

Town Council Regular Meeting



April 20, 2026

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

MINUTES

A. CALL TO ORDER

Mayor Moore called the meeting to order at 6:00 p.m. with the following members present:

Cheryl Moore, Mayor
Ann Martin, Mayor Pro Tem
Adam Schiestel, Deputy Mayor Pro Tem
Chris Drew, Councilmember Place 2 (participating remotely)
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

Mayor Moore led the Pledge of Allegiance to the United States and Texas flags.

D. PRESENTATION(S)

1. Proclamation for Child Abuse Prevention Month

Mayor Moore recited the proclamation and presented it to Court Appointed Special Advocates (CASA), Board President, Debra Furst and Flower Mound resident and CASA staff member, Ashley Muhlberger.

2. Recognition of the Flower Mound Citizens Academy - Class of 2026

Anne Carnes, Deputy Town Secretary, gave a presentation identifying or noting: Program background; class photos; open enrollment for 2027 class; and reciting of pledge.

Lastly, Mayor Moore acknowledged retiring Canine Officer Ares.

E. 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

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.	Clayton Flurry	Flower Mound Chamber of Commerce
2.	Clare Harris	Data Center Water Use
3.	Bert Scalzo	Five Issues Village Northshore
4.	Bill Burrow* donated time to Bert Scalzo	

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

There were announcements from the Mayor or Council members regarding:

Congratulations to Flower Mound Citizen's Academy graduates
Peddi Place Amazing FundRacer last Saturday supporting primary pediatric healthcare

G. TOWN MANAGER'S REPORT

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

- a. Employee Service Recognition

James W. Childer, Town Manager, recognized the following employees:

Fifteen (15) years of service

Clayton Norton, Chief Mechanic Wastewater Treatment Plant

Twenty (20) years of service

Ty Brickford, Supervisor Drainage and Right of Way

Bob Pegg, Town Engineer

Twenty Five (25) years of service

Kip Goodchild, Chief Construction Inspector

Tim Mackling, Fire Captain

Matthew Woods, Director of Environmental Services

- b. DFW Clean Cities Coalition Fleet Recognition

Mr. Childers did not provide an update on this item.

H. 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).

Mayor Moore requested a work session on permitting processes.
Staff to provide an informational memo on Data Centers.

I. COORDINATION OF CALENDARS

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

1. May 4 - Regular Meeting
2. May 13 - Canvass Meeting

J. CONSENT ITEM(S)

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

1. Minutes - 4/8 - Consider approval of the minutes from a special meeting held on April 8, 2026.
2. PSA with Ardurra - WWTP Blower Building No. 2 Rehab - Consider approval of a Professional Services Agreement with Ardurra Group, Inc., for the design phase services associated with the Wastewater Treatment Plant Blower Building No. 2 Rehab project, in the amount of \$266,160.00; and authorization for the Mayor to execute same on behalf of the Town.
3. Riding Mower VERT Replacement - Parks - Consider approval of the purchase of one Toro Groundmaster 4300 Riding Mower for the Park Services Division from Professional Turf Products, utilizing the BuyBoard Cooperative Contract # 706-23, in the amount of \$86,936.36; and authorization for the Mayor to execute on behalf of the Town.
4. PSA Corrosion Assessment Services Contract - Consider approval of the agreement with Corpro to provide corrosion control engineering assessment services of the Town's water and wastewater pipeline distribution system

associated with the Utility Asset Management and Replacement project, in the amount of \$156,000.00; and authorization for the Mayor to execute same on behalf of the Town.

K. REGULAR ITEM(S)

Mayor Moore moved to agenda item K.5.

1. Impact Fee Financial Audit - Public Hearing to present the impact fee financial audit, as required by Chapter 395 of the Texas Local Government Code

Lee Rodriguez, CIP/TIRZ Manager Public Works, gave a presentation identifying or noting:

Legislation changes; audit details; procedures; and findings.

Town Council and staff discussed funding by impact fees, required every three years or when impact fees changes, new audit requirement by the legislature; and common findings with the new requirement.

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

No action is required for this item.

Mayor Moore moved to agenda item K.2.

2. Roadway, Water, & Sewer Impact Fees - Public Hearing to consider the approval of an ordinance adopting updated land use assumptions and updated capital improvements plans, and to update and amend certain provisions of Chapter 42, "Impact Fees," regarding the imposition of impact fees and amending Appendix A, "Fee Schedule", accordingly.

Lee Rodriguez, CIP/TIRZ Manager Public Works, introduced Pete Kelly, Professional Engineer, Kimley Horn, who gave a presentation identifying or noting:

Land Use Assumptions; Capital Improvement Plans; Roadway Impact Fee CIP Map; growth summary; and maximum fee.

Conner Manley, Professional Engineer, Kimley Horn, who gave a presentation identifying or noting:

Water Impact Fee CIP Map; Water Denton Creek and Lakeside reuse system;

Water CIP and growth summary; maximum fee; max accessible impact fee for single-family house breakdown; roadway, water and wastewater - impact fee comparison;

Town Council, consultants and staff discussed cost-drivers, economic incentives, inflation, and the exhibit contents.

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.2. as presented in the agenda caption. Adam Schiestel seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ORDINANCE NO. 08-26

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING CHAPTER 42, "IMPACT FEES," TO ADOPT UPDATED LAND USE ASSUMPTIONS AND UPDATED CAPITAL IMPROVEMENTS PLANS; PROVIDING AN UPDATE TO CERTAIN PROVISIONS REGARDING THE IMPOSITION OF IMPACT FEES; AMENDING APPENDIX A "FEE SCHEDULE" OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS RELATIVE TO CHAPTER 42 IMPACT FEES; MAKING FINDINGS; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Moore moved to item K.4.

3. Solid Waste Contract Renewal - Consider adopting, on first reading, an ordinance amending Ordinance 26-16 of the Town of Flower Mound, Texas which adopted a Solid Waste Franchise Agreement with Allied Waste Services of Fort Worth, LLC dba Republic Services. By adding and defining a new residential green waste service, updating observed holidays, revising rates and pricing for services, modifying customer discount provisions, adjusting the annual capital contribution, and establishing a five-year renewal term.

Michael Kramp, Customer Relations Manager, gave a presentation identifying or noting:

Contract background; current service overview; current pricing structure; proposed changes; and green waste.

Jeri Harwell with Republic Waste Services, gave a presentation identifying or noting:

Current and proposed contract partnership items; cost increase; free roll-off hauls; and community involvement.

Town Council, representative and staff discussed changes and price increases; and resident feedback.

ACTION: Ann Martin moved to approve on first reading, an ordinance amending Ordinance 26-16 of the Town of Flower Mound, Texas, which adopted a Solid Waste Agreement with Republic Services. 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 moved to agenda item K.1.

4. SUP25-0008 - JSP Banquets - Public Hearing to consider an ordinance granting Specific Use Permit No. 501 (SUP25-0008 – JSP Banquets) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court along Flower Mound Road. (PZ recommended approval by a vote of 6 to 0 at its March 9, 2026, meeting).

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

General and detailed location; land use and zoning; conceptual site plan; site photos; conceptual Landscape Plan and elevations; conditions;

Applicant representative for Chaluvadi Companies gave a presentation identifying or noting:

Initiatives, proposed venue, estimated cost, target launch date; company history; project proposal; location photos;

Town Council, applicant and staff discussed hours of operation and noise mitigation.

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. Janvier Werner seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew, Brian Taylor
NAYS: None
ABSTAIN: None
RESULT: 5 : 0

ORDINANCE NO. 09-26

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 501 (SUP-501) FOR AN ASSEMBLY HALL USE ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 1.782 ACRES OF LAND AND BEING ALL OF LOT 8, BLOCK 1 OF THE MORRISS COMMONS ADDITION AND ZONED PLANNED DEVELOPMENT DISTRICT NO. 84 (PD-84) FOR R-2 RETAIL DISTRICT-2 USES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Moore returned to agenda item K.5.

5. ZPD25-0008 - Lakeside Crossing Residence Inn - Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive. (PZ recommended denial by a vote of 6 to 0 at its February 9, 2026, meeting.)

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

Location photos, land use and zoning, concept site plan; 2017 approved concept plan; definitions; modifications; parking study data; modifications/exceptions; Planned Development (PD) standards; site photos; landscape plan, conceptual open space plan; conceptual elevations; concept details; and summary.

Jimmy Archie, Realty Capital Management, LLC, gave a presentation identifying or noting:

History of site; objective/goals; branding; lakeside building photos; and parking timing video.

Samir Lakhany, President, SuperHost Hospitality, gave a presentation identifying or noting:

Company overview; surrounding uses; awards; mission/values/vision; portfolio; investments and acquisitions, and development.

Brandon Harris, Director of Development, Marriott, gave a presentation identifying or noting:

Strategic goals; Residence Inn history, growth; brand positioning; target guest; suite size; property amenities; design inspiration; membership; and architectural site photos.

Town Council, developer and staff discussed motion options; summary exception's applicability; footprint size; current hotel/PD requirement, previous 380 agreement/details for this location; traffic; parking spaces; porte-cochere; and parking, future building concerns; agreements; quality of life; destination hotel; better parking; hotel/star ratings; operator franchise agreement; parking mitigation; parking enforcement; future hotels in Lakeside; citizen responses; PZ recommendations; business strategy for Super Host Hospitality; super majority requirement; resident amenities; upscale hotel; roof-top bar; hotel chain scale; market; parking study and hourly parking percentages considering anticipated occupancy; room size/count; concept change amendment requirements; restaurant traffic; and hotel occupancy tax.

Mayor Moore opened the public hearing.

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Clayton Flurry	Steven Wood	
2.	Patrick Shaughnessy	Sandeep Sharma	
3.	Roxane Taylor	Carina Vanlaet	
4.	David Stewart	Scott Langley	
5.		Tim Whisenant	
6.		Jennifer Beesley	

7.		Alex Hanashion*	
8.		Elena Johnson	
9.		Mike Thompson	
10.		Warren Snyder	

* Indicates person did not wish to speak

Mayor Moore closed the public hearing.

Chris Drew left the meeting at 8:23 p.m.

Chris Drew returned to the meeting at 8:25 p.m.

Town Council requested for developer to provide more information including upscale brands and square footage without the extended stay after the remainder of the regular items.

Mayor Moore recessed the meeting at 9:29 p.m.

Mayor Moore reconvened the meeting at 9:42 p.m. and moved to K.3 with the same Town Council members present.

Mayor Moore continued agenda item K.5, after the completion of agenda item K.4.

Applicant Jimmy Archie, provided information to the Town Council reflecting hotel ratings.

Town Council, applicant and staff discussed eliminating the extended stay use; room number; maximum building size; anticipated nightly rate; current zoning without extended stay; hotel quality and citizen engagement; what is allowable by right; parking; and design exception request.

ACTION: Adam Schiestel moved table this item to the next regular meeting. Janvier Werner seconded the motion.
AYES: Janvier Werner, Ann Martin, Adam Schiestel, Chris Drew
NAYS: Brian Taylor
ABSTAIN: None
RESULT: 4 : 1

L. BOARDS/COMMISSIONS

There were no items for this category.

M. CLOSED MEETING

Mayor Moore announced that the Town Council is convening into a closed meeting at 10:53 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

b. Possible boundary adjustment matter

2. Section 551.072: Deliberation Regarding Real Property

Discuss and consider purchase, exchange, lease or value of real property for parks, trails, 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

The Town Council reconvened into the open meeting at 11:13 p.m. There was no action taken as a result of the closed meeting.

O. ADJOURN

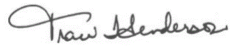
Mayor Moore adjourned the meeting at 11:13 p.m.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY