

Town Council Regular Meeting



June 15, 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
Brian Taylor, Deputy Mayor Pro Tem
Chris Drew, Councilmember Place 2
Janvier Werner, Councilmember Place 4
Clare Harris, Councilmember Place 5

Town Council member(s) absent:
Adam Schiestel, Mayor Pro Tem

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, Chief Strategic Officer

B. INVOCATION

Chaplain Plunk gave the invocation.

C. PLEDGES

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

D. PRESENTATION(S)

1. Proclamation- Hometown Hero - Adam Palacios

Mayor Moore recited the proclamation and presented it to Rose Palacios, mother of Adam Palacios, along with other members of his family.

2. Proclamation - Daughters of the American Revolution (American Revolution Experience)

Mayor Moore recited the proclamation and presented it to Judy Buckingham, Chapter Regent, Samantha Burnes, Chapter Honorary Regent & America 250! Committee Chair. Others in attendance: Judy Buckingham, Donna Spears, Andrea Tart, Pamela Dunham, and Angelina Brown.

Samantha Burnes, Chapter Honorary Regent & America 250! Committee Chair, provided remarks.

Jacque Narrell, Flower Mound Historical Commission Chair/Denton County Historical Commission, provided remarks.

3. Proclamation of July as Park and Recreation Month

Mayor Moore recited the proclamation and presented it to Chuck Jennings, Director of Parks and Recreation, Travis Cuniff, Assistant Director of Parks and Recreation, Jill Deramus, Special Events Manager, and many parks staff.

Mayor Moore moved to agenda item G. Town Manager's Report.

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 do not 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.	Missy Grau	Ethics & Taxes
2.	Si Simonson	Veterans Plaza Ceremony

3.	Sara Harper	
4.	Sam Pan* (Donated time to Sara Harper)	

** Indicates person did not wish to speak*

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

There were no announcements from the Mayor or Council members.

G. TOWN MANAGER'S REPORT

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

- a. Employee Service Recognition

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

Twenty (20) years of service

Justin Buck, Police Officer

Twenty Five (25) years of service

Michael Anderson, Police Officer

Matthew Brenner, Fire Captain

Jody Bruce, Fire Captain

Jason Hawley, Assistant Chief of Police

Those not present but acknowledged:

Steven Beagle, Fire Captain

William Chance Nelms, Fire Captain.

4. ECC Tree Initiative: Acorns to Post Oaks

Mr. Childers provided a brief update on ear-marking funds for a pilot program through the budget process.

Mayor Moore returned to agenda item E. Public Comments.

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).

Clare Harris:

A way to memorialize past board and commission service. Staff to bring back information during a future Town Manager's Report.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed everyone will be at the July 6, 2026 Town Council meeting.

J. 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 council member by making such request prior to a motion and vote.

ACTION: Chris Drew moved to approve consent items as presented.
Janvier Werner seconded the motion.

AYES: Janvier Werner, Chris Drew, Brian Taylor, Clare Harris

NAYS: None

ABSTAIN: None

RESULT: 4 : 0

1. Minutes 6/1 - Consider approval of the minutes from a regular meeting held on June 1, 2026.
2. Lakeside East Partial Release of Chapter 380 Agreement - Consider approval of (1) a Residential Site Restriction Agreement and (2) a Partial Release of Chapter 380 Agreement between the Town of Flower Mound and FM 2499 Retail Venture, LP, for approximately 11 acres in the Town of Flower Mound.
3. Post Oak Park Improvements Construction Agreement - Consider approval of a Construction Agreement with 2L Construction, LLC for the Post Oak Park Improvements Project, in the amount of \$956,788.20; and authorization for the Mayor to execute same on behalf of the Town.
4. NCTCOG Voting Representative - Consider a Resolution affirming the designation of a voting representative for the North Central Texas Council of Governments.

RESOLUTION NO. 12-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, DESIGNATING A VOTING REPRESENTATIVE FOR THE

2026 NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG)
GENERAL ASSEMBLY; AND PROVIDING FOR AN EFFECTIVE DATE.

K. REGULAR ITEM(S)

1. Chinn Chapel Field Conversion Construction Agreement - Consider approval of a Construction Agreement with Paragon Sports Constructors, inc. for the Chinn Chapel Soccer Complex Multipurpose Field Turf Conversion project, in the amount of \$1,521,207.43; and authorization for the Mayor to execute same on behalf of the Town.

John Habern, Park Development Manager, gave a presentation identifying or noting:

The project overview; aerial view; current photos; verified bid results; and project schedule.

Town Council and staff discussed verified contractor reference checks.

ACTION:	Brian Taylor moved to approve K.1 as presented. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Chris Drew, Brian Taylor, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

2. ZPD26-0002 - Lowe's Outdoor Storage - Public Hearing to consider a request for rezoning (ZPD26-0002 - Lowe's Outdoor Storage) to amend Planned Development District-27 (PD-27) with Retail District-2 (R-2) uses and Commercial District-2 (C-2) uses that is subject to Specific Use Permit 281 (SUP-281) for a Home Improvement Center to amend Specific Use Permit 281 (SUP-281) to allow for outdoor sales, display and storage; both temporary and permanent. The property is generally located east of Long Prairie Road and south of Justin Road. (PZ recommended approval by a vote of 4 to 2 at its June 8, 2026, meeting.)

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

General and detailed location photos; land use and zoning; PD Amendment Plan photos; Town Code excerpt to include a list of uses; site photos; and summary request.

Applicant KK Yeow, Construction Manager for Lowe's Home Centers, LLC and Calvin Stallworth, Store Manager, Lowes Flower Mound 2516 gave a presentation identifying or noting:

Clear defined outdoor sales; maintain compliance; establish clear standards; exhibit review; current sales display areas; stacking options; and requested additional display areas.

Town Council and staff discussed fencing materials; additional height requested; loading zone in parking lot; business expansion; relocation of mulch pick-up; safety; appearance; and traffic.

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

ACTION:	Brian Taylor moved to approve K.2 subject to the notes provided in the meeting. Notes being: expand the lumber storage area to the south-west corner of the building; expand storage around the rear of the building; eliminate blue temporary mulch area in parking lot; allow seasonal sales of pumpkins and Christmas trees within identified areas; update maximum storage height to 9'; and submit updated plans for review and approval by staff. Janvier Werner seconded the motion.
AYES:	Janvier Werner, Chris Drew, Brian Taylor, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

L. WORK SESSION ITEM

1. Town Council Budget Work Session #3

Town Manager, James W. Childers introduced the item.

John Zagurski, Chief Financial Officer, gave a presentation identifying or noting: Six (6) year Property Tax Rate and exemption history; property tax preliminary values; property tax bill impact; overall impact of next year's budget; sales tax update; and appraisal notice examples/explained.

Town Council and staff discussed current steps staff is taking to reduce costs; funding options; legislative priorities; efforts by staff; and challenges.

M. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Capital

Improvements Advisory Committee, Community Development Corporation, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Tax Increment Reinvestment Zone Number (TIRZ #2), Transportation Commission, and Veterans Liaison Board.

1. Denco 9-1-1 Board of Managers - Consider approval of a resolution casting the vote of the Town of Flower Mound, Texas, for the election of the Denco Area 9-1-1 District Board of Managers.

Town Secretary, Traci Henderson, presented the item.

RESOLUTION NO. 11-26

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, CASTING THE TOWN OF FLOWER MOUND'S VOTE FOR THE ELECTION OF THE DENCO AREA 9-1-1 DISTRICT BOARD OF MANAGERS; AND PROVIDING FOR AN EFFECTIVE DATE.

N. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council 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.

Mayor Moore announced that the Town Council is convening into a closed meeting at 8:50 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. Town Sign Regulations
- c. Texas Local Government Code, Chapter 229
- d. Potential 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, Planning and Zoning Commission, and Fire and Emergency Medical Services.
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.

O. RECONVENE

The Town Council reconvened into the open meeting at 9:21 p.m.; There was no action taken as a result of the closed meeting.

P. ADJOURN

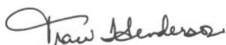
Mayor Moore adjourned the meeting at 9:21 p.m.

TOWN OF FLOWER MOUND, TEXAS



CHERYL MOORE, MAYOR

ATTEST:



TRACI HENDERSON, TOWN SECRETARY