

Tax Increment Reinvestment Zone Board #2



February 16, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

5:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Moore called the meeting to order at 5:00 p.m.

The Tax Increment Reinvestment zone Number 2 (TIRZ #2) Board met in a regular meeting with the following members present:

Cheryl Moore, Representative 1
Adam Schiestel, Representative 2
Janvier Werner, Representative 5
Ann Martin, Representative 6
Nicole Woodard, Denton County, Representative 7

Town Council member(s) absent:

Chris Drew, Representative 3
Brian Taylor, Representative 4
Chris Haverstick, Denton County, Representative 8

Town Staff present:

James W. Childers, Town Manager
Traci Henderson, Town Secretary
Tommy Dalton, Assistant Town Manager
Tiffany Bruce, Assistant Town Manager/Town Engineer
John Zagurski, Chief Financial Officer
JP Walton, Strategic Services Officer

B. PUBLIC COMMENT

There were no requests to speak from the public.

C. CONSENT ITEM(S)

1. Minutes - Consider approval of the minutes from October 20, 2025

ACTION: Adam Schiestel moved to approve D.1. as presented. Ann Martin seconded the motion.
AYES: Adam Schiestel, Janvier Werner, Ann Martin, Nicole Woodard
NAYS: None
ABSTAIN: None
RESULT: 4 : 0

D. REGULAR ITEM(S)

1. 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.

Leandro Rodriguez, CIP/TIRZ Manager, gave a presentation identifying or noting:

Development Agreement overview; capital improvements area; cost; estimates; projected timeline; and next steps.

ACTION: Ann Martin moved to approve E.1. as proposed. Janvier Werner seconded the motion.
AYES: Adam Schiestel, Janvier Werner, Ann Martin, Nicole Woodard
NAYS: None
ABSTAIN: None
RESULT: 4 : 0

2. TIRZ #2 2025 Annual Report - Consider approval of the 2025 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #2 (TIRZ #2).

Leandro Rodriguez, CIP/TIRZ Manager, gave a presentation identifying or noting:

2025 Annual Report overview and review of base year values.

Town Council and staff discussed steps to make up \$5.2 million; exemption difference between the county and the town; and forecasting options.

ACTION: Ann Martin moved to approve E.2. as presented. Adam Schiestel seconded the motion.
AYES: Adam Schiestel, Janvier Werner, Ann Martin, Nicole Woodard
NAYS: None
ABSTAIN: None
RESULT: 4 : 0

E. CLOSED MEETING

The Board did not meet in closed meeting.

F. RECONVENE

The Board did not meet in closed meeting.

G. ADJOURN

Chair Moore adjourned the meeting at 5:12 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY