

The following individuals either spoke in support or opposition, or had questions / comments related to the item: *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: Comments/Questions	Opposition: Comments/Questions	Question(s)/ Comments Only
None	David Lehde, 5816 W. Plano Parkway Comment (from Public Comment Form): "The Dallas Builders Association urges the Town Council to adopt impact fees at the lowest rate possible. Even at 45%, the roadway fees in Service Area B would be among the highest we have seen. Total increase of more than \$5900 per home".	None

Mayor Pro Tem Engel closed the Public Hearing at 7:09 p.m.

Motion for Water/Wastewater only :

Councilmember Martin moved to approve the wastewater and water impact fees for 2020 for commercial and residential projects at 80% of the calculated maximums and to approve the capital improvements plans and land use assumptions. Councilmember Pierson seconded the motion.

VOTE ON MOTION:

AYES: PIERSON, MARTIN, ENGEL, BUMGARNER, SHARMA

NAYS: NONE

Motion passed

Motion 1 of 3 for roadway only:

Councilmember Sharma moved to approve the roadway fees for both retail and residential at the 2020 calculated max, which is the cost of recovery (100%), and to adopt the updated land use assumptions and updated capital improvements plans, and to update certain provisions of Chapter 42, impact fees. Councilmember Pierson seconded the motion.

VOTE ON MOTION:

AYES: SHARMA, PIERSON

NAYS: BUMGARNER, ENGEL, MARTIN

Motion failed

Motion 2 of 3 for roadway only:

Councilmember Martin moved to approve the 2020 roadway fees for residential and commercial at 80% of the 2020 calculated maximums, and to also approve the land use assumptions and capital improvements plans. Mayor Pro Tem Engel seconded the motion.

VOTE ON MOTION:

AYES: MARTIN, ENGEL

NAYS: PIERSON, BUMGARNER, SHARMA

Motion failed

Motion 3 of 3 for roadway only:

Deputy Mayor Pro Tem Bumgarner moved to postpone the discussion for roadway impact fees, including land use assumptions and capital improvements plans to February 15, 2021. Councilmember Pierson seconded the motion.

VOTE ON MOTION:

Motion passed (to postpone)

AYES: SHARMA, BUMGARNER, ENGEL, MARTIN, PIERSON

NAYS: NONE

Mayor Pro Tem Engel opened items 9-12 at the same time.

9. Public Hearing to consider an ordinance amending the zoning (ZPD20-0005 - Niagara Conservation) from an Agricultural (A) Zoning district to Planned Development District No.179 (PD-179) with Campus Industrial uses. The property is generally located north of Enterprise Road and east of Old Gerault Road. (The Planning and Zoning Commission recommended approval of the rezoning request and denial of the exception request to Section 82-376 of the Town Code that requires overhead utilities to be placed underground, by a vote of 6 to 0 at its November 9, 2020, meeting.) (The Town Council moved to postpone this item by a vote of 4 to 1 at its December 7, 2020, meeting.) (The Town Council moved to postpone this item by a vote of 4 to 1 at its January 4, 2021, meeting.)
10. Public Hearing to consider an application for a tree removal permit (TRP20-0021) for twenty-two (22) specimen trees on property proposed for development as Niagara Conservation. The property is generally located north of Enterprise Road and east of Old Gerault Road. (The Environmental Conservation Commission recommended approval by a vote of 4 to 3 at its November 4, 2020, meeting. The Town Council moved to postpone this item by a vote of 4 to 1 at its January 4, 2021, meeting.)
11. Public Hearing to consider approval of an ordinance establishing a Tax Abatement Reinvestment Zone for commercial tax abatement at 300 Old Gerault Road (Niagara Conservation, Inc., aka Deus, LLC). (The Town Council moved to postpone this item by a vote of 4 to 1 at its December 7, 2020, meeting.) (The Town Council moved to postpone this item by a vote of 4 to 1 at its January 4, 2021, meeting.)
12. Public Hearing to consider approval of a Chapter 380 and Tax Abatement Agreement with Niagara Conservation, Inc. (aka Deus, LLC), for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town. (The Town Council moved to postpone this item by a vote of 4 to 1 at its December 7, 2020, meeting.) (The Town Council moved to postpone this item by a vote of 4 to 1 at its January 4, 2021, meeting.)

Mayor Pro Tem Engel, and Mr. Walton, provided background information regarding the request for postponement.

Councilmember Sharma moved to postpone items 9 – 12, including the Public Hearing, to February 15, 2021. Councilmember Martin seconded the motion.

VOTE ON MOTION:

Motion passed (to postpone)

AYES: PIERSON, MARTIN, ENGEL, SHARMA

NAYS: BUMGARNER

13. Public Hearing to consider approval of a Chapter 380 Agreement with Communications Test Design, Inc. for the economic development of Flower Mound, and authorization for the Mayor to execute same on behalf of Town.

Staff Presentation

Mr. Walton gave a presentation identifying or noting:

- Aerial map of location
- Company information
- CTDI Incentives
- Cost-Benefit Analysis

and he responded to the following questions from Council:

- How confident is the Town that they will meet their obligations
- Is the expansion strictly from a warehouse space or office

Council Discussion

There was Council discussion regarding:

- Appreciation for the Town incentivizing an existing business
- How CTDI is a good employer in the Town
- Payback period is good
- Liked how there are obligations that need to be met in order for them to receive the incentive

Mayor Pro Tem Engel opened the Public Hearing at 8:10 p.m. No one spoke. Mayor Pro Engel closed the Public Hearing at 8:10 p.m.

Councilmember Sharma moved to approve as presented in the agenda caption. Councilmember Pierson seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: SHARMA, BUMGARNER, ENGEL, MARTIN, PIERSON

NAYS: NONE

14. Consider approval of an ordinance authorizing the issuance of the Town of Flower Mound, Texas, Special Assessment Revenue Refunding Bonds, Series 2021 (River Walk Public Improvement District No. 1), establishing parameters for the sale and issuance of such bonds, delegating certain matters to an authorized official of the Town and resolving all matters incident and related thereto.

Staff Presentation

Ms. Wallace provided background information regarding the item, and she, or John Martin, Hilltop Securities, responded to the following questions from Council:

- Clarification that the Town is not extending any bonds, the maturity date will remain, and the benefit for refunding these goes directly to the property owners in the PID with reduced property assessments

Councilmember Sharma moved to approve as presented. Deputy Mayor Pro Tem Bumgarner seconded the motion.

ORDINANCE NO. 04-21

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE OF THE TOWN OF FLOWER MOUND, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2021 (RIVER WALK PUBLIC IMPROVEMENT DISTRICT NO. 1); ESTABLISHING PARAMETERS AND DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SAID BONDS TO AN AUTHORIZED TOWN OFFICIAL; AND APPROVING AND AUTHORIZING RELATED AGREEMENTS.

VOTE ON MOTION:

Motion passed

AYES: PIERSON, MARTIN, ENGEL, BUMGARNER, SHARMA

NAYS: NONE

15. Public Hearing to consider an ordinance for rezoning (ZPD20-0009 – Lakeside Center) to amend Planned Development No. 169 (PD-169) with Campus Commercial uses for both residential and non-residential uses to modify approved development standards related to signage and to modify approved compatibility buffer exception along the southern property line. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its January 25, 2021, meeting.)

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Proposed amendment
- Building site photos
- Proposed amendment (compatibility buffer)
- Wood fence detail
- Photos of the site, including existing retaining walls

and she responded to the following questions from Council:

- Clarification regarding the only change is from a masonry fence to a wood fence, including the location
- Clarification that the adjacent lot is master planned for commercial

Applicant Presentation

Spencer Long, Realty Capital

Mr. Long gave a presentation identifying or noting:

- Building photographs
- Importance of building signage
- How a masonry wall is not a good option for the site given the retaining wall

and he responded to the following questions from Council:

- Will the proposed signs also be lighted and for what duration
- Is the 2nd signage request for future use and of similar appearance to the Texas Bank and Trust sign

Mayor Pro Tem Engel opened the Public Hearing at 8:37 p.m. No one spoke. Mayor Pro Tem Engel closed the Public Hearing at 8:37 p.m.

Deputy Mayor Pro Tem Bumgarner moved to approve as presented. Councilmember Sharma seconded the motion.

ORDINANCE NO. 03-21

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 03-19, WHICH ESTABLISHED PLANNED DEVELOPMENT DISTRICT NO. 169 (PD-169) ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 5.309 ACRES OF LAND AND BEING ALL OF LOT 1, BLOCK A, OF THE LAKESIDE CENTER ADDITION BY MODIFYING DEVELOPMENT STANDARDS RELATED TO WALL SIGNAGE FOR BUILDING NO. 2; BY REPLACING EXHIBIT "G" – COMPREHENSIVE SIGN PACKAGE WITH A NEW EXHIBIT "A" – COMPREHENSIVE SIGN PACKAGE; BY MODIFYING COMPATIBILITY BUFFER EXCEPTION TO ALLOW SCREENING FENCING; AND BY ADDING A CONCEPTUAL HARDSCAPE PLAN ; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

Motion passed

AYES: SHARMA, BUMGARNER, ENGEL, MARTIN, PIERSON

NAYS: NONE

16. Public Hearing to consider an ordinance granting Specific Use Permit No. 466 (SUP20-0010– 1308 Oak Drive Accessory Dwelling) to permit an accessory dwelling. The property is generally located north of Oak Drive and east of Fireside Drive. (The Planning and Zoning Commission recommended approval by a vote of 6 o 0 at its January 25, 2021, meeting.)

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Concept plan
- Photos from the site
- Accessory dwelling standards
- Elevations

Mayor Pro Tem Engel opened the Public Hearing at 8:55 p.m. No one spoke. Mayor Pro Tem Engel closed the Public Hearing at 8:55 p.m.

Councilmember Sharma moved to approve as presented in the agenda caption. Councilmember Martin seconded the motion.

ORDINANCE NO. 05-21

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 OF THE TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 466 (SUP-466) FOR AN ACCESSORY DWELLING ON CERTAIN PROPERTY DESCRIBED AS THE WEST 2.5 ACRES OF LOT 17 OF THE OAK HEIGHTS SUBDIVISION AND ZONED SINGLE-FAMILY ESTATE (E); PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

Motion passed

AYES: PIERSON, MARTIN, ENGEL, BUMGARNER, SHARMA

NAYS: NONE

17. Public Hearing to consider an ordinance granting Specific Use Permit No. 464 (SUP20-0008– Arbor Crossing) to permit a retail, general (indoors) use with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Dixon Road and east of Long Prairie Road. (The Planning and Zoning Commission recommended approval by a vote of 6 to 0 at its January 25, 2021, meeting.)

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Site plan
- Site photos
- Parking deviation
- Approved elevations

and she responded to the following questions from Council:

- Are they also requesting any setbacks
- What happens if the existing spaces change in the future

Applicant Presentation

Robert Baldwin, Baldwin Planning; Christy Lambeth, Lambeth Engineering; Scott Remphrey, Developer/Property Manager

Ms. Lambeth gave a presentation identifying or noting:

- Parking summary
- Adjustments to parking demand
- Peak parking demand
- Recommend approval of parking reduction

and she, Mr. Remphrey, or Mr. Baldwin responded to the following questions from Council:

- Are the existing tenants acceptable to the parking change
- Would the other property owner be acceptable to sharing the parking

Mayor Pro Tem Engel opened the Public Hearing at 9:04 p.m. No one spoke. Mayor Pro Tem Engel closed the Public Hearing at 9:04 p.m.

Councilmember Sharma moved to approve as presented in the agenda caption. Councilmember Pierson seconded the motion.

ORDINANCE NO. 06-21

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 OF THE TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 464 (SUP-464) FOR A RETAIL, GENERAL (INDOORS) USE ON CERTAIN PROPERTY DESCRIBED AS 2.47 ACRES OF LAND AND BEING ALL OF LOT 3, BLOCK A, OF ARBOR CROSSING AND ZONED RETAIL DISTRICT-1; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: SHARMA, BUMGARNER, ENGEL, MARTIN, PIERSON

NAYS: NONE

Motion passed

Mayor Pro Tem Engel opened items 18 and 19 at the same time.

18. Public Hearing to consider an ordinance amending the Town's Code of Ordinances (LDR20-0005 – Development Fees) by adding section 32-4 requiring permits and permit fees for site development construction, by amending various portions of Chapter 78, "Administration," to add a new section 78-2 regarding inactive projects, to repeal section 78-124 in its entirety, and to add a new article VII regarding amendments to approved plans; and by amending Appendix A entitled "fee schedule," to amend various fees related to land development within the town. (The Planning and Zoning Commission recommended approval by a vote of 5 to 1 at its December 14, 2020, meeting.)

Councilmember Sharma moved to approve as presented in the agenda caption. Deputy Mayor Pro Tem Bumgarner seconded the motion.

ORDINANCE NO. 07-21

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 32 "ENGINEERING DESIGN CRITERIA AND CONSTRUCTION STANDARDS," BY ADDING SECTION 32-4 REQUIRING PERMITS AND PERMIT FEES FOR SITE DEVELOPMENT CONSTRUCTION; BY AMENDING VARIOUS PORTIONS OF CHAPTER 78 "ADMINISTRATION," TO ADD A NEW SECTION 78-2 REGARDING INACTIVE PROJECTS, TO REPEAL SECTION 78-124 IN ITS ENTIRETY, AND TO ADD A NEW ARTICLE VII REGARDING AMENDMENTS TO APPROVED PLANS; AND BY AMENDING APPENDIX A ENTITLED "FEE SCHEDULE," TO AMEND VARIOUS FEES RELATED TO LAND DEVELOPMENT WITHIN THE TOWN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF

ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

Motion passed

AYES: PIERSON, MARTIN, ENGEL, BUMGARNER, SHARMA

NAYS: NONE

19. Consider approval of an ordinance amending Appendix A “Fee Schedule,” referenced in Chapter 14, “Buildings and Building Regulations,” Section 14-1, “Building, plumbing, mechanical and electrical permit fees,” of the Code of Ordinances of the Town of Flower Mound, Texas, by revising various building permit fees.

Staff Presentation

Mr. Dalton gave a presentation for items 18 and 19 identifying or noting.

- Background information
- Proposed changes
- Site construction activities
- Plan review
- Tree survey
- Environmental
- Plan amendments
- Trades
- Miscellaneous
- Next steps

and he responded to the following questions from Council:

- How would the Matrix Consulting fees compare to what is being proposed
- Is there an opportunity to adjust the fees again once the Town Has the Matrix analysis

Mayor Pro Tem Engel opened the Public Hearing (Item 18) at 9:28 p.m.

The following individuals either spoke in support or opposition or had questions / comments related to the item: *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: Comments/ Questions	Opposition: Comments/Questions	Question(s)/ Comments Only
None	Reginal Rembert, 3625 Bonanza Ln	None
	David Lehde, 5816 W Plano Pkwy, Plano (from public comment form) “Dallas Builders Association is opposed to the fee increases and additions due the impact they will have on housing attainability and the ability to provide homes in Flower Mound at a price point that the market will accept. What shortfalls is the current fee structure resulting in that would call for fees that we see in other towns such as Frisco? See letter sent on 1/29”.	

	<p>Robert Paul, 205 Cherokee Path (from public comment form)</p> <p>“The new Building Permit Fees are not being applied equally. They range from a 10.86 - 204.6% increase. The same number of inspections take place at each home regardless of size and an increase should be applied equally. Toll builds in the range where we would have to absorb a 72.3-120.4% increase. Let Matrix determine the cost instead of charging more because you can compared to other cities”.</p>	
--	---	--

Mayor Pro Tem Engel closed the Public Hearing (Item 18) at 9:33 p.m.

Council Discussion (Items 18 and 19)

There was Council discussion regarding:

- Total fees and actual cost to a builder
- How Council can change the fees later
- Comparison information as it relates to other cities/towns
- The Town has an obligation to the citizens and the cost needs to be passed down
- Not interested in waiting six months for when the figures come back from Matrix and to go with what staff is recommending
- Acknowledgement of the votes by P & Z
- How existing residents are subsidizing developments if there is not a change
- State limitations regarding taxes

Councilmember Sharma moved to approve as presented in the agenda caption. Deputy Mayor Pro Tem Bumgarner seconded the motion.

ORDINANCE NO. 08-21

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING APPENDIX A, “FEE SCHEDULE,” REFERENCED IN CHAPTER 14, “BUILDINGS AND BUILDING REGULATIONS,” SECTION 14-1, ENTITLED “BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL PERMIT FEES,” OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, TO REVISE THE FEES RELATED TO THE ISSUANCE OF CERTAIN BUILDING PERMITS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

**AYES: SHARMA, BUMGARNER, ENGEL, MARTIN, PIERSON
NAYS: NONE**

Motion passed

20. Discuss and consider modifying the Town Council Rules of Procedure, including the agenda setting policy.

Councilmember Pierson provided background information regarding why he requested the item on the agenda, and Ms. Wallace provided clarification regarding a specific situation that was mentioned. Mr. Meredith clarified the Town's legal authority as a Home Rule entity. He also pointed out how the current policy complies with the Open Meetings Act.

Council Discussion

There was Council discussion regarding:

- the current process
- whether to change the amount of council members needed to bring forward items for a future agenda

There was Council consensus to be informed when items are taken off the draft to actual agenda.

J. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, or evaluations for the following boards or commissions: **Animal Services Board**, Cultural Arts Commission, Environmental Conservation Commission, Parks Board, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number One (TIRZ #1), and Transportation Commission.

Councilmember Sharma moved to appoint Dr. Robyn Read to the Animal Services Board, Place 1, effective immediately, and with a term expiration date of September 30, 2021. Deputy Mayor Pro Tem Bumgarner seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: PIERSON, MARTIN, ENGEL, BUMGARNER, SHARMA

NAYS: NONE

Councilmember Sharma moved to appoint Sandra Fambrough to the Environmental Conservation Commission, Place 1, effective immediately, and with a term expiration date of September 30, 2021. Deputy Mayor Pro Tem Bumgarner seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: PIERSON, MARTIN, ENGEL, BUMGARNER, SHARMA

NAYS: NONE

K./L. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 10:20 p.m. on February 1, 2021, 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 attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, and reconvened into an open meeting at 12:20 a.m. on February 2, 2021, to take action on the items as follows:

- a. Consultation with Attorney.

Pursuant to Section 551.071 of the Texas Government Code, the Town Council reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.

1. Keystone Exploration, LTD. and EXPRO Engineering, Inc. vs. The Town of Flower Mound and the Flower Mound Oil and Gas Board of Appeals.

No action taken.

2. Non-recruitment/non-solicitation clause.

No action taken.

3. Legal issues associated with municipal boundary adjustment/annexation and ESD service issues.

No action taken.

- b. Interim Town Manager.

Deputy Mayor Pro Tem Bumgarner moved to approve the employment of the Interim Town Manager, Debra Wallace, as discussed in closed session. Councilmember Sharma seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: SHARMA, BUMGARNER, ENGEL, MARTIN, PIERSON

NAYS: NONE

- c. Discuss and consider resignations, appointments, or evaluations for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.

Councilmember Sharma moved to remove David Johnson from the Planning and Zoning Commission, Place 4, effective immediately, and to appoint James Naylor to this same position, effective immediately, and for the unexpired term. Councilmember Pierson seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: PIERSON, MARTIN, BUMGARNER, SHARMA

NAYS: NONE

ABSTAIN: ENGEL

- d. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights-of-way, cultural arts center, and/or other municipal purposes and all matters incident and related thereto.

No action taken.

- e. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, senior housing, hospitality projects, Furst Ranch, and performance related to certain incentive agreements.

No action taken.

M. ADJOURN REGULAR MEETING

Mayor Pro Tem Engel adjourned the meeting at 12:22 a.m. on Tuesday, February 2, 2021, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

JIM ENGEL, MAYOR PRO TEM

ATTEST:

THERESA SCOTT, TOWN SECRETARY

DRAFT