

Town Council Regular Meeting



March 2, 2026

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

MINUTES

A. CALL TO ORDER

Webelos Cub Scout Pack 256 called the meeting to order at 6:00 p.m. with the following members of Town Council 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 Speight gave the invocation.

C. PLEDGES

1. Pledges - Webelos Cub Scout Pack 256

Webelos Cub Scout Pack 256 led the Pledge of Allegiance to the United States and Texas flags.

D. PRESENTATION(S)

1. Salvation Army Red Kettle Challenge Results

Salvation Army Major Mark Gilliam; Major Rebecca Gilliam; and Major Tiffany Jackson presented Mayor Moore with a certificate for funds raised to support those in need.

E. PUBLIC COMMENT

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

	Speaker name and municipality	Subject (as written on the form)
1.	Yvonne Stewart, Lantana	FM Chamber Board Member
2.	Susan Cox	Running for Town Council

F. ANNOUNCEMENTS

There were announcements from the Mayor or Council members regarding:

Happy Texas Independence Day

Get out and vote on Election Day, March 3

Holi Festival, March 21, 11AM to 3PM Heritage Park

Flower Mound Symphony Orchestra, March 14 at 7PM, Trietsch Memorial United Methodist Church

Tri City Summit March 28th, 8AM to 12PM, Coppell Arts Center

G. TOWN MANAGER'S REPORT

James W. Childers, Town Manager, briefly spoke to consent agenda item J.4.

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

H. FUTURE AGENDA ITEM(S)

There were no future agenda item requests.

I. COORDINATION OF CALENDARS

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

1. March 12 - Work Session
2. April 6 - Regular Meeting

J. CONSENT ITEM(S)

ACTION: Chris Drew moved to approve J.1 thru J.5 as presented. Ann Martin seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

1. Minutes - 2/16 - Consider approval of the minutes from a 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 held on February 16, 2026.
2. Flatbed Sign Cutter Purchase - Consider approval of the purchase of the Apex PLUS 2516 Flatbed Sign Cutter in the amount of \$69,500.00 from BC Graphics, LLC.
3. PSA - Traffic Signal Design 2026 - Consider approval of a Professional Services Agreement with Kimley Horn and Associates, Inc., to provide traffic signal designs for the Flower Mound Road at Quail Run Road Traffic Signal (S-9); FM 1171 at Luther Signal Reconstruction; and Mckamy Creek at Old Settlers Pedestrian Safety Improvement projects in the amount of \$103,000.00; and authorization for the Mayor to execute same on behalf of the Town
4. 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.

5. Frontier Internet Upgrades - Consider approval of three (3) Service Agreements with Frontier Communications of America, Inc for upgraded and new internet connectivity, in the amount of \$224,700 over five (5) years.

K. REGULAR ITEM(S)

1. FM2499 / FM3040 Intersection Improvements - Consider approval of a Construction Agreement with 2L Construction LLC, for the FM 2499 at FM 3040 Intersection Improvements project, in the amount of \$2,820,681.50; and authorization for the Mayor to execute the same on behalf of the Town.

Dale Crown, Assistant Director of Engineering, gave a presentation identifying or noting:

Project overview; North, South, West and East leg lane photos; verified bid results; and project schedule.

Town Council and staff discussed funding sources.

ACTION:	Ann Martin moved to approve K.1 as proposed. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

2. SSP25-0006 - Havenwood Phase 1 - Consider a request for a Subdivision Site Plan (SSP25-0006 – Havenwood, Phase 1) to develop a residential subdivision with an exception to Section 90-403, “Fully developed FEMA floodplain,” and an exception to Section 90-404, “Special flood hazard area (FEMA floodplain),” of the Code of Ordinances to allow construction-related activity within the Fully Developed and FEMA floodplain areas. The property is generally located south of Cross Timbers Road, east of Shiloh Road and west of Scenic Road. (PZ recommended approval by a vote of 6 to 0 at its February 23, 2026, meeting with conditions)

Lexin Murphy, Director of Development Services, presented items K2 and K.3 identifying or noting:

General and detailed location photos; land use and zoning; approved development plan; phase 1 photos; exception request — FEMA floodplain; site photos; subdivision site plan; landscape plan; tree survey; and conditions.

Applicant Mike Boswell, Too Brothers Vice President of Land Development, gave a presentation identifying or noting:

Gas wells and Pad Site "C"; future of Scenic Drive; tree impacts; and floodplain exception and impacts.

Town Council, applicant, and staff discussed the anticipated Scenic Drive entrance opening; construction traffic — ingress and egress; tree condition; tree survey; additional specimen trees; legislation limitations; grading and loss of trees; tree condition; semi-customized homes; lot costs if treed; tree health; lot size; and retaining wall.

Mayor Moore opened the public hearing. There being none wishing to speak, Mayor Moore closed the public hearing.

ACTION:	Ann Martin moved to approve K.2 as written, updated to include staff and planning and zoning recommended standards. Chris Drew seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS:	None
ABSTAIN:	None
RESULT:	5 : 0

3. TRP25-0011 - Havenwood Phase 1 - Public Hearing to consider an application for a tree removal permit (TRP25-0011) for three (3) specimen trees on the property known as Havenwood Phase 1 for the proposed conservation development. The property is generally located south of Cross Timbers Road, east of Shiloh Road, and west of Scenic Drive. (The Environmental Conservation Commission recommended approval of the three (3) trees by a vote of 5 to 1 at its February 3, 2026, meeting.)

This item was presented with item K.2.

The public hearing was opened and closed with item K.2.

ACTION:	Ann Martin moved to approve K.3 as written. Adam Schiestel seconded the motion.
AYES:	Janvier Werner, Ann Martin, Adam Schiestel, Brian Taylor

NAYS: Chris Drew
ABSTAIN: None
RESULT: 4 : 1

4. SP25-0019 - Forestwood Middle School Track Replacement - Public Hearing to consider a request for a site plan (SP25-0019 – Forestwood Middle School Track Replacement) to redevelop an outdoor athletic area, with an exception to Section 82-302, “Compatibility buffer,” of the Code of Ordinances. The property is generally located east of Morriss Road and southeast of Garden Road. (PZ recommended conditional approval by a vote of 6 to 0 at its February 23, 2026, meeting.)

Lexin Murphy, Director of Development Services, presented items K4 and K.5 identifying or noting:

General and detailed location; land use and zoning; proposed site plan; site plan that went to P&Z; revised site plan; exception request; compatibility buffer; site photos; landscape plan; and tree removal plan.

Applicant representative Tonya Caudle, Lewisville ISD, gave a presentation identifying or noting:

History; equity; athlete safety; current track photos/comparisons; 2024 Bond election project inclusion; enrollment and participation; and additional details/considerations.

Applicant representative Josh Barton, Professional Engineer with McAdams gave a presentation identifying or noting:

Site challenges; Concept A and B options; final site plan; removal of starter shoot; P&Z compatibility buffer exhibit; and final compatibility buffer exhibit.

Town Council, the applicant and staff discussed the shoot removal, absence of lighting; noise probability; and citizen outreach.

Mayor Moore opened the public hearing, there being no one wishing to speak, Mayor Moore closed the public hearing.

ACTION: Ann Martin moved to approve K.4 as written. Brian Taylor seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

5. TRP25-0009 - Forestwood Middle School Track Replacement - Public Hearing to consider an application for a tree removal permit (TRP25-0009) for fifteen (15) specimen trees on the property known as Forestwood Middle School for the proposed track replacement. The property is generally located east of Morriss Road and southeast of Garden Road. (The Environmental Conservation Commission postponed this item by a vote of 6 to 0 at its February 3, 2026, meeting. The Environmental Conservation Commission recommended approval of the fifteen (15) trees by a vote of 6 to 0 at its February 12, 2026, special meeting.)

This item was presented with agenda item K.4.

The public hearing was opened and closed with agenda item K.4.

ACTION: Ann Martin moved to approve K.5 as written. Brian Taylor seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

Mayor Moore announced that the Town Council is convening into a closed meeting at 7:32 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

The Town Council reconvened into the open meeting at 7:58 p.m.; There was no action taken as a result of the closed meeting.

6. LDR25-0003 - 2025 State Legislative Updates - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0003 – 2025 State Legislative Updates) by amending Chapter 34, "Environment" of Subpart A "General Ordinances" and Chapter 78, "Administration" and Chapter 98, "Zoning" of Subpart B "Land Development Regulations" related to notice and protest procedures, home occupation, land uses, and noise. (PZ recommended conditional approval by a vote of 6 to 0 at its February 23, 2026, meeting.)

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

Overview; Chapter 34 - Environment; Chapter 78 - Administration, Chapter 98 - Zoning; action by council; permitted uses; home occupation; and definitions review.

Town Council and staff discussed current and future legislation; short-term rentals; established home-based businesses; violation considerations; on-street

parking; code enforcement; noise decibel; and commercial hours.

Mayor Moore opened the public hearing, there being no one wishing to speak, Mayor Moore closed the public hearing.

ACTION: Adam Schiestel moved to approve K.6 with removal of the office retail daytime noise limit. Brian Taylor seconded the motion.

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

NAYS: None

ABSTAIN: None

RESULT: 5 : 0

ORDINANCE NO. 04-26

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 34, "ENVIRONMENT," OF SUBPART A, "GENERAL ORDINANCES," AND CHAPTERS 78, "ADMINISTRATION," AND CHAPTER 98, "ZONING," OF SUBPART B, "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY AMENDING NOTICE AND PROTEST PROCEDURES, HOME OCCUPATION STANDARDS, LAND USE STANDARDS, AND NOISE STANDARDS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

7. LDR25-0004 - Parking Mitigation and Foundational Planting Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0004 – Parking Mitigation and Foundational Planting Update) by amending Chapter 74, "General Provisions" and Chapter 82, "Development Standards" related to definitions, parking mitigation, off-street parking, foundational planting, and parking area landscaping. (PZ recommended approval by a vote of 6 to 0 at its February 23, 2026, meeting.)

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

Overview, Chapter 74 - General Provisions, Chapter 82 Article 11 - Off Street Parking; Chapter 82 Article V - Landscaping and Screening; definition, deviation of spaces; parking mitigation; parking area design; parking area landscaping; paving standards; foundational plantings;

Town Council and staff discussed artificial turf/landscaping; religious organization requests/comparisons/calculations; and future legislative considerations.

Mayor Moore opened the public hearing, there being no one wishing to speak, Mayor Moore closed the public hearing.

ACTION: Chris Drew moved to approve K.7 as presented in the agenda caption. Adam Schiestel seconded the motion.
AYES: Janvier Werner, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: Ann Martin
ABSTAIN: None
RESULT: 4 : 1

ORDINANCE NO. 05-26

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 74, "GENERAL PROVISIONS," AND CHAPTER 82, "DEVELOPMENT STANDARDS," OF SUBPART B, "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY AMENDING DEFINITIONS PARKING MITIGATION OPTIONS, OFF-STREET PARKING STANDARDS, FOUNDATIONAL PLANTINGS, AND PARKING AREA LANDSCAPING REQUIREMENTS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

L. **BOARDS/COMMISSIONS**

1. DCAD Resolution - Discuss and consider approval of a resolution to nominate an individual to be voted on by taxing jurisdictions to fulfill a vacancy on the Board of Directors for the Denton Central (DCAD) Appraisal District.

Traci Henderson, Town Secretary, presented the item for consideration.

ACTION: Ann Martin moved to nominate Buddy Bonner to the Denton Cental Appraisal District. Chris Drew seconded the motion.
AYES: Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: Janvier Werner
ABSTAIN: None
RESULT: 4 : 1

RESOLUTION NO. 06-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, PROVIDING THE TOWN OF FLOWER MOUND'S NOMINATION TO FULFILL A VACANCY FOR THE ELECTION OF THE BOARD OF DIRECTORS FOR THE DENTON CENTRAL APPRAISAL DISTRICT (DCAD), AND PROVIDING FOR AN EFFECTIVE DATE.

M. CLOSED MEETING

Mayor Moore announced that the Town Council is convening into a closed meeting at 9:17 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

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.

a. Discuss the duties of the Municipal Court Judge, including the January report regarding court activities.

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

The Town Council reconvened into the open meeting at 10:08 p.m.; There was no action taken as a result of the closed meeting.

O. ADJOURN

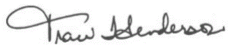
Mayor Moore adjourned the meeting at 10:08 p.m.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY