

# Transportation Commission

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April 14, 2026  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## AGENDA

### A. CALL TO ORDER

### B. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

### 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.

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

### D. ASSISTANT DIRECTOR REPORT

1. Update status report related to operational issues, capital improvement projects, and TxDOT projects
2. Future Transportation Commission meeting dates - May 12th and June 9th
3. Future Agenda Items
4. Boards and Commissions Town Council Work Session by Chair/Vice Chair - May 21st

### E. 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 03/10. - Consider approval of the minutes from March 10, 2026.

### F. REGULAR ITEM(S)

1. Sidewalk Links Project - Consider a recommendation to staff for proposed sidewalk links locations for inclusion in the FY2026-2027 Sidewalk Links Construction Project, through the Annual Budget process.
2. FY2026–2027 Streetlight Priority - Consider a Recommendation to Staff Regarding a List of Proposed Streetlight Locations for Installation Through the FY2026–2027 Streetlight Installation Program as Part of the Annual Budget Process.

#### **G. WORK SESSION**

1. Discussion and Feedback Regarding Requests for Additional Streetlights in the Creekside at Heritage Park Subdivision.

#### **H. 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 April 8, 2026, by 5:00 p.m.

**Tina Wells, Administrative Assistant**

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.

# Transportation Commission

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March 10, 2026  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## DRAFT MINUTES

### **A. CALL TO ORDER**

Chris Reed called the regular meeting to order at 06:30 p.m.

The Transportation Commission met in a regular meeting with the following members present:

Chris Reed, Place 6, Chair  
Ricky Clark, Place 3, Vice Chair  
Bjorn Vandug, Place 1  
Bob Morreira, Place 2  
Jason Huse, Place 4  
Erica Mulder, Place 5  
Charlie Landry, Place 7

with the following member(s) absent:

Christopher Davidson, Place 8, Alternate  
Barbara Barrios, Place 9, Alternate

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

Matthew Hotelling, Assistant Director of Public Works/Transportation  
Thomas Peppers, Traffic Engineer  
Tina Wells, Administrative Assistant

### **B. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG**

Led by Chris Reed

### **C. PUBLIC COMMENT**

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- 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

None Present

#### **D. ASSISTANT DIRECTOR REPORT**

1. Update status report related to operational issues, capital improvement projects, and TxDOT projects.
2. Future Transportation Commission meeting dates - April 14th and May 12th
3. Future Agenda items
4. Dark Sky Initiative

#### **E. 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 01/13. - Consider approval of the minutes from January 13, 2026.

<b>ACTION:</b>	Bjorn Vandug moved to approve E.1. as presented in the agenda caption. Jason Huse seconded the motion.
<b>AYES:</b>	Ricky Clark, Bjorn Vandug, Robert Morreira, Jason Huse, Erica Mulder, Charles Landry
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None
<b>RESULT:</b>	6 : 0

#### **F. REGULAR ITEM(S)**

1. Outreach Policy for the installation of streetlights. - Consider a recommendation to staff on the adoption of a proposed community outreach policy for the installation of streetlights.

**Staff Presentation:** Thomas Peppers - Traffic Engineer

**ACTION:** Bjorn Vandug moved to approve F.1. as presented in the agenda caption. Erica Mulder seconded the motion.  
**AYES:** Ricky Clark, Bjorn Vandug, Robert Morreira, Jason Huse, Erica Mulder, Charles Landry  
**NAYS:** None  
**ABSTAIN:** None  
**RESULT:** 6 : 0

## G. WORK SESSION

1. Review of FY 26-27 Signal Projects  
**Staff Presentation:** Matt Hotelling - Assistant Director Public Works/Transportation
2. Review Capital Improvement Project for Streets and Street Reconstruction for FY 26-27  
**Staff Presentation:** Matt Hotelling - Assistant Director Public Works/Transportation

## H. ADJOURN

Motion to adjourn made by Erica Mulder, second made by Charles Landry, all in favor.

Meeting was adjourned at 07:27 p.m.



## TRANSPORTATION COMMISSION AGENDA F.1. REGULAR ITEM(S)

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**DATE:** April 14, 2026  
**FROM:** Manuel Palacios, Assistant Director of Public Works  
**ITEM:** **Consider a recommendation to staff for proposed sidewalk links locations for inclusion in the FY2026-2027 Sidewalk Links Construction Project, through the Annual Budget process.**

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**BACKGROUND:** Over various years, several different projects have been programmed to address some of the sidewalk gaps that have existed up to now. These projects consisted of the 1997 Bond Election; 2004 Council Communication; Town Construction Projects; Annual Sidewalk Program; Sidewalk Links Projects and Private Development.

Currently, funding for trail construction and maintenance is paid through park development funds and 4B sales tax revenue. The park development funds and the 4B sales tax money are used for infrastructure improvements at park locations and for trails.

General funds are used by Public Works to provide maintenance of existing sidewalks along arterial and collector streets by replacement of approximately 1,000 linear feet annually, at a cost of approximately \$25,000.00.

The annual sidewalk program allows a resident to reimburse the Town for sidewalk replacement along their property and a repayment option over a 12 month period. The program allows for residents to take advantage of lower construction prices offered as part of a Town contract. As a self-supporting account, the Neighborhood Improvement Fund is dependent upon the revenues generated by the resident's reimbursements to generate the revenue to cover the following year's cost of operation.

Over the last several years, the Transportation Commission has recommended numerous proposed sidewalk link gap projects to staff. As the list of sidewalk link gaps continues to grow, staff recommended that the Transportation Commission develop a prioritization matrix to rank all of the sidewalk link locations. This ranking will help the Transportation Commission select and recommend sidewalk link projects for future budget years.

On August 13, 2024, the Transportation Commission had a work session with staff to go over the proposed Sidewalk Links Gap Prioritization matrix. The Commission reviewed the scoring criteria and recommended moving forward with the proposed scoring matrix with minor edits. Staff began utilizing the approved scoring matrix for all Sidewalk Link Gaps within the Town. Attached is the approved scoring matrix utilized for Sidewalk Links Gaps.

In the past, Staff primarily relied on citizens calling in sidewalk gap locations. Staff have recently done a more comprehensive review of these locations. The total number of sidewalk gaps identified by staff and from the previous list, including citizens' requests, is over one hundred locations. Staff have evaluated most of the sidewalk link gaps identified and scored them based on the approved scoring matrix. Staff will present to the Commission the latest scores and provide recommendations

for future sidewalk link projects. The proposed expenditure for fiscal year 2026-2027 is \$150,000, but there are also significant cost savings from previous projects that may be utilized for future sidewalk link projects.

Staff will be seeking a recommendation from the Transportation Commission for sidewalk link gap locations to include in the FY2026- 2027 budget year, with an estimated overall cost of \$150,000.00. Attachment 1 contains an updated list of sidewalk link gap locations with a ranking score based on the prioritization matrix.

**BOARD REVIEW/CITIZEN FEEDBACK:**

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Sidewalk Links Scoring Matrix
2. Sidewalk Links List

**DRAFT MOTION:** Discuss and provide staff with direction.

## Sidewalk Links Gap Prioritization Scoring Criteria

Criteria	Points
<b>Safety</b>	
<b>Bicycle &amp; Pedestrian Accident History</b>	
None	0
One accident within past five years	10
Over one accident within past five years	20
<b>Total Points</b>	<b>20</b>
<b>Posted Speed Limit</b>	
25 MPH or Less	5
Between 25 and 40 MPH	10
40 or More MPH	15
<b>Total Points</b>	<b>15</b>
<b>Street Classification</b>	
Major Arterial	20
Minor Arterial	15
Collector	10
Residential	5
<b>Total Points</b>	<b>20</b>
<b>Maximum Total Points</b>	<b>55</b>
<b>Proximity</b>	
<b>Public Schools</b>	
K-8th Grade within 1/8 Mile	20
K-8th Grade within 1/4 Mile	15
K-8th Grade within 1/2 Mile	10
High Schools within 1/4 Mile	5
Not Within Buffer	0
<b>Total Points</b>	<b>25</b>
<b>Destinations</b>	
Public Parks within 1/8 Mile	8
Connects to Trail System/Street on Throughfare Plan or Presence of existing pathway	4
Major Health Care Facility within 1/8 Mile	2
Major Pedestrian Destinations (i.e. Govmt offices, Higher Education, special events, etc.) 1/8 Mile	4
Major Shopping Centers within 1/8 Mile	2
<b>Total Points</b>	<b>20</b>
<b>Maximum Total Points</b>	<b>45</b>
<b>Grand Total</b>	<b>100</b>

PROJECT #	LOCATION	Old Sheet Ref.	Category	LENGTH	FROM	TO	Total Score
1	FM 2499	Long Prairie Rd (FM 2499)	Throughfare Gap	372 ft	Northwest Property line of 4650 Long Prairie Rd (RiverWalk Flats)	Rippy Rd	61
2	FM 1171	Cross Timbers Rd (FM 1171) 1D	Throughfare Gap	560 ft	Huntwick Ln	Trotter Ln	57
3	FM 1171	Cross Timbers Rd (FM 1171) 1C	Throughfare Gap	64 ft	Trotter Ln	79 ft West of Trotter Ln	57
6	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	2150 ft	LakesidE Pkwy	Spinks Rd	52
7	FM 2499	Long Prairie Rd (FM 2499)	Throughfare Gap	1510 ft	Market St	260 ft South of the Intersection of FM 2499 & Promenade Way	51
8	FM 1171	Cross Timbers Rd (FM 1171) 1E	Throughfare Gap	1810 ft	Bridlewood Blvd	Huntwick Ln	51
9	FM 3040	Flower Mound Rd (FM 3040)	Development Gap	470 ft	Old Orchard Ln	470 ft West of the Intersection of FM 3040 & Old Orchard Ln	49
10	Quail Run Rd	Quail Run Rd	Throughfare Gap	875 ft	West Property Line of 3701 Sonoma Bend	East Property Line of 3704 Magnolia Park Dr	48
11	FM 1171	Cross Timbers Rd (FM 1171) 1A	Development Gap	320 ft	1050 ft West of the Intersection of FM 1171 & Bridlewood Blvd	East Property line of 4503 FM 1171 (RockPointe Church)	47
12	Timber Creek Rd	Timber Creek Rd 1A	Throughfare Gap	340 ft	Start of Bridge Over Timber Creek	Pink Evening Primrose Trl	47
16	FM 407	no	Throughfare Gap	274 ft	no	no	45
18	FM 1171	Cross Timbers Rd (FM 1171) 1B	Development Gap	670 ft	175 ft West of Brindle Way	Lusk Ln	45
19	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	735 ft	Aberdeen Dr	South Property line of 1400 Long Prairie Rd (Long Prairie Plaza)	45
21	Fieldcrest Rd	Fieldcrest Rd	Development Gap	250 ft	East Property Line of 3681 Fieldcrest Rd	Southwest Property Line of 3533 Kales Ln	44
22	Kirkpatrick Ln	Kirkpatrick Ln 1A	Development Gap	850 ft	West Property Line of 5501 Calisto Way	Frost Ln	44
23	Wager Rd	Wager Rd	Throughfare Gap	920 ft	Intersection of Garden Ridge Blvd & St Gallen Ln	South Property Line of 3428 Wager Rd	44
28	FM 407	no	Throughfare Gap	215 ft	no	no	43
31	FM 407	Mt Vernon Ct	Throughfare Gap	70 ft	East Property Line of 1808 Mt Vernon Ct	St James Dr	43
32	Harvest Glen Dr	Harvest Glen Dr	Residential Gap	724 ft	Northwest Property Line of 1412 Harvest Glen Dr	Northeast Property Line of 1612 Harvest Glen Dr	42
33	Lake Forest Blvd	Lake Forest Blvd	Throughfare Gap	850 ft	Northeast Property Line of 1801 Lake Forest Blvd	Northeast Property Line of 1909 Lake Forest Blvd	42
34	FM 2499	Long Prairie Rd (FM 2499)	Throughfare Gap	100 ft	South Property line of 3405-3413 Long Prairie Rd	North Property line of 3405-3413 Long Prairie Rd	41
35	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	1035 ft	College Pkwy	South Property line of 5301 Long Prairie Rd (QuikTrip)	41
36	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	1344 ft	735 ft Northwest of the Intersection of FM 2499 & Waketon Rd	Southeast Property line of 5731 Long Prairie Rd (Red Robin)	41

38	FM 2499	Long Prairie Rd (FM 2499)	Throughfare Gap	192 ft	South Property line of 3341-3357 Long Prairie Rd	North Property line of 3341-3357 Long Prairie Rd	41
39	Duncan Ln	Duncan Ln	Throughfare Gap	480 ft	Spinks Rd	Southern Most Bakersfield Park Entrance on Duncan Ln	41
40	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	660 ft	Corporate Dr	College Pkwy	41
41	FM 2499	Long Prairie Rd (FM 2499)	Throughfare Gap	690 ft	College Pkwy	Marquis at Lantana Apartment Driveway on FM 2499	41
43	Kirkpatrick Ln	Kirkpatrick Ln 1C	Throughfare Gap	150 ft	North Property Line of FM PD Building	FM 1171	40
44	Spicewood Dr	Spicewood Dr	Residential Gap	288 ft	Suntree Ln	Red Maple Rd	40
45	Fieldcrest Rd	Fieldcrest Rd	Residential Gap	915 ft	Simmons Rd	South Property Line of 3601 Kales Ln	40
48	Simmoms Rd	Simmoms Rd	Throughfare Gap	174 ft	Simmons Creek Ln	Northeast Property Line of 3800 Simmons Creek Ln	39
49	Gerault Rd	Gerault Rd	Development Gap	255 ft	408 ft North of the Intersection of FM 2499 & Gerault Rd	Spring Hill Rd	39
50	Simmoms Rd	Simmoms Rd	Throughfare Gap	375 ft	McKamy Creek Rd	Park Bend Dr	39
51	FM 2499	Long Prairie Rd (FM 2499)	Throughfare Gap	409 ft	Marquis at Lantana Apartment Driveway on FM 2499	278 ft South of the Intersection of FM 2499 & Waketon Rd	39
52	Kirkpatrick Ln	Kirkpatrick Ln 1B	Throughfare Gap	418 ft	Frost Ln	Morriss Rd	39
53	Simmoms Rd	Simmoms Rd	Throughfare Gap	458 ft	North Property Line of 2501 Simmons Rd	Wichita Trl	39
54	Simmoms Rd	Simmoms Rd	Throughfare Gap	492 ft	Park Bend Dr	Hide-A-Way Ln	39
55	Simmoms Rd	Simmoms Rd	Throughfare Gap	624 ft	Hide-A-Way Ln	Simmons Creek Ln	39
56	FM 407	Justin Rd (FM 407) 1A	Development Gap	710 FT	West Property line of 2801 Justin Rd	East Property line of 3001 Justin Rd	39
57	Kings Dr	Kings Dr	Residential Gap	204 ft	Homestead St	Northeast Property Line of 2120 Margie Ct	38
58	Spinks Rd	Spinks Rd	Throughfare Gap	170 ft	Bakersfield Park Entrance	Existing Trail In Park	37
59	Spring Meadow Ln	Spring Meadow Ln 1B	Residential Gap	175 ft	Northeast Property Line of 3831 Willow Ct	Northwest Property Line of 3831 Willow Ct	37
60	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	218 ft	Sherri Ln	South Property line of 2501 Northshore Blvd (Temple Baptist Church)	37
61	Fireside Dr	Fireside Dr 1A	Throughfare Gap	390 ft	Oak Island Ln	Arrowhead Dr	36
62	Fireside Dr	Fireside Dr 1B	Throughfare Gap	470 ft	South Property Line of 3650 Fireside Dr	North Property Line of 3650 Fireside Dr	36
63	Merriweather Ln	Fireside Dr 1B	Development Gap	470 ft	South Property Line of 3650 Fireside Dr	North Property Line of 3650 Fireside Dr	36
64	Timber Creek Rd	Timber Creek Rd 1B	Throughfare Gap	470 ft	FM 1171	Woodbine St	36
65	Windsor Dr	Windsor Dr 1B	Development Gap	590 ft	Commercial Driveway on Windsor Dr for 4181 Long Prairie Rd	North Property Line of 4141 Long Prairie Rd	36
66	Market St	Market St 1B	Throughfare Gap	608 ft	Alpha Way	FM 2499	36
67	Spinks Rd	Spinks Rd	Throughfare Gap	900 ft	Duncan Ln	Bakersfield Park Entrance	36

68	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	1050 ft	Waketon Rd	South Property line of 5800 Long Prairie Rd (Valley Creek Church)	35
69	Lansdale Dr	Lansdale Dr	Residential Gap	108 ft	Summit Cir	East Property line of 1700 Lansdale Dr	35
70	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	1120 ft	Lakeside Village Blvd	South Property line of 737 International Pkwy (Lakeside Center)	35
71	Pine Ct	Central Park Ave 1C	Residential Gap	122 ft	Driveway for 3815 Pine Ct	Spring Meadow Ln	35
72	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	145 ft	390 ft North of the Intersection of FM 2499 & Firewheel Dr	535 ft North of the Intersection of FM 2499 & Firewheel Dr	35
73	Spring Meadow Ln	Spring Meadow Ln 1A	Residential Gap	248 ft	Northeast Property Line of 3830 Willow Ct	Northeast Property Line of 3830 Willow Ct	35
74	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	2700 ft	685 ft West of the Intersection of FM 2499 & Indian Hills Ave	Silveron Blvd	35
75	FM 2499	Long Prairie Rd (FM 2499)	Development Gap	2760 ft	West Property line of 301 International Pkwy (Southgate Commercial)	Lakeside Village Blvd	35
76	Quail Run Rd	Quail Run Rd	Throughfare Gap	1040 ft	West Property Line of 3882 Quail Run Rd (LDS Church)	Bruton Orand Blvd	34
77	Chaparral Ln	Chaparral Ln	Residential Gap	1240 ft	Sycamore Leaf Ln	Merryglen Ln	34
78	Quail Run Rd	Quail Run Rd	Throughfare Gap	198 ft	East Property Line of 3876 Quail Run Rd	East Property Line of 3882 Quail Run Rd (LDS Church)	34
79	Milford Dr	Milford Dr	Residential Gap	585 ft	Firewheel Dr	Seaton Ct	34
80	Riverwalk Dr	Riverwalk Dr 1C	Development Gap	692 ft	Olympia Dr	Community Dr	34
82	Crooked Creek Dr	Crooked Creek Dr	Residential Gap	292 ft	Fallbrook Dr	Southeast Property Line of 1817 Crooked Creek Ct	33
83	Prescott Cir	Prescott Cir	Residential Gap	375 ft	Prescott Ct	South Property Line of 4600 Prescott Cir	33
84	Pecna Park Dr	Pecna Park Dr	Residential Gap	43 ft	Old Settlers Rd	43 ft West of the Intersection of Old Settlers Rd & Pecan Park Dr	33
85	Pecan Park Dr	Pecan Park Dr	Residential Gap	45 ft	Old Settlers Rd	45 ft West of the Intersection of Old Settlers Rd & Pecan Park Dr	33
86	Hill Ridge Dr	Hill Ridge Dr	Residential Gap	96 ft	Start of Shadow Ridge Trl on Hill Ridge Dr	Southeast Property Line of 1803 Hill Ridge Dr	33
87	Waketon Rd	Waketon Rd 1C	Development Gap	1130 ft	500 ft West of the Intersection of FM 2499 & Waketon Rd	Commercial Driveway Behind 3000 Waketon Rd (Win Kids)	32
88	Central Park Ave	Central Park Ave 1C	Development Gap	122 ft	River Walk Dr	Courtyard Way	32
89	Timber Creek Rd	Timber Creek Rd 1C	Throughfare Gap	212 ft	Woodbine St	Pedestrian Crossing with RRFBs	32
90	Windsor Dr	Windsor Dr 1C	Throughfare Gap	284 ft	Avon Ct	Trail Entrance Accross from 4300 Windsor Dr	32
91	Fireside Dr	no	Sidewalk	308 ft	no	no	32
92	Dixon Ln	Dixon Ln	Development Gap	1618 ft	Whyburn Dr	West Property Line of 3200 Dixon Ln	31
93	Carter Ct	Carter Ct	Residential Gap	410 ft	Beckwood Ct	Carter Cir	31

94	Olympia Dr	Olympia Dr 1B	Throughfare Gap	103 ft	West Property Line of 2301 Olympia Dr (The Forums)	Dommercial Driveway on Olymipa Dr for 3700 River Walk Dr	30
95	Yucca Dr	Yucca Dr	Throughfare Gap	11 ft	95 ft South of the Intersection of Yucca Dr & Stone Bridge Dr	84 ft South of the Intersection of Yucca Dr & Stone Bridge Dr	30
97	Windsor Dr	Windsor Dr 1A	Development Gap	120 ft	Commercial Driveway on Windsor Dr for 4181 Long Prairie Rd	West Property Line of 4181 Long Prairie Rd	30
98	Hemingway Ln	Hemingway Ln	Residential Gap	1270 ft	Hardy Ln	Longfellow Ln	30
99	Lakeside Village Blvd	Lakeside Village Blvd	Development Gap	1890 ft	FM 2499	Lakeside Pkwy	30
100	Lakeside Village Blvd	Lakeside Village Blvd	Development Gap	2200 ft	FM 2499	Lakeside Pkwy	30
101	Olympia Dr	Olympia Dr 1C	Throughfare Gap	223 ft	Dommercial Driveway on Olymipa Dr for 3700 River Walk Dr	River Walk Dr	30
102	Winding Oaks Dr	Winding Oaks Dr	Residential Gap	250 ft	Gilbert Ct	Simmons Rd	30
104	Rock Cove	Rock Cove	Residential Gap	400 ft	Southeast side of Rock Cove Cul-de-sac	Old Oak Trl	30
105	Lakeside Pkwy	Lakeside Pkwy	Development Gap	418 ft	Northwest Property Line of 101 Lakeside Pkwy	Northeast Property Line of 501 Lakeside Pkwy	30
106	Danley Ct	Danley Ct 1A	Residential Gap	434 ft	College Pkwy	Northwest Property Line of 2009 Danley Ct	30
107	Pepperwood Dr	Pepperwood Dr	Residential Gap	50 ft	Driveway of 4031 Pepperwood Dr	Driveway for 4027 Pepperwood Dr	30
108	Market St	Market St 1C	Throughfare Gap	580 ft	River Walk Dr	Alpha Way	30
109	Redcliff Ln	Redcliff Ln	Residential Gap	60 ft	Entrance of Lawson Park on Princewood Dr	Northeast Property Line of 2905 Redcliff Ln	30
110	Mt Vernon Ct	Mt Vernon Ct	Residential Gap	70 ft	East Property Line of 1808 Mt Vernon Ct	St James Dr	30
112	Riverwalk Dr	Riverwalk Dr 1A	Development Gap	875 ft	romenade Way	North River Walk Dr	30
113	Windsor Dr	Windsor Dr 1D	Throughfare Gap	29 ft	Avon Ct	Trail Entrance Accross from 4300 Windsor Dr	29
114	Waketon Rd	Waketon Rd 1E	Development Gap	1054 ft	Marcus High School Driveway	Wst Property Line of 2430 Waketon Rd	29
115	Waketon Rd	Waketon Rd 1D	Development Gap	1945 ft	Idus Bryant Trl	FM 2499	29
116	Clydesdale Dr	Clydesdale Dr	Development Gap	270 ft	West Property Line of 4704 Clydesdale Dr	East Property Line of 4716 Clydesdale Dr	29
117	Waketon Rd	Waketon Rd 1G	Throughfare Gap	365 ft	Marquis at Lantana Apartment Driveway on Waketon Rd	FM 2499	28
118	Windmill Ln	Windmill Ln	Residential Gap	204 ft	Northwest Property Line of 4728 Largo Dr	Entrance to Spring Lake Park Across from 4828 Windmill Ln	27
119	Stone Crest Dr	Stone Crest Dr	Residential Gap	352 ft	Marble Pass Dr	Southeast Property Line of 1600 Stone Crest Dr	27
120	Cottage Ln	Cottage Ln	Residential Gap	505 ft	Wildflower Ln	Spring Ridge Ln	27
121	Yucca Dr	Yucca Dr	Throughfare Gap	132 ft	South Property Line of 2601 Cross Timbers Rd (FM 1171)	Cross Timbers Rd (FM 1171)	26

122	Olympia Dr	Olympia Dr 1A	Development Gap	311 ft	West Property Line of 2300 Olympia Dr (Post Office)	River Walk Dr	26
123	Riverwalk Dr	Riverwalk Dr 1B	Development Gap	338 ft	Olympia Dr	Market St	26
124	Market St	Market St 1A	Development Gap	455 ft	River Walk Dr	East Property Line of 3800 Long Prairie Rd (Market St)	26
125	Central Park Ave	Central Park Ave 1A	Development Gap	545 ft	West Property Line of 4231 River Walk Dr (Home2 Suites)	Esplanade Pl	26
126	Central Park Ave	Central Park Ave 1B	Development Gap	555 ft	Courtyard Way	Medical Arts Dr	26
128	One Pl Ln	One Pl Ln	Residential Gap	1030 ft	4106 One Pl Ln	Timber Creek Rd	25
130	Thorn Trail	Thorn Trail	Residential Gap	310 ft	Southwest Property Line of 6000 Thorn Trl	Rock Ridge Dr	25
131	Crescent Dr	Crescent Dr	Residential Gap	32 ft	Cross Timbers Rd (FM 1171)	South Property Line of 4101 Crescent Dr	25
132	Stonehedge Pl	Stonehedge Pl	Residential Gap	496 ft	Briaridge Ln	Wilshire Ln	25
133	Rochdale Dr	Rochdale Dr	Residential Gap	575 ft	Chinkapin Ln	Sugarberry Ln	25
134	Twilight Dr	Twilight Dr	Residential Gap	590 ft	Northwest Property Line of 1409 Twilight Dr	Southeast Property Line of 1601 Twilight Dr	25
135	Danley Ct	Danley Ct 1B	Residential Gap	60 ft	West Property Line of 2021 Danley Ct	Driveway for 2111 Danley Ct	25
136	White Pine Dr	White Pine Dr	Residential Gap	610 ft	Welch Dr	South Property Line of 5304 White Pine Dr	25
137	Lakeside Pkwy	Lakeside Pkwy	Development Gap	675 ft	Lakeside Village Blvd	Northwood Dr	25
138	Pond Wood Dr	Pond Wood Dr	Residential Gap	90 ft	Driveway for 2701 Pond Wood Dr	Driveway for 2700 Pond Wood Dr	25
139	Tudor Way	Tudor Way	Residential Gap	912 ft	Flower Mound Rd	Bershire Ct	25
140	Thrush Rd	Thrush Rd	Residential Gap	914 ft	Lake Bluff Dr	Sugarberry Ln	25
141	Auburn Dr	Auburn Dr 1C	Residential Gap	120 ft	FM 1171	120 ft North of the Intersection of FM 1171 & Auburn Dr	24
143	Waketon Rd	Waketon Rd 1F	Throughfare Gap	700 ft	Timber Way Dr	Marquis at Lantana Apartment Driveway on Waketon Rd	24
144	Rochdale Dr	Rochdale Dr	Residential Gap	140 ft	Sugarberry Ln	Westwood Dr	23
146	Enterprise Dr	Enterprise Dr	Throughfare Gap	272 ft	International Pkwy (FM 2499)	85 ft North of the Intersection of International Pkwy (FM 2499) & Enterprise Dr	23
147	Waketon Rd	Waketon Rd 1B	Development Gap	566 ft	Commercial Driveway Behind 3000 Waketon Rd (Win Kids)	Commercial Driveway Behind 5701 Long Prairie Rd (Old Navy)	22
148	Carter Cir	Carter Cir	Residential Gap	304 ft	Southwest Property Line of 1704 Carter Cir	Gerault Rd	21
149	Littlejohn Ct	Littlejohn Ct	Residential Gap	762 ft	Littlejohn Ct Cul-de-sac	Gisbourne Dr	21
150	Rippy Rd	Rippy Rd	Development Gap	1435 ft	Pecan Meadows Dr	Waketon Rd	20
151	Indian Hills Ave	Indian Hills Ave	Development Gap	160 ft	Commercial Driveway on Indian Hills Ave	Casselberry Dr Alley	20
152	Indian Hills Ave	Indian Hills Ave	Development Gap	255 ft	FM 2499	Casselberry Dr Alley	20
153	Indian Hills Ave	Indian Hills Ave	Development Gap	48 ft	FM 2499	Commercial Driveway on Indian Hills Ave	20

154	Waketon Rd	Waketon Rd 1A	Development Gap	648 ft	West Property Line of 5301 Long Prairie Rd (QuikTrip)	Rippy Rd	20
155	Auburn Dr	Auburn Dr 1B	Development Gap	670 ft	North Property Line of 3700 Alberta Ln	FM 1171	20
156	Auburn Dr	Auburn Dr 1A	Development Gap	690 ft	North Property Line of 3616 Alberta Ln	FM 1171	20
157	Old Gerault Rd	Old Gerault Rd	Throughfare Gap	370 ft	Southwest Property Line of 1001 Lakeside Pkwy (PPG)	Gerault Rd	19
159	Strait Ln	Strait Ln	Throughfare Gap	524 ft	Rock Cliff Ln	Flower Mound Rd	19
161	Timber Valley Dr	Timber Valley Dr	Residential Gap	140 ft	Crestwood Cir	FM 1171	17
162	Waterbend Dr	Waterbend Dr	Residential Gap	76 ft	Northwest Property Line of 2400 Victory Dr	Northeast Property Line of 2404 Waterbend Dr	17
163	Timber Valley Dr	Timber Valley Dr	Residential Gap	115 ft	Edgefield Trl Alley	Crestwood Cir	15
164	Auburn Dr	Auburn Dr 1D	Residential Gap	125 ft	FM 1171	125 ft North of the Intersection of FM 1171 & Auburn Dr	15
165	Lakehurst Dr	Lakehurst Dr	Residential Gap	1540 ft	Lakemont Dr	2917 Heather Wood Dr	15
166	Rock Cove	Rock Cove	Residential Gap	214 ft	Old Oak Trl	Hidden Brook Trl	15
168	Messina Path	Messina Path	Residential Gap	28 ft	140 ft West of the Intersection of Messina Path & Via Italia Dr	Jernigan Rd	15
169	Blossom Trail	Blossom Trl	Residential Gap	280 ft	Northwest Property Line of 2518 Buttonwood Dr	Northeast Property Line of 6425 Eagle Creek Dr	15
170	Rollo Ct	no	Residential Gap	35 ft	no	no	15
171	Old Gerault Rd	Old Gerault Rd	Development Gap	412 ft	South Property Line of 332 Old Gerault Rd	Southeast Property Line of 1001 Lakeside Pkwy (PPG)	15
172	Barnsdale St	Barnsdale St	Residential Gap	540 ft	Lockesley Dr	Golden Arrow Dr	15
173	Rolling Okas Dr	Rolling Okas Dr	Sidewalk	80 ft	East Property Line of 3613 Rolling Oaks Dr	Sterling Pkwy	15



## TRANSPORTATION COMMISSION AGENDA F.2. REGULAR ITEM(S)

**DATE:** April 14, 2026

**FROM:** Thomas Peppers, Traffic Engineer

**ITEM:** **Consider a Recommendation to Staff Regarding a List of Proposed Streetlight Locations for Installation Through the FY2026–2027 Streetlight Installation Program as Part of the Annual Budget Process.**

**BACKGROUND:** As part of the Road Safety Enhancement Program, the need for better visibility on roadways at night was identified as a priority. To address this, staff have been tasked with presenting potential locations where streetlights could be installed to improve safety and visibility at night. The Town's current design standards require streetlights to be installed at all intersections, cul-de-sacs, significant curves in the roadway, and at mid-block locations where the block length or streetlight spacing is greater than 600'. Additionally, although not required by the design standards, it is recommended that streetlights be installed at pedestrian crossings and median openings to enhance safety and visibility for both pedestrians and drivers.

To ensure that streetlights are installed where they are needed the most and that resources are allocated effectively, the recommended streetlight locations for the upcoming FY2026-2027 budget year have been categorized into four priority levels. The priority level for each location was assigned based on the following methodology:

- Level one priority – This is the highest priority level, assigned to locations identified as safety concerns or requested by residents.
- Level two priority – Assigned to intersections and cul-de-sacs that meet eligibility requirements but were not requested by a resident.
- Level three priority – Assigned to intersections and cul-de-sacs in residential subdivisions that meet eligibility requirements but were not requested by a resident and are less than 200' from an existing streetlight. This level also includes mid-block locations within a residential subdivision where the distance between existing streetlights is over 800'.
- Level four priority – This priority level is the lowest among all the other levels and is designated for all other mid-block locations in residential subdivisions that meet eligibility requirements but were not requested by a resident.

The current FY has \$115,000.00 budgeted for streetlight installation projects, which include locations that have been previously requested or recommended. The current status of this and the previous FY's streetlight projects are included in Attachment 2. Staff is seeking a recommendation from the Transportation Commission on the list of new streetlight locations to be installed in the FY2026-2027 budget year with a proposed expenditure of \$115,000.00. The list of proposed streetlight locations for FY2026-2027 is provided in Attachment 3.

**BOARD REVIEW/CITIZEN FEEDBACK:** This item is to receive feedback and recommendation on the attached streetlight list of projects for FY 26-27.

**ALTERNATIVES:** None

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. FY2017-2026 Completed List of Streetlight Projects
2. FY2024-2026 Current Status of Streetlight Projects
3. FY2026-2027 Proposed List of Streetlight Locations

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

FYs 2017 - 2026  
List of Completed Streetlight Locations

Location
Gerault at Big Canyon
Morriss Road at Forestwood Middle School
Forest Vista at Garden Ridge
Forest Vista at Forest Vista Elementary
Aberdeen Drive at Shadow Ridge Middle School
Spinks Road at Bluebonnet Elementary School
One Place at Timber Creek Drive
Morriss Road at Lexington
Morriss Road at Lake Bluff Drive
Morriss Road at Ponderosa Pine Drive
Morriss Road at Cortadera Street
Morriss Road at Homestead Street
Morriss Road at Kirkpatrick Lane
Morriss Road at Waterford Drive
Flower Mound Road at Native Oak
US 377 at Dunham
Gerault at Carter Circle
Gerault at Sweet Water
FM 1171 at Scenic
Morriss Road at Eaton
Dixon at Chinn Chapel
Dixon at Eastglen (MHS)
Sunset Trail at Shiloh Road
Wichita Trail at Skillern Road
Valley Ridge Parkway at Timber Creek Road
Old Orchard Lane at Aster Drive
Garden Ridge at Paisley
FM 2499 at Surrey Lane
Valley Ridge Parkway at Stone Hill Farms
Morriss Road at Broadway Avenue
ChinnChapel at Legends
Stonecrest at Sunrise North and South

Stonecrest at Oak Ridge
Buckeye at Azalea
High Meadow at Kelcourt
High Meadow at Meadowlark
West Windsor at Glenwick
Waketon at Marquis Apartment Complex (Resident Request)
Rembert Drive
Via Italia Drive at Sorrento Lane (Resident Request)
Palermo Trail Mid-block – Two Locations (Resident Request)
Patriot Way at Old Gerault Road (Resident Request)
Morriss Road Mid-block School Crossing Near MHS (Safety Driven)
Flower Mound Road Pedestrian Crossing at Clearpoint Drive (Safety Driven)
Flower Mound Road Pedestrian Crossing Near Post Oak Park (Safety Driven)

FYs 2024 - 2026  
List of Streetlight Locations

Location	Status
Katina Drive at Stone Bridge Drive (Resident Request)	Postponed – Insufficient Resident Support
Via Italia Drive at Sorrento Lane (Resident Request)	Complete
Palermo Trail Mid-block – Two Locations (Resident Request)	Complete
Willow Run Drive Mid-block – Two Locations (Resident Request)	Postponed – Insufficient Resident Support/Cost
Lexington Avenue at Eleven11 Lexington Apartment Complex (Safety Driven)	Construction – PO issued; ROW Permit Not Submitted
Bruton Orand Boulevard School Crossing Near Wellington Elementary (Safety Driven)	Construction – PO issued; ROW Permit Not Submitted
Garden Ridge Boulevard School Crossing Near Vickery Elementary (Safety Driven)	Postponed – Possible Removal of Pedestrian Crossing
Patriot Way at Old Gerault Road (Resident Request)	Complete
College Parkway Mid-block Crossing (Safety Driven)	Construction – ROW Permit is Currently Under Review
Morriss Road Mid-block School Crossing Near MHS (Safety Driven)	Complete
Garden Ridge Boulevard Pedestrian Crossing Near Hound Mound (Safety Driven)	Postponed – Cost
Flower Mound Road Pedestrian Crossing at Clearpoint Drive (Safety Driven)	Complete
Flower Mound Road Pedestrian Crossing Near Post Oak Park (Safety Driven)	Complete
Acropolis Drive at Olympia Drive (Recommended By Staff)	Construction – ROW Permit Issued; Awaiting Construction
Churchill Drive at Yucca Drive (Recommended By Staff)	Construction – PO issued; ROW Permit Not Submitted
Simmons Road at Sentinel Oak Drive (Resident Request)	Construction – ROW Permit Issued; Awaiting Construction
Pack Saddle Way Mid-block (Resident Request)	Design – Resident Outreach
Sandra Lynn Drive Mid-block (Resident Request)	Design – Meeting With Utility Company
MHS Driveway on Waketon Road (Resident Request)	Complete
Wager Road at Saint Gallen Lane (Recommended By Staff)	Design – Meeting With Utility Company
Duncan Lane at Cherokee Path (Recommended By Staff)	Design – Meeting With Utility Company
Springwood Road at Almond Drive (Recommended By Staff)	Design – Meeting With Utility Company

Eads Street at Chestnut Court (Recommended By Staff)	Design – Meeting With Utility Company
Spring Meadow Lane at Pin Oak Drive (Recommended By Staff)	Not Yet Started
Homestead Street at Gregory Drive (Recommended By Staff)	Not Yet Started
Homestead Street at Prairie Creek Drive (Recommended By Staff)	Not Yet Started
College Parkway at Danley Court (Recommended By Staff)	Not Yet Started
Gregory Drive at Baker Court (Recommended By Staff)	Not Yet Started
McKamy Creek Road at Heron Court (Recommended By Staff)	Not Yet Started
Thrush Road at Lake Bluff Drive (Recommended By Staff)	Not Yet Started
Crestwood Circle Cul-de-sac (Recommended By Staff)	Not Yet Started
Grady Court Cul-de-sac (Recommended By Staff)	Not Yet Started
Wood Creek Circle Cul-de-sac (Recommended By Staff)	Not Yet Started
River Oaks Drive Cul-de-sac (Recommended By Staff)	Not Yet Started
Navajo Bluffs Court Cul-de-sac (Recommended By Staff)	Postponed – Mixed Support From the TRC

FY 2026 - 2027  
Proposed List of Streetlight Locations

Location

FM 407 at Stone Hill Farms Parkway – Two Locations (Resident Request)

FM 2499 at Northshore Boulevard (Resident Request)

Pecan Drive and Ash Street (Resident Request)

Rippy Road and Cedar Sreet (Resident Request)

Rippy Road and Clair Lane (Resident Request)



## TRANSPORTATION COMMISSION AGENDA G.1. WORK SESSION

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**DATE:** April 14, 2026  
**FROM:** Thomas Peppers, Traffic Engineer  
**ITEM:** **Discussion and Feedback Regarding Requests for Additional Streetlights in the Creekside at Heritage Park Subdivision.**

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**BACKGROUND:** In October 2025, the Town received a request from a resident to install additional streetlights along Kings Lake Drive in the Creekside at Heritage Park subdivision. Creekside at Heritage Park is located northwest of the intersection of Garden Ridge Boulevard and Spinks Road, on the north side of Heritage Park. A map showing the subdivision's location is included as Attachment 1.

In response to this request, staff conducted a review of the subdivision's existing streetlight infrastructure to determine whether the current placement and spacing of streetlights comply with the Town's streetlight design standards. These standards define where streetlights are required within Town right-of-way and are intended to ensure adequate lighting is provided at locations most likely to pose safety risks for pedestrians and drivers. Under the Town's current standards, streetlights are required at all intersections, cul-de-sacs, significant curves in the roadway, and at mid-block locations where the block length or spacing between existing streetlights exceeds 600 feet.

Based on this review, staff determined that the subdivision meets all applicable streetlight design standards and is therefore not eligible for additional streetlights. Staff communicated this finding to the resident; however, the resident insisted that additional streetlights were still needed. The resident stated that the existing streetlights do not provide enough light, leaving long stretches of the neighborhood's streets and sidewalks dark during the early morning and evening. In December 2025, the Town received another request for additional streetlights from a different resident, who stated that they, along with several of their neighbors, have concerns about the lack of adequate lighting throughout the neighborhood.

In light of these requests, staff is bringing this matter before the Transportation Commission (TRC) as a work session item. The subdivision meets all requirements under the Town's current streetlight design standards; therefore, there is no mechanism to install additional streetlights without first amending those standards. The purpose of this discussion is to determine whether the Commission wishes to pursue amending the Town's current streetlight design standards to address the lighting concerns raised by the residents.

The streetlights within the subdivision are owned and maintained by CoServ and use high-pressure sodium (HPS) lamps, an older lighting technology that has largely been phased out in favor of LED alternatives. HPS streetlights produce a characteristic yellow-orange glow. Photos illustrating the existing lighting conditions along Kings Lake Drive at night are included in Attachment 2. An example of one of the existing streetlights is provided in Attachment 3. While these photos are helpful for reference, they may not fully capture the actual lighting conditions, as modern cameras tend to compensate for low-light conditions and can make areas appear brighter than they are in person. For

this reason, staff encourages commissioners to drive or walk through the subdivision at night to better understand the lighting conditions as experienced by residents.

**BOARD REVIEW/CITIZEN FEEDBACK:** Staff have received multiple requests from residents asking for additional streetlights to be installed throughout the subdivision. Residents have expressed concern that the existing streetlights do not adequately illuminate the neighborhood's streets and sidewalks. The purpose of this item is to provide the Transportation Commission with information regarding these requests and to solicit feedback on whether amendments to the Town's current streetlight design standards should be pursued to address these concerns.

**ALTERNATIVES:** N/A

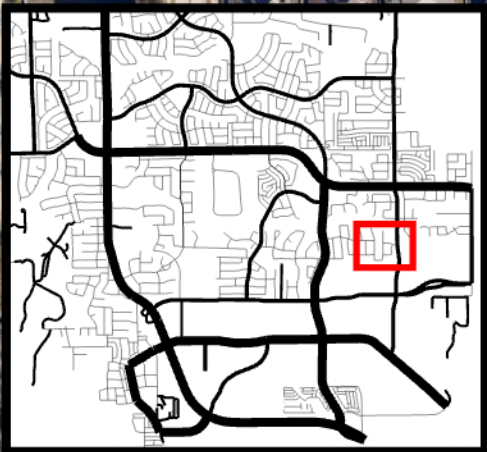
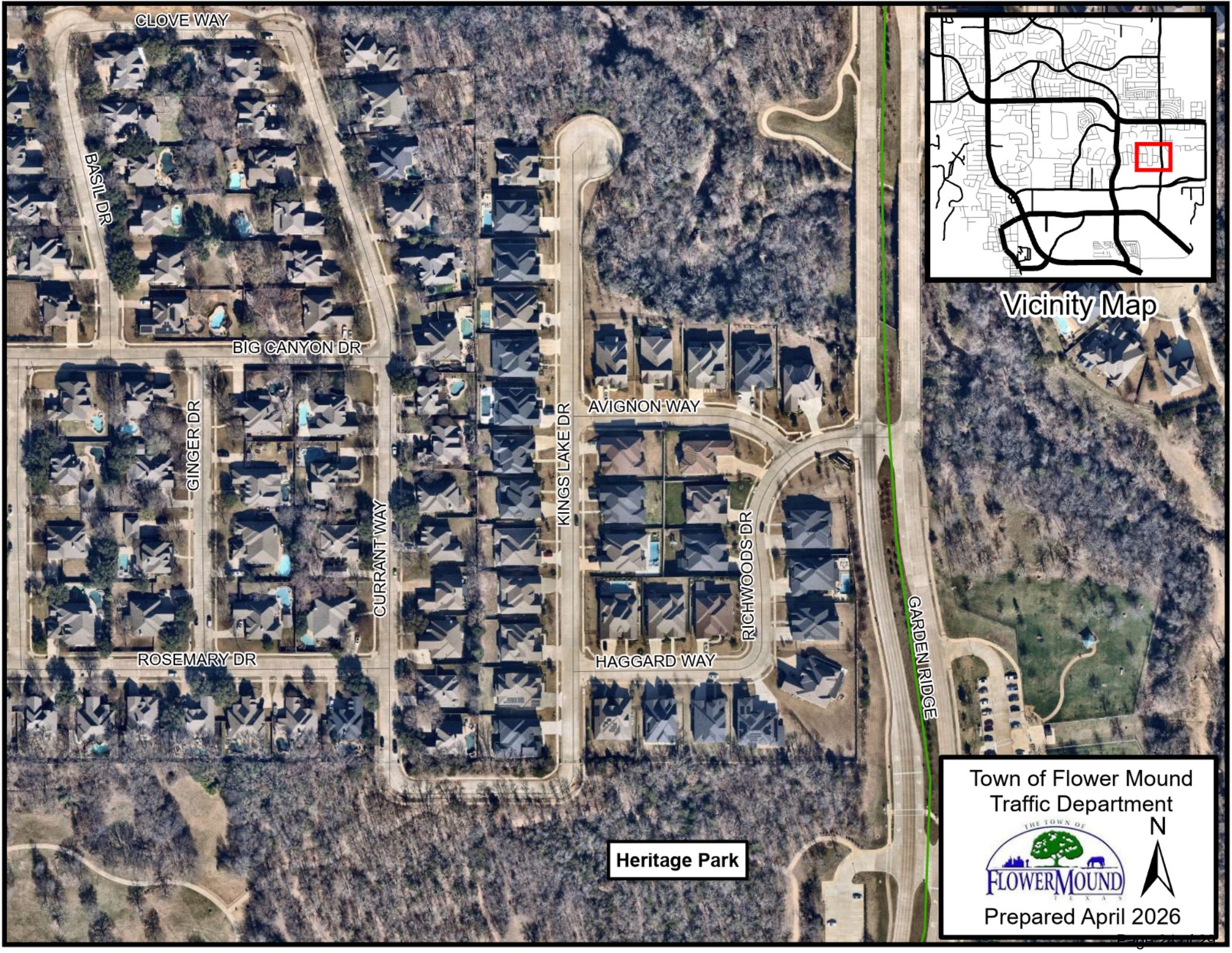
**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Vicinity Map
2. Photographs Illustrating Nighttime Lighting Conditions on Kings Lake Drive
3. Photograph of an Existing HPS Streetlight within the Subdivision

**DRAFT MOTION:** No formal action is required by the Transportation Commission on this item. This item is for discussion and to provide feedback to staff.



Vicinity Map

Heritage Park

Town of Flower Mound  
 Traffic Department

Prepared April 2026









