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0002 – SMARTGrowth Update) by amending Article II, “SMARTGrowth Program,” of Chapter 98, “Zoning,” related to amending the organization, duties, and responsibilities for members of the SMARTGrowth Commission and amending evaluation and applicability criteria for projects subject to the SMARTGrowth Program. (PZ recommended approval by a vote of 7 to 0 at its October 27, 2025, meeting.)

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

Brief history; overview; commission creation/organization; powers and duties; SMARTGrowth Analysis; criteria and applications.

Town Council and staff discussed links to website related to overhead and buried utilities.

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 L.7 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

ORDINANCE NO. 46-25

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ARTICLE II, “SMARTGROWTH PROGRAM,” OF CHAPTER 98, “ZONING,” OF SUBPART B, “LAND DEVELOPMENT REGULATIONS,” OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, TO AMEND THE ORGANIZATION, DUTIES, AND RESPONSIBILITIES FOR MEMBERS OF THE SMARTGROWTH COMMISSION; TO AMEND EVALUATION AND APPLICABILITY CRITERIA FOR PROJECTS SUBJECT TO THE SMARTGROWTH PROGRAM; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

8. FY 24-25 Strategic Plan Results - Presentation and discussion of the Town's progress in achieving the goals, objectives, and initiatives in the FY 24-25 Strategic Plan.

JP Walton, Chief Strategic Officer, gave a presentation on items L.8 and L.9 identifying or noting:

2024/2025 Strategic Plan Highlights — performance overview and completion by objective.

2025/2026 Strategic Planning Process; community input; Town Council mission/vision and values; executive summary; strategic goals and flow; objectives, initiatives and performance metrics.

Town Council and staff discussed gratitude to staff and leadership and council, shop-local; Town strategy; council vision; and technology roadmap with active analytics.

9. FY 25-26 Strategic Plan - Consider approval of the Town of Flower Mound FY 25-26 Strategic Plan.

This item was presented with L.8.

ACTION: Ann Martin moved to approve L.9 as presented. Chris Drew seconded the motion.

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

NAYS: None

ABSTAIN: None
RESULT: 5 : 0

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. Discuss and consider appointing members to serve on the Outstanding Citizen Award selection committee.

Mayor Moore summarized the purpose of the item. Mayor Moore and members of Council nominated the following individuals to serve on the Outstanding Citizen Committee:

Adam Schiestel - Cecila Hood
Chris Drew - * Todd Bayuk (see Section O.)
Ann Martin - Clare Harris
Brian Taylor - Scott Morgan
Janvier Werner - Stacey Langley
Mayor Moore - Michelle McMahon (Chair)

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 12:32 a.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. Possible boundary adjustment matter.

b. Denton CAD Board of Directors voting 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 12:39 a.m. There was no action taken as a result of the closed meeting.

* Council member Drew submitted Todd Bayuk to serve on the Outstanding Citizen Award Committee.

P. ADJOURN

Mayor Moore adjourned the meeting at 12:40 a.m.

TOWN OF FLOWER MOUND, TEXAS

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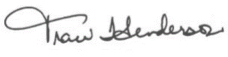
CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY