

Town Council Regular Meeting



January 20, 2026

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. 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, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Mayor
- Direct comments to the Town Council
- State your name and the municipality where you reside

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members

F. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects
3. Organizational Updates
 - a. Employee Service Recognition

G. 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).

H. COORDINATION OF CALENDARS

1. February 2 - Regular Meeting
2. February 2 - TIRZ 2 Board Meeting 5pm

I. 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 - 1/5 - Consider approval of the minutes from a Town Council Regular Meeting held on January 5, 2026.
2. Utility Cooperative Contract - Consider approval of utilizing a Utility Construction Materials contract with Fortline Waterworks for the purchase of water and wastewater parts and materials, in the amount of \$65,000 annually through NCTCOG TXShare cooperative agreement; and authorization for the Mayor to execute same on behalf of the Town. The contract is for one year with three one-year renewal options.
3. Utility Cooperative Contract - Consider approval of utilizing a Utility Construction Materials contract with Core & Main LP for the purchase of water line parts and materials, in the amount of \$65,000 annually through NCTCOG TXShare cooperative agreement; and authorization for the Mayor to execute same on behalf of the Town. The contract is for one year with three one-year renewal options.
4. Annual Concrete and Drainage services contract - Consider approval of increasing the annual Concrete and Drainage Improvement Services contract No. 2023-56-A to F&F Concrete, LLC., Apex Concrete Construction, Inc., and Quick Set Concrete, Inc. in the amount of \$750,000; and authorization for the Mayor to execute same on behalf of the Town. The contract has three one-year renewal options remaining.
5. Design PSA - Stonecrest Pump Station Phase II - Consider approval of a Professional Services Agreement with Freese and Nichols, Inc., for the design phase services associated with the Stonecrest Pump Station Phase II project, in the amount of \$547,640.00; and authorization for the Mayor to execute same on behalf of the Town.

6. Bosch CDR 900 DLC Tool Kit - Consider the approval of the purchase of a Bosch CDR 900 DLC Tool Kit from Crash Data Group in the amount of \$53,700.00 for Police Accident Investigators.
7. Utility Cooperative Contract - Consider approval of utilizing a Utility Construction Materials contract with North Texas Winwater for the purchase of water line parts and materials, in the amount of \$38,000 annually through Buy Board Contract No. 756-24; and authorization for the Mayor to execute same on behalf of the Town. The contract is for one year with two one-year renewal options.
8. Memorandum of Agreement with FEMA - Consider approval of a Memorandum of Agreement with the Federal Emergency Management Agency (FEMA) and the Town of Flower Mound to begin the process of becoming a local alerting authority for emergencies and authorization for the Mayor to approve same on behalf of the Town.

J. REGULAR ITEM(S)

1. ZPD25-0007 - Charco Storage - Public Hearing to consider an ordinance amending the zoning (ZPD25-0007 – Charco Storage) from Planned Development District-120 (PD-120) with Single-Family District 5 (SF-5) and Retail District-2 (R-2) uses to PD-120 with SF-5 and Commercial District-1 (C-1) uses to modify the conceptual plans, elevations, and development standards for the non-residential portion, with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane. (PZ recommended denial by a vote of 6 to 0 at its December 8, 2025, meeting.) ***At the request of the applicant, this item will be tabled to the February 2, 2026, Town Council Meeting.***
2. Parks Board Recommendation - Canyon Falls - Consider approval of a Parks Board Recommendation (PBR25-0003) for cash, in the amount of \$354,020.25, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$94,384.00 for the Canyon Falls Village 3 residential development generally located east of Interstate 35 and south of Denton Creek Blvd. (The Parks Board recommended approval by a vote of 6 to 0 at their March 6, 2025 meeting.)
3. SSP24-0008 - Canyon Falls Village 3 - Consider a request for a Subdivision Site Plan (SSP24-0008 - Canyon Falls Village 3) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located west of Turner Falls Circle, east of Interstate 35, and south of Denton Creek Boulevard. (PZ recommended approval by a vote of 5 to 0 at its January 12, 2026, meeting)

K. 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.

L. 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
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.

M. RECONVENE

N. 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 January 13, 2026, by 5:00 p.m.

Anne Carnes, Deputy Town Secretary

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.

In accordance with section 551.043 of the Texas Government Code, the Taxpayer Impact Statement can be viewed by clicking [HERE](#).

To preview upcoming items of business that may appear on future agendas click [HERE](#).