

## AGENDA

**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**

**10/3/2022**

**FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD  
FLOWER MOUND, TEXAS**

**6:00 P.M.**

---

An agenda information packet is available online at [flower-mound.com/AgendaCenter](http://flower-mound.com/AgendaCenter)

---

Comments regarding any agenda item can be sent to the Town Council by emailing [towncouncil@flower-mound.com](mailto:towncouncil@flower-mound.com) or by calling 972.874.6005 and leaving a message.

**A. CALL MEETING TO ORDER**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG**

*"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."*

**D. PRESENTATIONS**

1. Proclamation and presentation of Hometown Hero banner Justin Turner

**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, please fill out a [comment form](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the mayor
- Speakers must address their comments to the Town Council
- Please state your name and address when speaking

## Town Council Meeting Agenda

October 3, 2022

Page 2

### F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

### G. TOWN MANAGER'S REPORT

Update and discussion on:

1. Capital Improvement projects
2. Economic Development projects
3. Organizational updates

### H. FUTURE AGENDA ITEMS

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 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. A regular meeting is scheduled for Monday, October 17.
2. A work session is scheduled for Thursday, October 20.

### J. CONSENT ITEMS

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 9/19- Consider approval of the minutes from a regular meeting of the Town Council; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special meeting; and Crime Control and Prevention District Special meeting on September 19, 2022.
2. Cityworks Contract Renewal- Consider the approval of a Professional Services Agreement renewal with Cityworks LLC, a Trimble Company, in the amount of \$65,006.17; and authorization for the Mayor to execute same on behalf of the Town.
3. Esri Software License Agreement- Consider the approval of a Professional Services Agreement renewal with Environmental Systems Research Institute, Inc. in the amount of \$55,080.00; and authorization for the Mayor to execute same on behalf of the Town.
4. Heritage Park Shade Structure- Consider approval of the purchase and installation of a shade structure, for the Heritage Park Improvements, from Whirlix Design, Inc., through the Texas Local Government Purchasing Cooperative, in the amount of \$102,882.00.
5. Tealwood Oaks Park PSA- Consider approval of a Professional Services Agreement with MHS Planning & Design, LLC., for the design phase services associated with the Tealwood Oaks Park project, in the amount of \$52,250.00; and authorization for the Mayor to execute same on behalf of the Town.

## Town Council Meeting Agenda

October 3, 2022

Page 3

### **K. REGULAR ITEMS**

6. MU22-0002 - Lakeside Village- Public Hearing to consider an ordinance for rezoning (MU22-0002 – Lakeside Village) to amend Mixed Use District-1 (MU-1) to amend certain development standards related to Character Zone Standards, Open Space Standards, and Signage Standards in the Lakeside Village Development Code. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway. (PZ recommended approval by a vote of 6 to 0 at its September 26, 2022, meeting.)
7. MU21-0002 - Flower Mound Ranch- Public Hearing to consider an ordinance amending the zoning (MU21-0002 – Flower Mound Ranch) on approximately 1,066 acres of land from Agricultural District (A) and Interim Holding (IH) uses to Mixed Use District-2 (MU-2) uses, and with certain other waivers, exceptions and modifications to the Code of Ordinances. The property is generally located at the intersection of Cross Timbers Rd and U.S. Highway 377, expanding outwards from all four corners. (PZ recommended approval by a vote of 4 to 2 at its September 26, 2022, meeting.)
8. TIRZ Consulting Services- Consider approval of an engagement letter with P3 Works, LLC, to provide TIRZ consulting services in the amount not to exceed \$16,000, and authorization for the Mayor to execute same on behalf of the Town.

### **L. 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 follows:

- a. Consultation with Town Attorney.
  1. 2006 Rule 11 agreement and dismissal, Cause No. 2005-20153-158 and Flower Mound Ranch Development Application
  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 economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, performance related to certain incentive agreements, and proposed Tax Increment Reinvestment Zone (TIRZ).

**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 above referenced items.**

### **M. RECONVENE TO REGULAR MEETING**

The Town Council to reconvene into an open meeting to take any action deemed necessary as a result of the closed meeting.

### **N. ADJOURN MEETING**

## **Town Council Meeting Agenda**

**October 3, 2022**

**Page 4**

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: September 30, 2022, at 3:45 p.m., at least 72 hours prior to the scheduled time of said meeting.

---

**Theresa Scott, Town Secretary**

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Theresa Scott, Town Secretary, at 972.874.6076. Additional time limits will be provided to members of the public that need to address the Town Council through a translator.