

# Tax Increment Reinvestment Zone Board #1

---



February 2, 2026  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

4:00 p.m.

## AGENDA

### A. CALL TO ORDER

### B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission 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 Board/Commission is restricted from discussing or acting on items not listed on the agenda.

To speak 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 Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

### C. 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 Commissioner by making such request prior to a motion and vote.

1. - Consider approval of the minutes from February 5, 2025.

### D. REGULAR ITEM(S)

1. 2025 Annual Report - Consider approval of the 2025 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

### E. 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 27, 2026, by 4:00 p.m.

**Christina Torre, Staff Liaison**

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.

# Tax Increment Reinvestment Zone Board #1

---



February 5, 2025  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

4:00 p.m.

## DRAFT MINUTES

### A. CALL TO ORDER

Chair Ann Martin called the regular meeting to order at 04:00 PM.

The Tax Increment Reinvestment Zone #1 (TIRZ #1) Board met in a regular meeting with the following members present:

Ann Martin, Chair, Flower Mound, Rep 3  
David Johnson, Vice Chair, Denton County, Rep 4  
Mark Hargreaves, Flower Mound, Rep 1  
Tim Whisenant, Flower Mound, Rep 2  
Larry Lipscomb, Denton County, Rep 5  
Cheryl Moore, Ex-Officio (Mayor)  
James Childers, Ex-Officio (Town Manager)

constituting a quorum with the following members of the Town Staff participating:

Ray Watson, Director of Economic Development  
John Zagurski, Chief Financial Officer  
Tommy Dalton, Assistant Town Manager  
JP Walton, Chief Strategic Officer

### B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

Chair Martin led the pledges.

### C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission 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. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- 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 Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

None present.

#### D. REGULAR ITEM(S)

1. 04/03/2024 Minutes - Consider approval of the minutes of the April 3, 2024, meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

**ACTION:** Timothy Whisenant moved to approve D.1. as presented in the agenda caption. Mark Hargreaves seconded the motion.

**AYES:** Mark Hargreaves, Timothy Whisenant, Ann Martin, Larry Lipscomb

**NAYS:** None

**ABSTAIN:** David Johnson

**RESULT:** 4 : 0

2. 2024 Annual Report - Consider approval of the 2024 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

#### Staff Presentation

Ray Watson gave an overview of the 2024 Annual Report, with John Zagurski providing additional details on the balance sheet.

Mary Petty, President of P3 Works, LLC, gave a supplemental presentation on what the TIRZ #1 extension entails for the next 5 years. Key topics covered included:

- Map of public improvements funded by TIRZ #1
- Original project costs to be paid by TIRZ #1
- Additional project costs paid for under the Town's increment of TIRZ #1
- Original feasibility study for TIRZ #1 versus new feasibility study with the 5-year extension

Staff also answered questions, specifically regarding the future cultural arts center, including:

- Location
- Future parking analysis
- Estimated \$50 million cost

- Design process

**ACTION:** Timothy Whisenant moved to approve D.2. as presented in the agenda caption. David Johnson seconded the motion.  
**AYES:** Mark Hargreaves, Timothy Whisenant, Ann Martin, David Johnson, Larry Lipscomb  
**NAYS:** None  
**ABSTAIN:** None  
**RESULT:** 5 : 0

**E. ADJOURN**

Chair Martin adjourned the meeting at 4:40 p.m.



**TAX INCREMENT  
REINVESTMENT ZONE BOARD  
#1  
AGENDA D.1.  
REGULAR ITEM(S)**

---

**DATE:** February 2, 2026  
**FROM:** Leandro Rodriguez, CIP Manager  
**ITEM:** **Consider approval of the 2025 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).**

---

**BACKGROUND:** As required by Chapter 311 of the Texas Tax Code, an Annual Report detailing revenues and expenditures must be submitted to each taxing unit that levies property taxes on real property in the Tax Increment Reinvestment Zone, as well as to the Texas Comptroller's online tool within 150 days of the end of the fiscal year.

**BOARD REVIEW/CITIZEN FEEDBACK:** Upon approval by the board, the Annual Report will go before Council for final approval.

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. TIRZ 1 Annual Report 2025 1

**DRAFT MOTION:** Move to approve as presented in the agenda caption.

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2025**



**Town of Flower Mound, Texas**

**Tax Increment Reinvestment Zone #1**  
**(TIRZ #1)**

**ANNUAL REPORT**

**2025**

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***  
**As of September 30, 2025**

**INDEX**

- 1) Cover
- 2) Index
- 3) Year End Summary of Meetings/Town Council/Board Actions
- 4) Public Infrastructure Projects
- 5) Capital Improvement Plan Budget
- 6) Budget vs. Expenditures
- 7) TIRZ Fund
- 8) Annual Report

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2025**

**YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS**

During the period from October 1, 2024, through September 30, 2025, the Town of Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ) Board of Directors met once.

The sole meeting was held on February 5, 2025, to approve the minutes from the previous board meeting held on April 3, 2024, and to approve the 2024 Annual Report. The Town of Flower Mound Director of Economic Development, Ray Watson, provided a brief overview of the 2024 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) and updated the board on the TIRZ Fund balance detail, as well as TIRZ revenue and projections. Furthermore, the Director of Public Works, Brian Waltenburg, provided an update on the status of each active project that the TIRZ is currently funding.

Board members appointed and serving at the time of the meeting are as follows:

Town – Council Member Ann Martin, Tim Whisenant, Mark Hargreaves

County - Larry Lipscomb and David Johnson

Ex-Officio - Mayor Cheryl Moore and Town Manager James Childers

During the period from October 1, 2024, through September 30, 2025, the Flower Mound Town Council took the following action:

- At a meeting on February 5, 2025, the Town Council approved the 2024 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) in accordance with Chapter 311 of the Texas Tax Code.

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2025**

**PUBLIC INFRASTRUCTURE PROJECTS**

**2024-2025**

**CURRENT STREET PROJECTS**

**Karnes Road**

The project consists of the improvement of Karnes Road from a 2-lane asphalt road to a 2-lane concrete road with curb and gutter, from Old Settlers to FM 1171. A professional services agreement for design services, in the amount of \$97,438.00, with Teague Nall and Perkins was approved by Town Council on December 5, 2022. Bids were received on July 18, 2023. A Construction Agreement, in the amount of \$474,797, was awarded at the September 18, 2023, Town Council meeting. This project is complete, and final costs were expensed in FY25.

**Rippy Road**

Rippy Road will be completed in two phases. Phase 1 (Waketon Road to Pecan Meadows) included improvements of Rippy Road to its thoroughfare plan designated section, a two-lane concrete urban collector. On May 15, 2017, the Town Council approved a development agreement with CalAtlantic Homes, for construction of the improvements, providing reimbursement of the Town's share of the construction costs associated with the infrastructure improvements. Phase 1 of the project is complete, and the developer has received reimbursement in the amount of \$648,920.22 for the construction costs associated with Phase 1.

Phase 2 (Pecan Meadows to FM 2499) includes improvements to approximately 2,500 linear feet of existing two-lane open section asphalt roadway to its thoroughfare plan designated section, a two-lane concrete urban collector. The project also includes an enclosed storm water collection system to improve storm water collection in the area. The design contract was awarded to CP&Y, Inc. at the March 4, 2019, Town Council meeting in the amount of \$298,645.75. On September 21, 2020, a design amendment in the amount \$38,140.00 of was approved by Town Council to provide additional drainage and flood calculations of the project area. On August 8, 2022, a construction award, in the amount of \$6,843,592, was approved by Town Council. Due to material delays, work started summer 2023. The project is substantially complete, and final costs are anticipated to be expensed in FY26.

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2025**

**CURRENT STORMWATER PROJECTS**

**East Waketon Rd Drainage Improvements**

The project consists of channel excavation from FM 2499 to Waketon Road and culvert replacement under Waketon Road to alleviate the recurring flooding and traffic disruption of Waketon Road, east of FM 2499. A design contract was awarded to Halff Associates, Inc. on March 20, 2017, to complete a drainage study providing hydraulic modeling of existing conditions, analysis of alternatives and a final report. The initial drainage study was received. A design contract in the amount of \$212,790.00 was awarded to Halff Associates, Inc. on January 7, 2019, to complete design based on the drainage study. During design it was determined that a reassessment of the upstream hydrology was needed to better model the existing conditions. On December 7, 2020, a design amendment in the amount of \$55,000.00 was approved to reassess the drainage area and explore the possibility of minimizing the project limits to reduce the project's impacts. Design was completed. USACE 404 permitting application was submitted in summer 2022, and USACE provided a draft permit approval in Fall 2024. The initial bid opening was held on March 5, 2024, no bids were received. The project was rebid on April 17, 2024, at which time a single bid was received. Given the combined expenses of construction and USACE wetlands mitigation with considerations to the limited benefits of the scaled back project as bid, the Town no longer plans to move forward with the proposed drainage facilities. In early 2025, Public Works performed maintenance within Waketon Road right-of-way to improve hydraulic efficiencies of the existing bar ditch and culvert. Staff will continue to monitor drainage in the area and perform maintenance as needed.

**CURRENT PARKS PROJECTS**

**Peters Colony Memorial Park**

This project is for the design and development of the 3.3-acre Peters Colony Memorial Park adjacent to the Library. The approved master plan for the park includes a remembrance wall, children's area and pavilion, water feature, and pedestrian pathways with access to the library. A professional services agreement with Mesa Design Associates, Inc., in the amount of \$158,000, for design services was approved on June 15, 2020. Design is complete. The Town has been working with Texas Parks and Wildlife Department (TPWD) for on a grant funding application since design was complete. The Town has received approval from TPWD for reimbursement up to \$750,000. A Construction Agreement, in the amount of \$3,562,629.67, was awarded at the August 5, 2024, Town Council meeting. The project is expected to be complete by Spring 2026.

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***  
**As of September 30, 2025**

**CURRENT FACILITIES PROJECTS**

**Cultural / Performing Arts Center**

The Town of Flower Mound is in the process of designing a performing arts center to be located on 3.67 acres of Town-owned land within the River Walk development. This center will serve as a hub for arts, cultural, and creative programming within the Town.

The facility, which will be located at 4200 River Walk Drive, could include amenities such as a main stage theater, flexible performance spaces, multipurpose rooms, classrooms, administration and support spaces, a gallery, and exhibition space that can host rotating shows and receptions, as well as outdoor spaces that provide opportunities for gathering, performances, and connectivity to the River Walk trail system and neighboring restaurants and retail locations.

The project is currently in the pre-design phase, with a contract for services with Hoefler Welker + BORA Architects approved by Council on October 6, 2025. The next design phase is anticipated to begin in Spring 2026, and construction is anticipated to begin in Spring 2027. The estimated grand opening date is Spring 2029.

**Town of Flower Mound, Texas**  
**Tax Increment Reinvestment Zone #1**

As of September 30, 2025

**CAPITAL IMPROVEMENT PLAN BUDGET**

Project	Estimated Cost
<b>STREETS</b>	
Dixon Lane (Chinn Chapel to Crestside)	\$2,685,267
Chinn Chapel (FM 407 to Dixon)	1,387,500
Chinn Chapel (Dixon to Waketon)	941,305
Waketon Road (Rippy to Chinn Chapel)	4,885,748
Rippy Road (FM 2499 to Waketon)	8,500,000
Churchill (East end to Yucca)	400,000
FM 1171 at FM 2499 Westbound Right Turn Lane	1,048,000
FM 1171 at FM 2499 Eastbound Right Turn Lane	432,752
Karnes Rd	563,594
FM 2499 at Waketon Intersection.	1,513,160
East Waketon Rd Drainage Improvements	1,900,000
<b>Subtotal</b>	<b>\$24,257,326</b>
<b>SIGNALS</b>	
Adaptive Traffic Signal Upgrade	\$178,000
College Parkway at FM 2499	\$115,000
<b>Subtotal</b>	<b>\$293,000</b>
<b>WATER</b>	
FM 2499 west side from FM 1171 to Dixon	\$907,092
Rippy Road Water Line Improvements	400,000
FM 407 from FM 2499 to Country Meadows Addition	438,039
Morriss Waterline Project Ph. 2	2,317,153
<b>Subtotal</b>	<b>\$4,062,284</b>
<b>FACILITIES</b>	
Town Hall	\$11,295,419
Senior Citizen Activity Center	4,886,092
Library renovation/expansion	9,359,509
<b>Subtotal</b>	<b>\$25,541,020</b>
<b>PARKS</b>	
Peter's Colony Memorial Park	\$2,955,000
Chinn Chapel Park	628,126
Pink Evening Primrose Trail Connection (Bridge & Trail)	915,000
<b>Subtotal</b>	<b>\$4,498,126</b>
<b>RIVERWALK IMPROVEMENTS</b>	
Parking Structure	1,000,000
<b>Subtotal</b>	<b>\$1,000,000</b>
<b>OTHER PROJECTS</b>	
FM 407 Shared Retail Development	\$180,000
Town Center Master Plan	50,685
Cultural Arts Feasibility Study	10,800
Cultural Arts Center	5,000,000
<b>Subtotal</b>	<b>\$5,241,485</b>
<b>TOTAL</b>	<b>\$64,893,241</b>

**Town of Flower Mound, Texas**  
**Tax Increment Reinvestment Zone #1**

As of September 30, 2025

**BUDGET VS EXPENDITURES**

Project	Current Budget	Expended Costs to Date	Remaining Balance
<b>STREETS</b>			
Dixon Lane (Chinn Chapel to Crestside)	\$2,685,267	\$2,685,267	\$0
Chinn Chapel (FM 407 to Dixon)	1,387,500	1,387,500	0
Chinn Chapel (Dixon to Waketon)	941,305	941,305	0
Waketon Road (Rippy to Chinn Chapel)	4,885,748	4,885,748	0
Rippy Road (FM 2499 to Waketon)	8,500,000	7,795,101	704,899
Churchill (East end to Yucca)	400,000	400,000	0
FM 1171 at FM 2499 Westbound Right Turn Lane	1,048,000	254,811	793,189
FM 1171 at FM 2499 Eastbound Right Turn Lane	432,752	432,752	0
FM 2499 at Waketon Intersection	1,513,160	1,513,160	0
Karnes Rd	563,594	563,594	0
East Waketon Rd Drainage Improvements	1,900,000	313,896	1,586,104
<b>Subtotal</b>	<b>\$24,257,326</b>	<b>\$21,173,134</b>	<b>\$3,084,192</b>
<b>SIGNALS</b>			
Adaptive Traffic Signal Upgrade	\$178,000	\$122,222	\$55,778
College Parkway at FM 2499	\$115,000	\$115,000	\$0
<b>Subtotal</b>	<b>\$293,000</b>	<b>\$237,222</b>	<b>\$55,778</b>
<b>WATER</b>			
FM 2499 west side from FM 1171 to Dixon	\$907,092	\$907,092	\$0
Rippy Road Water Line Improvements	400,000	400,000	0
FM 407 from FM 2499 to Country Meadows Addition	438,039	438,039	0
Morriss Waterline Project Ph. 2	2,317,153	2,317,153	0
<b>Subtotal</b>	<b>\$4,062,284</b>	<b>\$4,062,284</b>	<b>\$0</b>
<b>FACILITIES</b>			
Town Hall	\$11,295,419	\$10,026,168	\$1,269,251
Senior Citizen Activity Center	4,886,092	4,886,092	0
Library Renovation/Expansion	9,359,509	10,625,459	(1,265,950)
<b>Subtotal</b>	<b>\$25,541,020</b>	<b>\$25,537,719</b>	<b>\$3,301</b>
<b>PARKS</b>			
Peter's Colony Memorial Park	\$2,955,000	\$1,929,826	\$1,025,174
Chinn Chapel Park	628,126	628,126	0
Pink Evening Primrose Trail Connection (Bridge & Trail)	915,000	630,413	284,587
<b>Subtotal</b>	<b>\$4,498,126</b>	<b>\$3,188,365</b>	<b>\$1,309,761</b>
<b>RIVERWALK IMPROVEMENTS</b>			
Parking Structure	\$1,000,000	\$1,000,000	\$0
<b>Subtotal</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$0</b>
<b>OTHER PROJECTS</b>			
FM 407 Shared Retail Development	\$180,000	\$180,000	\$0
Town Center Master Plan	50,685	50,685	0
Cultural Arts Feasibility Study	10,800	10,800	0
Cultural Arts Center	5,000,000	54,921	4,945,079
<b>Subtotal</b>	<b>\$5,241,485</b>	<b>\$296,406</b>	<b>\$4,945,079</b>
<b>TOTAL</b>	<b>\$64,893,241</b>	<b>\$55,495,130</b>	<b>\$9,398,111</b>

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2025**

**TIRZ FUND**

<b>Beginning Balance:</b>		
October 1, 2024		<b>\$24,387,655</b>
<b>Revenues:</b>		
Property Tax		\$7,588,588
Interest		<u>\$1,046,871</u>
<b>TOTAL REVENUES</b>		<b>\$8,635,459</b>
<b>Expenditures:</b>		
Construction/Improvements		\$3,559,172
Debt Service		<u>\$2,637,350</u>
<b>TOTAL EXPENDITURES</b>		<b>\$6,196,522</b>
<b>Ending Balance:</b>		
September 30, 2025 (unaudited)		<b>\$26,826,592</b>

# Town of Flower Mound, Texas

## Tax Increment Reinvestment Zone #1

As of September 30, 2025

### ANNUAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the attached financial statements.

**1. Amount and source of revenue in the tax increment fund established for the zone:**

\$5,236,568	Town Tax
\$2,352,020	County Tax
<u>\$1,046,871</u>	<u>Interest Income</u>
\$8,635,459	Total Revenue

**2. Amount and purpose of expenditures from the fund:**

\$2,637,350	Debt Service
\$1,953,528	Streets
\$1,550,723	Parks
<u>\$54,921</u>	<u>Facilities</u>
\$6,196,522	Total Expenditures

**3. Amount of Principal and Interest due on outstanding indebtedness is as follows:**

\$2,637,350	Total Outstanding Principal and Interest
-------------	--

2017COTIRZ:	<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
	2026	\$1,190,000	\$47,600	\$1,237,600

2018COTIRZ:	<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
	2026	\$1,345,000	\$53,800	\$1,398,800

**4. Tax Increment base and current captured appraised value retained by the zone:**

Taxing Jurisdiction	Net Taxable Fiscal Year Value 2024 - 2025	Base Year* Value Jan 1, 2005	Captured App. Value Fiscal Year 2024 - 2025
Town of Flower Mound	\$1,918,474,588	\$228,290,889	\$1,690,183,699
Denton County	\$1,794,316,126	\$229,382,705	\$1,564,933,421

**5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.**

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2024-2025:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2024-2025 Increment
Town of Flower Mound (80%)	\$0.3098224	\$5,236,568
Denton County (80%)	\$0.1502952	\$2,352,020
<b>Total</b>		<b>\$7,588,588</b>

**Town of Flower Mound, Texas**  
***Tax Increment Reinvestment Zone #1***

**As of September 30, 2025**

B. Amount of tax increment received in 2025 from the municipality and the other taxing jurisdictions based on 2024 valuations: \$7,588,588

C. Other information: None

\* Base Year Value as of January 1, 2005 is for Fiscal Year 2005-2006.