

**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**



February 16, 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 19 - Work Session
2. March 2 - Regular Meeting

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 - 2/2 - Consider approval of the minutes from a regular meeting held on February 2, 2026.
2. FY 2025-2026 CIP Amendment No. 1 - Consider Approval of Amendment No. 1 to the Fiscal Year 2025-2026 Capital Improvement Program.
3. Denton Creek Blvd. - ICA - Consider approval of the Interlocal Cooperation Agreement with Denton County for the construction of a portion of Denton Creek Boulevard, and authorize the Mayor to execute the same on behalf of the Town; in the amount of \$1,700,000.
4. Canyon Falls Village 3 Development Agreement - Consider approval of a Development Agreement with PH Land Holdings, LLC and Drees Custom Homes, LP for the construction of certain Master Planned Town Roadway and Utility improvements associated with the Canyon Falls Village 3 development, in the amount of \$5,024,490.
5. PSA Utility Asset Management - Consider approval of a Professional Services Agreement with Burns & McDonnell Engineering Company, Inc., for Work Order System Analysis and Improvement services for the Utility Asset Management project, in the amount of \$588,000; and authorization for the Mayor to execute same on behalf of the Town.
6. TIRZ #2 2025 Annual Report - Consider approval of the 2025 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #2 (TIRZ #2).
7. Annual Laserfiche Renewal and Subscription Upgrade - Consider approval of Addendum No. 7 to the Master Services Agreement with MCCi, LLC, in the amount of \$45,061.83, for the migration from Laserfiche Avante perpetual licensing to the Laserfiche Subscription licensing model and implementation of Laserfiche Version 12.

8. Easement Abandonment of 4725 Christopher Court - Consider approval of an ordinance vacating and abandoning the existing 7.5-foot utility easement located along the southern property line of Lot 14, Block W, of Wellington Estates Phase 3 Subdivision. The property is generally located south of Quail Run and East of Flower Mound Road.
9. Depository and Custodial Agreements - Consider approval of a resolution extending the bank depository agreement with JPMorgan Chase Bank, NA, and the custodial agreement with The Bank of New York Mellon, for a two-year renewal period, declaring an effective date; and authorization for the Mayor to execute same on behalf of the Town.
10. Holi Festival - Alcoholic Beverages - Consider approval for the sale and consumption of alcoholic beverages (beer and wine) at the Heritage Park of Flower Mound during the annual DCICA Holi Festival co-sponsored event. The Parks Board unanimously recommended approval by a vote of 6 to 0 at its February 5, 2026, regular meeting.
11. Utility Construction Estimate - Consider approval of a construction estimate from Reyamar Construction for the installation of an emergency bypass connection for the Lakeside Lift Station through Town of Addison interlocal contract number 22-42, in the amount of \$65,377.07; and authorization for the Mayor to execute same on behalf of the Town.
12. Crime District FY 25-26 Budget Amendment #2 - Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to consider approval of a resolution amending the Town of Flower Mound Crime Control and Prevention District budget for the fiscal year beginning on October 1, 2025, and ending on September 30, 2026, as adopted by Resolution No. 22-25 and amended by Resolution No. 31-25.
13. Fire District FY25-26 Budget Amendment #2 - Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to consider approval of a resolution amending the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget for the fiscal year beginning on October 1, 2025, and ending on September 30, 2026, as adopted by Resolution No. 23-25 and amended by Resolution No. 32-25.
14. FY 25-26 Budget Amendment #2 - Consider approval of an ordinance amending the Town of Flower Mound's Annual Budget for the fiscal year beginning October 1, 2025, and ending on September 30, 2026, as adopted by Ordinance No. 32-25 and amended by Ordinance No. 51-25 for adjustments to the General Fund, Street Maintenance Sales Tax Fund, Parks 4B Sales Tax Fund, Crime Control and Prevention District Sales Tax Fund, Fire Control, Prevention, and Emergency Medical Services District Sales Tax Fund, Texas Parks and Wildlife Development Fund, General Capital Projects Fund, Interlocal Capital Projects Fund, Certificates of Obligations - Facilities Fund, Vehicle and Equipment Replacement (VERF) Fund, Technology Replacement Fund, Utility Capital Projects - Reserve Fund, and the Certificates of Obligation/Revenue Bond - Water Fund.

15. Historical Item Pre-approval Loan List - Consider approval of several historical items for the town's historical items pre-approval list for loans; authorizing the Town of Flower Mound to enter into a loan agreement.

J. REGULAR ITEM(S)

1. MISC25-0004 - Mavis Tires and Brakes Elevations - Consider a request for a meritorious design exception (MISC25-0004 - Mavis Tires and Brakes Elevations) to the urban design plan pursuant to Section 98-1163, "Exterior wall construction for non-residential buildings," of the Code of Ordinances for an existing non-residential building. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway. (PZ recommended approval by a vote of 6 to 0 at its February 9, 2026, meeting.)
2. SP25-0017 - Flower Mound High School Locker Rooms - Consider a request for a Site Plan (SP25-0017 – Flower Mound High School Locker Rooms) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Peters Colony. (PZ recommended approval by a vote of 6 to 0 at its February 9, 2026, meeting.)
3. SP25-0021 - Marcus High School Locker Room Addition - Consider a request for a Site Plan (SP25-0021 - Marcus High School Locker Room Addition) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Dixon Lane. (PZ recommended approval by a vote of 6 to 0 at its February 9, 2026, meeting.)
4. SP25-0018 - Aura Brookview - Consider a request for a Site Plan (SP25-0018– Aura Brookview) for a multi-family apartment complex, with a waiver to the roof pitch requirement pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377. (PZ recommended approval by a vote of 6 to 0 at it's February 9, 2026, meeting.)
5. Aura Brookview Park Dedication Consideration - Consider approval of a Parks Board Recommendation (PBR25-0004) for cash, in the amount of \$1,844,482.74 to be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$416,400.00 for the Aura Brookview Multi-family development generally located north of Cross Timbers Rd. and east of Canyon Falls Dr.
6. SUP25-0007 - Simpoint - Public Hearing to consider an ordinance granting Specific Use Permit No. 500 (SUP25-0007 – Simpoint) to permit an amusement and recreation (indoors) use. The property is generally located south of Flower Mound Road and west of Gerault Road. (PZ recommended approval by a vote of 6 to 0 at its February 9, 2026, meeting.)
7. Economic Development Incentive Policy - Public Hearing to consider approval of a resolution adopting updates to the Economic Development Incentive Policy for the Town of Flower Mound, and providing for an effective date.

8. Annual Tree Planting Project - Provide an update regarding the completed tree planting project at Shadow Ridge Park. Present and discuss options for the FY 2026-27 Annual Tree Planting Project.

K. WORK SESSION ITEM

1. Presentation and discussion on land use assumptions, capital improvements plan, and the imposition of an impact fee.

L. 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.

M. 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.

N. RECONVENE

O. 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 February 10, 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](#).