

**FLOWER MOUND 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**



August 17, 2026

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Flower Mound Town Hall, 2121 Cross Timbers Rd, Flower Mound, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flowermound.gov.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGES

D. PRESENTATION(S)

1. Proclamation for United is the Way Month.
2. Recognition of the Top 3 Readers for Elementary, Teen, and Adult Library Summer Reading Challenge

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

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates
 - a. Employee Service Recognition

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).

I. COORDINATION OF CALENDARS

1. September 7 - Regular Meeting (Canceled due to Labor Day holiday)
2. September 15 - Work Session (Board and Commission Interviews)
3. September 17 - Work Session (Board and Commission Interviews/Appointments)
4. September 21 - Regular 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.

1. Minutes 7/30 - Consider approval of the minutes from a Town Council Strategic Planning Retreat held on July 30, 2026.
2. Minutes 8/1 - Consider approval of the minutes from a Town Council Strategic Planning Retreat held on August 1, 2026.
3. Minutes 8/3 - Consider approval of the minutes from a Town Council Regular meeting held on August 3, 2026.
4. FY 25-26 CIP Amendment No. 3 - Consider approval of Amendment No. 3 to the Fiscal Year 2025-2026 Capital Improvement Plan (CIP).
5. Certified Collection Rate FY 26-27 Budget - Consider accepting the submission of the certified collection rate of 100 percent for the fiscal year beginning October 1, 2026, and ending September 30, 2027.
6. 2026 Certified Appraisal Roll - Consider approval of an ordinance establishing the 2026 certified appraisal roll.
7. No-New-Revenue and Voter-Approval Tax Rates - Consider accepting the submission of the notice of a no-new-revenue tax rate of \$0.370440 per \$100 assessed valuation and a voter-approval tax rate of \$0.388266 per \$100 assessed valuation for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

8. Schedule Budget and Tax Rate Meetings - Consider proposing a maximum tax rate of \$0.387277 per \$100 valuation for the fiscal year beginning October 1, 2026, and ending September 30, 2027; and scheduling September 21, 2026, public hearing on the budget, scheduling September 21, 2026, public hearing on the tax rate, and scheduling the September 21, 2026, adoption of said budget and tax rate; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
9. Amy Lane Park Pond Improvements Design - Consider approval of a Professional Services Agreement with Garver, LLC., for the design services associated with the Amy Lane Park Pond Improvements project, in the amount of \$185,318.00; and authorization for the Mayor to execute same on behalf of the Town.
10. Opioid Settlement Grant Program - Consider approval of a resolution authorizing the establishment of a grant program to utilize State of Texas Opioid Settlement Funds to reduce opioid related harms; authorizing the use of Opioid Settlement Funds for eligible opioid remediation purposes; authorizing the Town Manager or designee to administer the program.
11. Order Election - Street Maintenance Reauthorization - Consider approval of an ordinance ordering a special election to be held on the 3rd day of November, 2026, for the purpose of submitting to the qualified voters of the Town of Flower Mound, Texas, a ballot proposition to reauthorize the Street Maintenance Sales and Use Tax at the rate of one-fourth of one percent; providing for election officers; designating the places and manner of holding said election; and providing for the posting and publication of notice.
12. Denton County Mutual Aid Agreement - Consider approval of a Mutual Aid Agreement with Denton County to provide Emergency Management Services during disasters and other emergency incidents and authorization for the Mayor to approve same on behalf of the Town.
13. Right of Way Abandonment Hide-A-Way Lane / Lake Coves Drive - Consider approval of an ordinance of the Town of Flower Mound, Texas, providing for the abandonment and release of the Town's interest in Right of Way previously granted to the Town for road expansion.

K. WORK SESSION ITEM

1. Discussion of Water, Sewer and Stormwater rates and fees.
2. Legislative Priorities

L. REGULAR ITEM(S)

1. Crime District FY 26-27 Budget Public Hearing - Public Hearing by the Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to consider the Flower Mound Crime Control and Prevention District proposed budget for the fiscal year beginning on October 1, 2026, and ending on September 30, 2027.
2. Fire District FY26-27 Budget Public Hearing - Public Hearing by the Town Council acting as the Board of Directors for the Town of Flower Mound Fire

- Control, Prevention, and Emergency Medical Services District to consider the Flower Mound Fire Control, Prevention, and Emergency Medical Services District proposed budget for the fiscal year beginning on October 1, 2026, and ending on September 30, 2027.
3. SP25-0023 - Argyle High School Bus Parking - Public Hearing to consider a request for a Site Plan (SP25-0023 – Argyle High School Bus Parking) to install bus parking for the Argyle ISD, with an exception to section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road. (PZ recommended approval by a vote of 4 to 1 at its August 10, 2026, meeting.)
 4. ZPD26-0007 - Midway Residential - Public Hearing to consider an ordinance for rezoning (ZPD26-0007 – Midway Residential) from Single-Family District-10 (SF-10) uses to Planned Development District No. 211 (PD-211) with Single-Family District-10 (SF-10) uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Wanda Lane and west of Midway Road. (PZ recommended approval by a vote of 5 to 0 at its August 10, 2026, meeting.)
 5. Boundary Agreement #1 - Consider approval of a joint ordinance and boundary agreement between the Town of Flower Mound and the Town of Argyle releasing and accepting corporate limits for an approximate 38.9 acre tract of land.
 6. Boundary Agreement #2 - Consider approval of a joint ordinance and boundary agreement between the Town of Flower Mound and the Town of Argyle releasing and accepting corporate limits for an approximate 20.3 acre tract of land.
 7. Boundary Agreement #3 - Consider approval of a joint ordinance and boundary agreement between the Town of Flower Mound and the Town of Argyle releasing and accepting corporate limits for an approximate 8.3 acre tract of land.
 8. Boundary Agreement #4 - Consider approval of a joint ordinance and boundary agreement between the Town of Flower Mound and the Town of Argyle releasing and accepting corporate limits for an approximate 2.9 acre tract of land.
 9. ZPD26-0001 - Monarch - Public Hearing to consider an ordinance for rezoning (ZPD26-0001 - Monarch) to amend Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses, to include updated and new concept plans, to modify development standards, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W. (PZ recommended approval by a vote of 4 to 0 at its August 10, 2026, meeting.)
 10. Monarch Development Park Dedication Consideration - Consider approval of a Parks Board Recommendation (PBR26-0003) for park land dedication of 6.5 acres of land and \$622,480.00 cash in lieu of land, and park development fees of \$347,000.00 minus any park fee credits for amenities installed in the .5 acre

pocket park, for the Monarch multi-use development generally located East of Interstate Hwy 35W and North of Cross Timbers Rd (1171). Motion passed unanimously at the April 9, 2026 Parks Board meeting.

11. TRP26-0004 Alexan The Point Phase II - Public Hearing to consider an application for a tree removal permit (TRP26-0004) for one (1) specimen tree on the property known as Alexan the Point Phase II for the proposed development. The property is generally located east of Lake Forest Boulevard and north of Silveron Boulevard. (The Environmental Conservation Commission recommended approval by a vote of 6 to 0 at its August 4, 2026, meeting).
12. Atmos RRM Rate Tariffs - Consider approval of a resolution adopting Atmos Energy Corp., Mid-Tex Division's rate tariffs that reflect the negotiated rate change pursuant to the Rate Review Mechanism process.

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.

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.

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. Legal issues associated with municipal annexation, and ESD, MUD, and CCN service areas.
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.

O. RECONVENE

P. 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 August 11, 2026, by 6:00 p.m.

Traci Henderson, Town Secretary

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.

In accordance with section 551.043 of the Texas Government Code, the Taxpayer Impact Statement can be viewed by clicking [HERE](#).

To preview upcoming items of business that may appear on future agendas click [HERE](#).