

Tax Increment Reinvestment Zone Board #2



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

5:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Moore called the Tax Increment Reinvestment Zone (TIRZ) Board #2 to order at 5:30 p.m. with the following members present:

Cheryl Moore, Representative 1
Adam Schiestel, Representative 2
Chris Drew, Representative 3
Brian Taylor, Representative 4
Janvier Werner, Representative 5
Ann Martin, Representative 6
Nicole Woodard, Denton County Representative 7
Chris Haverstick, Denton County Representative 8

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
John Zagurski, Chief Financial Officer
JP Walton, Strategic Services Officer
Leandro Rodriguez, CIP/TIRZ Manager
Christina Torre, TIRZ Analyst

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

There were no requests to speak from the public.

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. Minutes - Consider approval of the minutes from February 16, 2026.

ACTION: Adam Schiestel moved to approve C.1. Janvier Werner seconded the motion.

AYES: Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner, Ann Martin, Nicole Woodard, Chris Haverstick

NAYS: None

ABSTAIN: None

RESULT: 7 : 0

D. REGULAR ITEM(S)

1. Furst Ranch Phase 1 Development Agreement - Consider approval of a Development Agreement with 1171 Commercial NE, LLC for the construction of certain Master Planned Town Roadway and Utility improvements associated with the Furst Ranch development, in the amount of \$22,168,915.20.

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

Phase 1 timeline overview; capital projects; capital improvements map; cost estimates; and next steps.

ACTION: Brian Taylor moved to approve D.1 as presented. Ann Martin seconded the motion.

AYES: Adam Schiestel, Chris Drew, Brian Taylor, Janvier Werner, Ann Martin, Nicole Woodard, Chris Haverstick

NAYS: None

ABSTAIN: None

RESULT: 7 : 0

E. CLOSED MEETING

The (name of board / commission) to convene into a closed meeting pursuant to Texas Government Code Chapter 551.087 for consultation with Town Attorney. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the (name of board / commission) 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.

The Board did not convene for a closed meeting.

F. RECONVENE

The Board did not convene for a closed meeting.

G. ADJOURN

Chair Moore adjourned the meeting at 5:35 p.m.

TOWN OF FLOWER MOUND, TEXAS

CHERYL MOORE, MAYOR

ATTEST:

TRACI HENDERSON, TOWN SECRETARY