

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING HELD ON THE 18TH DAY OF JULY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:00 P.M.

[Click here](#) for meeting video link (subject to change)

The Town Council met in a regular meeting with the following members present:

Derek France	Mayor
Ann Martin	Deputy Mayor Pro Tem
Adam Schiestel	Councilmember Place 1
Brian Taylor	Councilmember Place 3
Jim Engel	Councilmember Place 4

with the following member absent:

Sandeep Sharma	Mayor Pro Tem
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constituting a quorum with the following members of the Town Staff participating:

Theresa Scott	Town Secretary
Bryn Meredith	Town Attorney
James W. Childers	Town Manager
Tommy Dalton	Assistant Town Manager
Clay Riggs	Assistant Town Engineer
Lexin Murphy	Director of Planning Services
Chuck Jennings	Director of Parks & Recreation
Paul Henley	Fire Chief
Andy Kancel	Police Chief
Steven Strickland	Police Lieutenant
Barbara Hill	Crossing Guard Supervisor

A. CALL MEETING TO ORDER

Mayor France called the regular meeting to order at 6:00 p.m.

B./C. INVOCATION/PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG

Chaplain Vinson gave the invocation and Mayor France led the pledges.

D. PRESENTATIONS

1. Proclamation and Presentation of Hometown Hero Jon Kraatz

Mayor France recited and presented the Proclamation to his parents Lesa & Dan Kraatz.

2. GoZone & Mobility Solutions

Paul Christina, DCTA Interim Chief Executive Officer, gave a presentation identifying or noting:

- DCTA background
- Coppell First/Last Mile Lyft On-Demand Service
- Frisco Demand Response Service
- Commuter Vanpool
- GoZone
- GoZone Service Profile
- Flower Mound GoZone Use Case
- Concept 1: A-train Stations to Points of Interest
- Concept 2: Unrestricted Highland Village/Lewisville Zone to Flower Mound Points of Interest
- Concept 3: Unrestricted Highland Village/Lewisville Zone to Flower Mound FM 2499 Corridor
- Cost Per Ride
- Next steps

and he responded to questions from Council regarding:

- Costs and budgeting
- Fixed route service vs. last mile service
- Levels of service

and there was Council discussion regarding:

- Options presented
- Not in favor of serving specific geographic areas in town
- Commuter vanpool as a possible viable option
- Not interested in subsidizing transportation
- Possible use of TIRZ funds

There was general Council interest in taking a closer look at the vanpool option.

E. PUBLIC COMMENT

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.

	Speaker names and address	Subject (as written on the form)
1.	Scott Langley, 800 Carter Ct	GoZone

F. ANNOUNCEMENTS

Several members of Council expressed thanks to Town staff for everything they did to make Independence Fest a huge success.

Councilmember Taylor announced the new Flo Mo Convos program and encouraged everyone to attend. He also extended happy birthday wishes to his son.

Councilmember Engel provided information about applying for a Town Board/Commission.

G. TOWN MANAGER'S REPORT

Mr. Childers provided an update on the following projects:

1. Capital improvement projects

No discussion.

2. Economic Development projects

No discussion.

3. Operational updates

- a) Mr. Jennings provided a report on the July 4 Independence Fest.

- b) Chief Henley gave a presentation identifying or noting:

- Mission: Lifeline EMS recognition program
- Flower Mound reached Gold Plus award recognition for 2022 from Mission: Lifeline EMS Recognition

- c) Flo Mo Convos update

H. FUTURE AGENDA ITEMS

No future agenda item request.

I. COORDINATION OF CALENDARS

1. A regular meeting is scheduled for Monday, August 8.

Mayor France confirmed that all members of Council will be present at this meeting.

J. CONSENT ITEMS

1. Consider approval of the Town Council minutes from a special and regular meeting held on June 20, 2022, and a special meeting held on June 23, 2022.
2. Consider approval of the purchase of network firewall replacements from Edge Team Technology in the amount of \$32,867.98
3. Consider approval of the purchase of Security Information and Event Management (SIEM) technology from Edge Team Technology in the amount of \$32,502.96
4. Consider approval of Development Agreement for the 300 Old Gerault Project for \$173,968.20 to replace some of the gravel portion of Old Gerault Road with concrete pavement.
5. Consider approval of the purchase of unleaded and diesel fuels for Town Fleet Vehicles through OMNIA Cooperative Contract Number 53316 managed/ assigned to the City of Fort Worth, in the estimated annual amount of \$963,000.

6. Consider approval of a Service Agreement with Ranch Hands Rescue, in an amount not-to-exceed \$25,000.00 in Community Development Block Grant-CV funds, to provide services to Flower Mound residents impacted by domestic violence; and authorization for the Mayor to execute same on behalf of the Town.
7. Consider approval of a Service Agreement with Denton County Friends of the Family, in an amount not-to-exceed \$80,098.25 in Community Development Block Grant-CV funds, to provide services to Flower Mound residents impacted by domestic violence; and authorization for the Mayor to execute same on behalf of the Town.
8. Consider approval of a Service Agreement with Children's Advocacy Center for North Texas, in an amount not-to-exceed \$80,098.25 in Community Development Block Grant-CV funds, to provide services to Flower Mound residents impacted by domestic violence; and authorization for the Mayor to execute same on behalf of the Town.
9. Consider approval of the purchase of one (1) 2023 Ford Pursuit Rated Hybrid Police Interceptor Utility with Police equipment packages as per Town of Flower Mound Specifications and Vendor Quote from the Holiday Auto Group for Police Services in the amount of \$61,863.00.
10. Consider Approval of the purchase of traffic analytics detection systems and other traffic related parts, in the estimated annual amount of \$500,000.00, from AM Signal, through the Purchasing Cooperative of America contract.
11. Consider adoption of the Town Council 2022 Strategic Planning Session Summary Report.

Councilmember Schiestel moved to approve by consent Items 1 – 11, as presented in the agenda caption. Councilmember Engel seconded the motion. Each item, as approved by consent, is restated above, and if applicable, the Ordinance or Resolution caption for each, for the record.

VOTE ON MOTION:

Motion passed

AYES: TAYLOR, SCHIESTEL, ENGEL, MARTIN

NAYS: NONE

ABSENT: SHARMA

K. REGULAR ITEMS

12. Consider a Site Plan (SP22-0002 – HTeaO) to develop a fast food restaurant with a drive through window, with a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Cross Timbers Road and west of Morriss Road. (PZ recommended approval by a vote of 6 to 0 at its July 11, 2022, meeting.)

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Site plan
- Exception to roof pitch
- Site photos
- Landscape plan
- Elevations

Applicant Presentation

Aaron Mattiage, business owner, gave a presentation identifying or noting:

- Mission statement
- Core values

and he responded to questions or comments from Council regarding:

- What is the impact if the exception is not allowed.

Deputy Mayor Pro Tem Martin moved to approve as presented. Councilmember Taylor seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: MARTIN, ENGEL, SCHIESTEL, TAYLOR

NAYS: NONE

ABSENT: SHARMA

13. Public Hearing to consider an ordinance granting a Specific Use Permit No. 478 (SUP22-0001– 1307 College Parkway Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of College Parkway and west of Kirkpatrick Lane. (PZ recommended approval by a vote of 6 to 0 at its July 11, 2022, meeting.)

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Concept plan
- Site photos
- Accessory dwelling regulations
- Material board

Mayor France opened the Public Hearing at 7:06 p.m. No one spoke. Mayor France closed the Public Hearing at 7:07 p.m.

Councilmember Taylor moved to approve as presented. Councilmember Schiestel seconded the motion.

ORDINANCE NO. 35-22

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. 478 (SUP-478) FOR AN ACCESSORY DWELLING ON CERTAIN PROPERTY DESCRIBED AS LOT 1, BLOCK A OF FLUFFY ESTATES AND ZONED SF-E SINGLE-FAMILY ESTATE; 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: TAYLOR, SCHIESTEL, ENGEL, MARTIN

NAYS: NONE

ABSENT: SHARMA

14. Public Hearing to consider an ordinance amending the Master Plan (MPA21-0010 - Parks and Trails Plan) by removing and replacing Section 5.0, "Parks and Trails Plan," and adopting the 2022 Trails and Bikeways Master Plan. (The Parks Board recommended approval by a vote of 7 to 0 at its June 2, 2022, meeting.) (The Transportation Commission recommended approval by a vote of 6 to 0 at its June 14, 2022, meeting.) (PZ recommended approval by a vote of 6 to 0 at its June 27, 2022, meeting.)

Staff Presentation

Mr. Jennings provided background information, and he, or Mr. Childers responded to questions or comments from Council regarding:

- If adopted, what is the level of financial commitment

Consultant Presentation

Kendall Howard, and Lenny Hughes, Halff consulting firm, gave a presentation identifying or noting:

- Plan process and schedule
- What's been completed
- Key takeaways
- Master plan outline, vision
- Existing system
- Proposed facility classifications
- Recommendation methodology
- Draft network map
- Project and corridor prioritization
- Implementation, including segment gaps and initiatives
- Grant project recommendations
- Other CIP/4B funds/transportation commission project costs
- Past meeting history

and they, Mr. Jennings, Mr. Riggs, Mr. Dalton, or Mr. Childers responded to questions or comments from Council regarding:

- Off street trails and on street bikeways designation
- If consideration was given to whether proposed trails were in the TIRZ District
- Degree of confidence that the Town could receive grant dollars for a few of the trails presented
- Trail improvement near high school
- Consequences if Council doesn't approve this evening

There was Council discussion regarding:

- Not interested in tearing out current trails that are in good condition but to focus on building new (more of the amenity that is not there)
- Not interested in putting a trail adjacent Flower Mound Road to Garden Ridge
- Need for a distinction between roadside and off street trails

- Not on board with the visionary projects at the cost of \$79 million
- How some of the gaps are because the land is undeveloped
- Primary purpose of trails
- Like the intent but concerns about how the priorities are established
- Possibility of postponing action on the item
- Interest in revisiting the priorities, and particularly for off street trails and new capacity
- The need for clarification regarding ranking when this item comes back – some verbiage as to why it was ranked the way it was
- Interest in understanding more about high priority and low cost for the purpose of cost benefit analysis
- Like app development, signage, and safety being a priority

Mayor France opened the Public Hearing at 8:18 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
		Scott Langley, 800 Carter Ct

Mayor France closed the Public Hearing at 8:20 p.m.

Deputy Mayor Pro Tem Martin moved to postpone item 14 until a date by which staff can comfortably make regarding recommendations and prioritizations. Councilmember Engel seconded the motion.

VOTE ON MOTION:
AYES: MARTIN, ENGEL, SCHIESTEL, TAYLOR
NAYS: NONE
ABSENT: SHARMA

Motion passed (to postpone)

15. Consider recommendation to increase School Crossing Guard compensation and/or adopt attendance incentive pay.

Staff Presentation

Chief Kancel provided background information. Lieutenant Strickland gave a presentation identifying or noting:

- Program background
- Staffing history
- Program comparison
- Staffing obstacles
- Recruitment efforts
- Staffing vacant positions
- Projected costs
- Solutions
- Pay increase comparisons

- Staff recommendation

and they, Ms. Hill, or Mr. Childers responded to questions or comments from Council regarding:

- Argyle school located in Flower Mound
- How is retention being incentivized
- If the changes proposed will help the Town be successful in recruiting employees
- Split shift work schedule and possibility of having the crossing guards work at both elementary and middle schools

There was Council discussion regarding:

- How the \$15 an hour is reasonable and acceptable to the option 2 incentives proposal

Councilmember Schiestel moved to approve the increase option # 2 as presented, \$15/hour, plus incentive, plus the guaranteed 177 days for the crossing guard employees. Deputy Mayor Pro Tem Martin seconded the motion.

VOTE ON MOTION:

AYES: TAYLOR, SCHIESTEL, ENGEL, MARTIN

NAYS: NONE

ABSENT: SHARMA

Motion passed

16. Consider approval of a request (MISC22-0002) for a variance to Section 34-182(b)(5), entitled "Construction work," of the Code of Ordinances to allow extended hours for construction of the Lakeside Village development.

Staff Presentation

Mr. Dalton gave a presentation identifying or noting:

- Location
- Variance request
- Site photo
- Permit conditions
- Truck Route

And he, or Rebecca Everitt, Realty Capital Management, responded to questions or comments regarding:

- Were there any noise complaints initially in 2017
- Ability to manage the timing with contractors
- Possibility of having no construction on Sunday

Councilmember Engel moved to approve as presented. Councilmember Schiestel seconded the motion.

VOTE ON MOTION:

AYES: MARTIN, ENGEL, SCHIESTEL, TAYLOR

NAYS: NONE

ABSENT: SHARMA

Motion passed

L. BOARDS/COMMISSIONS

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

No discussion.

M./N. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 8:55 p.m. on July 18, 2022, 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 10:07 p.m. on July 18, 2022, and there was no action taken on the following items:

- a. Consultation with Attorney.
 1. 2006 Rule 11 agreement and dismissal, Cause No. 2005-20153-158 and Flower Mound Ranch Development Applications
 2. Housing Discrimination Complaint
 3. La Estancia Investments, L.P., v. Town of Flower Mound
- b. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights-of-way, and/or other municipal purposes and all matters incident and related thereto.
- 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.
- d. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, senior housing, hospitality projects, and performance related to certain incentive agreements.
- e. Discuss the duties of the Municipal Court Judge, including the June report regarding court activities.

O. ADJOURN REGULAR MEETING

Mayor France adjourned the meeting at 10:07 p.m. on Monday, July 18, 2022, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS

DEREK FRANCE, MAYOR

ATTEST:

THERESA SCOTT, TOWN SECRETARY

DRAFT