

**FLOWER MOUND TOWN COUNCIL REGULAR MEETING;  
TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION,  
AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING;  
AND CRIME CONTROL AND PREVENTION DISTRICT SPECIAL MEETING**

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February 2, 2026

Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:00 p.m.

**DRAFT 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 Plunk gave the invocation.

**C. PLEDGES**

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

#### **D. PUBLIC COMMENT**

*Names listed below do not necessarily reflect the order in which each person spoke, and all municipalities are located in Flower Mound unless otherwise indicated.*

|    | <b>Speaker name and municipality</b> | <b>Subject (as written on the form)</b> |
|----|--------------------------------------|-----------------------------------------|
| 1. | Nicole Woodard                       | FM Chamber                              |
| 2. | Christiane Bates*                    | we need public transportation           |
| 3. | Bronz Peterson                       |                                         |

*\* Indicates person did not wish to speak*

#### **E. ANNOUNCEMENTS**

There were announcements from the Mayor or Council members regarding:

Town staff appreciation for work efforts in the winter storm.  
Flower Mound New Century Lion's Club Sock Hop Fundraiser February 6 from 6-9 p.m. at Excite Gym & Cheer

#### **F. TOWN MANAGER'S REPORT**

##### **1. Capital Improvement Projects**

###### **a. Flower Mound Arts Center - Project Update**

James W. Childers, Town Manager, gave a presentation identifying or noting:

Steering Committee members; project design schedule; market assessment; anticipated pre-design and programming dates; additional project phases; and phase 3 Cultural Arts Commission member addition to steering committee.

##### **2. Economic Development Projects**

##### **3. Organizational Updates**

###### **a. Winter Weather Response**

Mr. Childers, introduced Bobby Sanford, Emergency Management Coordinator,

who gave a presentation identifying or noting:

Timeline; treatment; Emergency Operations Center activation (EOC); warming centers; AMBUS deployment; public updates; and weather event photos.

Town Council and staff discussed Texas Department of Transportation (TxDOT) assistance and flyover opening considerations.

Mr. Childers also shared that the Flower Mound Library received the 21st consecutive Achievement of Library Excellence Award from the Texas Municipal Library Directors Association.

#### **G. FUTURE AGENDA ITEM(S)**

There were no future agenda item requests.

#### **H. COORDINATION OF CALENDARS**

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

1. February 16 - Regular Meeting
2. February 16 - TIRZ 2 Board Meeting 5pm (Rescheduled from February 2)
3. February 19 - Work Session
4. March 2 - Regular Meeting
5. March 16 - Cancel this Regular Meeting
6. March 19 - Cancel this Work Session, reschedule to March 12

#### **I. CONSENT ITEM(S)**

**ACTION:** Adam Schiestel moved to approve consent items I.1 - I.12 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 - 1/15 - Consider approval of the minutes from a work session held on January 15, 2026.
2. Minutes - 1/20 - Consider approval of the minutes from a regular meeting held on January 20, 2026.
3. Calling General Election - Consider approval of a resolution of the Town of Flower Mound, Texas authorizing and calling for a General Election to be held on May 2, 2026, for the offices of Town Council Place 2 and Town Council Place 5 and, if required, a run-off election on June 13, 2026; approving a joint election with Denton County and Tarrant County; establishing procedures for the election; and providing an effective date.

RESOLUTION NO. 01-26

A RESOLUTION OF THE TOWN OF FLOWER MOUND, TEXAS,  
AUTHORIZING AND CALLING FOR A GENERAL ELECTION TO BE HELD ON  
MAY 2, 2026, FOR THE OFFICES OF TOWN COUNCIL PLACE 2 AND TOWN  
COUNCIL PLACE 5 AND, IF REQUIRED, A RUN-OFF ELECTION ON A DATE  
DETERMINED BY THE SECRETARY OF STATE; APPROVING A JOINT  
ELECTION WITH DENTON COUNTY AND TARRANT COUNTY;  
ESTABLISHING PROCEDURES FOR THE ELECTION; AND PROVIDING AN  
EFFECTIVE DATE.

4. Traffic Sign Material Purchase - Consider Approval of the purchase of traffic signs and materials in the estimated annual amount of \$150,000.00, from Centerline Supply Inc, through the Texas Buyboard contract.
5. Promoter Line Contract - 2026 Fall Festival - Consider approval of a Professional Services Contract with Promoter Line, Inc., to provide professional event production and planning services for the 2026 Fall Festival, in an amount not-to-exceed \$205,000.00 and authorization for the Mayor to execute same on behalf of the Town.
6. VERF Vehicle Purchase - Trailer Mounted Hydro Excavator - ULM Sewer - Consider approval of the purchase of a Ditch Witch HX50A Trailer Mounted Hydro Excavator for the Public Works Utility Line Maintenance Sewer Division from Charles Machine Works (Ditch Witch), through Sourcewell Cooperative

- Contract #110421-CMW, in the amount of \$129,949.66; and authorization for the Mayor to execute on behalf of the Town.
7. VERF Vehicle Purchase - Trailer Mounted Hydro Excavator - ULM Water - Consider approval of the purchase of a Ditch Witch HX50A Trailer Mounted Hydro Excavator for the Public Works Utility Line Maintenance Water Division from Charles Machine Works (Ditch Witch), through Sourcewell Cooperative Contract #110421-CMW, in the amount of \$129,949.66; and authorization for the Mayor to execute on behalf of the Town.
  8. SIMA Valentine's Fundraiser - Consider approval for the consumption of alcohol at the Flower Mound Senior Center during SIM Auxiliary's Valentine's fundraiser.
  9. PSA Road Pavement Analysis Services - Consider approval of a Professional Services Agreement with Roadway Asset Services LLC., to provide Town-wide Pavement Management Analysis and Asset Management Inventory, in the amount of \$185,092.00; and authorization for the Mayor to execute same on behalf of the Town.
  10. Emergency Medical Supply Contract - Consider approval of the purchase of emergency medical supplies and pharmaceuticals from Bound Tree Medical LLC and , through the City of Midlothian Bid#2025-28 (TOFM Contract# 2026-39-I) in the amount of \$120,000.00 annually and authorization for the Mayor to approve same on behalf of the Town.
  11. TIRZ #1 2025 Annual Report - Consider approval of the 2025 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).
  12. Debris Management Contract - Consider approval of a contractual agreement with CERES Environmental and Aftermath Disaster Recovery to provide Disaster Debris Removal, Reduction, Disposal, and other debris-related services As Needed; and authorization for the Mayor to execute 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.) (Town Council tabled this item to February 2, 2026, by a vote of 4 to 0 at its January 20, 2026, meeting.)

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

General, detailed and site photos; land use and zoning; concept site plan; conceptual landscape plan; conceptual elevations; 2012 approved concept site plan; 2018 approved concept site plan; 2022 approved concept site plan; summary of current concept site plan changes; and modifications.

Applicant O'Neal Gray, President, SFRC Holdings, gave a presentation identifying or noting:

Property location; team members; building renderings; modifications from Planning and Zoning presentation; proposal; community outreach and engagement; permitted uses; construction timeline; site plan; key differences of current proposal vs. prior approval; site plan comparison; landscape plan and summary; business traffic; renderings; line of site, building materials and design quality; market demand; community benefits; and contact information.

Town Council, the applicant and staff discussed how the Town measures building height; number of HVAC units; previous set-back; building height measurement; screening and landscaping; masonry wall; sign standards; current businesses approved by right; and amending hours of operation.

Mayor Moore opened the public hearing.

*Names listed below do not necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

|     | <b>SUPPORT</b>                             | <b>OPPOSITION</b> |
|-----|--------------------------------------------|-------------------|
| 1.  | Gary Noll                                  | Rob Paul          |
| 2.  | Paulette Noll* - donated time to Gary Noll | Oran Waldron      |
| 3.  | John Douglas* - donated time to Gary Noll  | Paula Soulen      |
| 4.  | LaNita Adams Richard                       | Angel Waldron     |
| 5.  | Eric Sardina                               | Marty Watkins     |
| 6.  | Greg Kookan                                | Arthur Stafford   |
| 7.  | Adam Stehsel                               | Sandy Bell        |
| 8.  | Kelly Moeller                              | Laura Landry      |
| 9.  | Doris Ventolini                            | Gil Landry        |
| 10. | James Rich                                 | Dennis McKaige    |

|     |                                                    |                   |
|-----|----------------------------------------------------|-------------------|
| 11. | Pamela Lucia, Dallas, Texas                        | Cathy McKaige     |
| 12. | Kevin Stadler                                      | Karla Russull     |
| 13. | Bob Hays                                           | Angelica Abram    |
| 14. | Nicole Woodard                                     | Keith Abrams      |
| 15. | Johnny Walker                                      | Victoria Pierson* |
| 16. | Don Baker                                          | Beverly Little*   |
| 17. | David Woodard                                      | Dennis Pierson*   |
| 18. | Ray Vaughn                                         |                   |
| 19. | Martin Blazek                                      |                   |
| 20. | Tammy Vaughn                                       |                   |
| 21. | Randy Erickson                                     |                   |
| 22. | Mark Kusman                                        |                   |
| 23. | Anwar Ajani* - donated time to Mark Kusman         |                   |
| 24. | Rajendra J Amin* - donated time to Mark Kusman     |                   |
| 25. | Kathleen G. Carlson* - donated time to Mark Kusman |                   |
| 26. | Carol Forkenbrock* - donated time to Mark Kusman   |                   |
| 27. | Dayong Zhang                                       |                   |
| 28. | Mark Glover                                        |                   |
| 29. | Jim Bussey*                                        |                   |
| 30. | Susie Howell*                                      |                   |
| 31. | Tom Jackson*                                       |                   |
| 32. | Jan Uhlman*                                        |                   |
| 33. | Giridhar Mulastanam*                               |                   |
| 34. | James Engel*                                       |                   |
| 35. | Lawrence Dowler*                                   |                   |
| 36. | David Smith*                                       |                   |
| 37. | Paula Smith*                                       |                   |
| 38. | Gaby Meister*                                      |                   |

|     |                     |  |
|-----|---------------------|--|
| 39. | Karen Sardina*      |  |
| 40. | Kathy Rich*         |  |
| 41. | Cindy Ryan*         |  |
| 42. | Scott Ryan*         |  |
| 43. | Jill Cohn*          |  |
| 44. | Mary Johnson*       |  |
| 45. | Jan Baker*          |  |
| 46. | Kuchibhotla Murthy* |  |
| 47. | Mary Joan Callanan* |  |

*\* Indicates person did not wish to speak*

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

**ACTION:** Ann Martin moved to approve item J.1.as prescribed without changing the grade and modifying the hours of operation to 7:00 a.m. to 9:00 p.m. only. Brian Taylor seconded the motion.

**AYES:** Ann Martin, Chris Drew, Brian Taylor

**NAYS:** Janvier Werner, Adam Schiestel

**ABSTAIN:** None

**RESULT:** 3 : 2

The motion failed due to lack of required super majority.

## K. BOARDS/COMMISSIONS

**ACTION:** Adam Schiestel made a motion to appoint Rebecca Wilson to Place 1 on the Cultural Arts Commission. Ann Martin seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**RESULT:** 5 : 0

**ACTION:** Adam Schiestel made a motion to appoint Alison Moronta to Alternate Place 8 on the Cultural Arts Commission. Ann Martin seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**RESULT:** 5 : 0

## **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.

Mayor Moore announced that the Town Council is convening into a closed meeting at 9:36 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. Development Agreements governing private development access along Long Prairie Road between Sagebrush Drive and Chaparral Lane.

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.

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**

The Town Council reconvened into the open meeting at 11:05 p.m.; There was no action taken as a result of the closed meeting.

**N. ADJOURN**

Mayor Moore adjourned the meeting at 11:05 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**CHERYL MOORE, MAYOR**

**ATTEST:**

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**TRACI HENDERSON, TOWN SECRETARY**