

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING HELD ON THE 4TH DAY OF APRIL 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
Ben Bumgarner	Mayor Pro Tem
Sandeep Sharma	Deputy Mayor Pro Tem
Adam Schiestel	Councilmember Place 1
Jim Engel	Councilmember Place 4
Ann Martin	Councilmember Place 5

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
Tiffany Bruce	Assistant Town Manager/Town Engineer
Lexin Murphy	Director of Planning Services
Henry Lucio	Police Captain

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 Russ McNamer gave the invocation and Mayor France led the pledges.

D. TOWN MANAGER’S REPORT

1. Development application process overview and Cross Timbers Business Park (CTBP) update.

Mr. Childers provided background information on the item and clarified some recent public statements.

Ms. Murphy provided an overview on how the application process works, including an update on the CTBP.

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.	Mitzi Rodriguez, 11304 Misty Ridge Dr	Crow Warehouse/Distribution Center
2.	Paul Stone, 1868 Meyerwood N	Minutes
3.	Brian Taylor, 6909 Broomsedge Dr	My Candidacy for FMTC Place 3

4.	Saket Puri, 3604 Saint Mark Dr	Invitation for "DARSHANA"
5.	Kendra Stephenson, 4801 Steinbeck	CTBP
6.	Tom Clark, 8704 Baltusrol Dr	Warehouses
7.	Cindy Clark, 8704 Baltusrol Dr	Warehouses
8.	Victor Worley, 11612 Little Elm Creek	Cross Timbers Business Park
9.	Carolyn Strensrud, 5232 Ravine Ridge Ct	Warehouses
10.	John Jobe, 11358 Misty Ridge	Warehouse
11.	Dennis Byington, 6605 Elderberry Way	Cross Timbers Warehouses
12.	Abraham Morones, 4065 Bordeaux Cir	Cross Timbers Business Park
13.	Maria Brown, 6709 Canyon Oak Ct	Warehouse
14.	Mark Harris, 10909 Autumn Leaf Ct	Warehouses
15.	Candice Pettit, 11359 Gable Cir	Warehouses-Cross Timbers
16.	Chris Drew, 5209 Ravine Ridge Cir	Cross Timbers Business Park
17.	Dave Aistrup, 6641 Elderberry Way	Distribution Center
18.	Pat Aistrup, 6641 Elderberry Way	Warehouses
19.	Stacie Bambauer, 6925 Basket Flower	Warehouse
20.	Linda Williams, 6929 Broomsedge Dr	Warehouses in Flower Mound
21.	Khalid Touati, 4833 Long Pond Trl	Cross Timbers Business Park
22.	Chris Withrow, 11490 Misty Ridge	Distribution Center
23.	Laura Brown, 11324 Bull Head Ln	Distribution Center
24.	Jerry Brown, 11324 Bull Head Ln	Cross Timbers Business Park
25.	Larry Mathis, 6336 Savannah Oak Trl	Distribution Center
26.	Eric Vitek, 11316 Bull Head Ln	Warehouse
27.	Beckett Klemetsen, 6925 Basket Flower Rd	No Cross Timbers Warehouse
28.	Mark Flores, 6312 Crossvine Trl	Cross Timbers Business Park
29.	Claudia Villasana-Munoz, 11604 Slumber Falls Dr	Warehouses
30.	Dan Klemetsen, 6925 Basket Flower Rd	Distribution Center
31.	Vitayaraghava Kattamudi, 7105 Antelope Dr	Warehouses
32.	Jacob Nishida, 6620 Dolan Falls Dr	Opposition to Cross Timber Business Park
33.	Lynne Gwinn, 6620 Roughleaf Ridge	Warehouse
34.	David Barnhisel, 6335 Willow Ridge Trl**	Warehouse
35.	Sameer Baranwal, 4812 Trailwood	No to warehouse
36.	Randee Ward, 5905 Pine Valley Dr	Warehouses/Distribution Center in Canyon Falls
37.	Eric Jensen, 6209 Savannah Oak Trl, Argyle	Cross Timbers Business Park
38.	Christa Call, 10612 Smoky Oak Trl, Argyle	Cross Timbers Business Park
39.	Andrew Hering, 1016 Lamp Post Ln, Argyle	Crow warehouse
40.	Rachal Capulli, 6916 Broomsegde Dr, Argyle	Warehouse Development
41.	Aaron Zamora, 7120 Elk Springs Dr, Argyle	Warehouses
42.	Srinivas Manchikalapati, 10630 Smoky Oak Trl, Argyle	Warehouse
43.	Austin Cartlidge, 11601 Slumber Falls, Argyle	Cross Timbers Distribution
44.	Matt Slator, 2001 Winthrop Hill, Argyle	Warehouses
45.	Alex Pisciotta, 3716 Watermill Way, Northlake	Warehouse
46.	Caleb J Brown, 4217 Greenthread Way, Northlake	Warehouses
47.	Ken Schrage, 3325 Meridian Dr, Northlake**	Warehouse
48.	Kim Pisciotta, 3716 Watermill Way CF, Northlake	Cross Timbers Business Park

49.	Rena Hardeman, Northlake	Proposed Zoning @1171/377
50.	Sharilyn Wilken, 11620 Cedar Grove, Roanoke	CTBP
51.	Valerie Hall, 11367 Bull Head*	
52.	Katie O'Connor Smith, 1512 Twistleaf Rd*	
53.	Heidi Schultz-Berns, 6612 Dolan Falls*	
54.	Diane Wyshywaniuk, 6383 Prairie Brush Trl*	
55.	Richard Garcia, 6383 Prairie Brush Trl*	
56.	Keerthi Reddy, 11508 Misty Ridge Dr*	
57.	Hina Lakhani, 11609 Rust Falls Rd*	
58.	Samantha Hart, 1524 Rustic Timbers*	
59.	Amir Lakhani, 11609 Rust Falls Rd*	
60.	Joshua Bostick, 11383 Misty Ridge Dr*	
61.	Marissa Bostick, 11383 Misty Ridge Dr*	
62.	Tiffany Drew, 5209 Ravine Ridge Ct*	
63.	Catherine Ascencio, 10905 Smoky Oak*	
64.	Tracey Villalon-Arriaga, 10913 Smoky Oak Trl*	
65.	Shellby Hemmen, 5205 Ravine Ridge Ct*	
66.	Debbie Lonewsky, 11371 Misty Ridge Dr*	
67.	Rick Berns, 6612 Dolan Falls*	
68.	Luke Stensrud, 5232 Ravine Ridge Ct*	
69.	Ron Heck, 5200 Ravine Ridge Ct*	
70.	Nancy Heck, 5200 Ravine Ridge Ct*	
71.	Lori Villalon-Arriaga, 10913 Smoky Oak Trl*	
72.	Shannon Robbins, 5201 Ravine Ridge Ct*	
73.	Alison Mosely, 10925 Smoky Oak Trl*	
74.	Erin Kenny, 5216 Ravine Ridge Ct*	
75.	Scott Kenny, 5216 Ravine Ridge Ct*	
76.	Jason Robbins, 5201 Ravine Ridge Ct*	
77.	Scott Morgan, 6409 Whiskerbrush*	
78.	Tayton Morgan, 6409 Whiskerbrush*	
79.	Melanie Bostick, 11383 Misty Ridge*	
80.	Pati Gann, 11616 Cedar Grove*	
81.	Sonny Gann, 11616 Cedar Grove*	
82.	Rebekah Armstrong, 4021 Dendron Dr*	
83.	William Lockett, 6404 Prairie Brush Tr*	
84.	Diane Campbell, 6936 Basket Flower Rd*	
85.	Christie Fowler, 11116 Smoky Oak Ct*	
86.	Anthony Daliso, 11395 Misty Ridge Dr*	
87.	Denise Daliso, 11395 Misty Ridge Dr*	
88.	Alison Flener, 6617 Roughleaf Ridge Dr*	
89.	Shirley Lockett, 6404 Prairie Brush Trl*	
90.	Jeff Brown, 6709 Canyon Oak Ct*	
91.	Sally Allen, 11621 Cedar Grove*	
92.	Michael Allen 11621 Cedar Grove*	
93.	Dorinda Kanthack, 6358 Prairie Brush Trl*	
94.	Chris Vochoska, 6401 Prairie Brush Trl*	
95.	Sandy Vochoska, 6401 Prairie Brush Trl*	
96.	Bryan Kanthack, 6358 Prairie Brush Trl*	

97.	James Saxon, 5113 High Ridge Trl*
98.	Jackie Saxon, 5113 High Ridge Trl*
99.	Mary & Ciro Panico, 11617 Cedar Grove*
100.	Carolyn Glover, 6209 Savannah Oak Trl*
101.	Thomas Snyder, 11621 Slumber Falls Dr*
102.	Laurie Snyder, 11621 Slumber Falls Dr*
103.	Nathan Bryan, 6928 Basket Flower Rd*
104.	Christine Taylor, 6909 Broomsedge Dr*
105.	Alicia Lansberry, 11401 Winecup Rd*
106.	Katherine Davison, 11405 Winecup Rd*
107.	Debbie Worley, 11612 Little Elm Creek*
108.	Laxman D Katre, 11559 Winecup Rd*
109.	Erika Klemetsen, 6925 Basket Flower Rd*
110.	Alicia Dzurenko, 6604 Elderberry Way*
111.	Ava Klemetsen, 6925 Basket Flower Rd*
112.	Danielle Barfield, 11382 Misty Ridge Dr*
113.	Caleb Barfield, 11382 Misty Ridge Dr*
114.	Robert Giangiulio, 6312 Cedar Sage Trl*
115.	Jackie Giangiulio, 6312 Cedar Sage Trl*
116.	Ronald Hall, 11367 Bull Head Ln*
117.	Linda Hooper, 4609 Largo Dr*
118.	Henry*
119.	Jessica Butler, 4300 Cozy Pine*
120.	Elizabeth Barber, 4508 Tour 18 Dr*
121.	Mark Faust, 6363 Prairie Brush Trl*
122.	Barbara Catrett, 10816 Pedernales Falls*
123.	Justin Smith, 1512 Twistleaf Rd*
124.	Stacy Pace, 11609 Cedar Grove*
125.	Judith Faust, 6363 Prairie Brush Trl*
126.	Craig Morrow, 4508 Tour 18 Dr*
127.	Rajesh Kumas Natarajan, 5008 High Ridge Dr*
128.	Sadhana Rajesh, 5008 High Ridge Dr*
129.	Satya Sudesh, 4812 High Ridge Trl*
130.	Mia Aldridge, 6201 Whiskerbrush Rd*
131.	Rod Aldridge, 6201 Whiskerbrush Rd*
132.	Alicia McCammon, 4412 Overlook Ridge*
133.	Vinay Tomer, 11517 Feather Rd*
134.	William Aritua, 6924 Basket Flower Rd*
135.	Fernanda Aritua, 6924 Basket Flower Rd*
136.	Ruth Angel, 11300 Dusty Trail Ct*
137.	James Caldwell, 11363 Gable Cir*
138.	Nanda Gopal Akarapu, 6629 Elderberry Way*
139.	Laverne Amsterdam, 5705 Pine Valley Dr*
140.	Aaron Young, 10920 Falling Leaf Trl*
141.	Ron Huebner, 3908 Sunnyview Ln*
142.	Gavin M*
143.	Avinash Kumar, 4812 Trailwood*
144.	Gerald Rossi, 10920 Smoky Oak Tr Argyle*

145.	Laura Rossi, 10920 Smoky Oak Tr, Argyle*
146.	John Rock, 517 Cooper St, Argyle*
147.	Tiffany Beacon Rock, 517 Cooper St, Argyle*
148.	Trivia Spencer, 1109 Boxelder Ln, Argyle*
149.	Michael Longman, 7012 Antelope Dr, Argyle*
150.	Brent Capulli, 6916 Broomsedge Dr, Argyle*
151.	Suman Mukka, 7108 Elk Springs Dr, Argyle*
152.	Sonal Patel, 3709 Birchwood Ct, Argyle*
153.	Matt Slaton, 2001 Winthrop Hill, Argyle*
154.	Premanshu Gupta, 7012 Elk Springs Dr, Argyle*
155.	Prather Nadarajah, 7006 Hickory Falls Dr, Argyle*
156.	Jamie Brady, 801 Swift Creek Rd, Argyle*
157.	Debra VanHoef 6605 Roughleaf Rd, Argyle*
158.	Bob VanHoef 6605 Roughleaf Rd, Argyle*
159.	Sandra Hasten, 11701 Slumber Falls, Argyle*
160.	Bill Hasten, 11701 Slumber Falls, Argyle*
161.	Alice Bienvenu, 1404 Tumbleweed Trl, Argyle*
162.	Paula Cuva, 11409 Antler Ridge Way, Argyle*
163.	Kimberly Cartridge, 11601 Slumber Falls Dr, Argyle*
164.	Stacey Leonard, 11500 Antler Ridge, Argyle*
165.	Haylie Leonard, 11500 Antler Ridge Way, Argyle*
166.	Hunter Leonard, 11500 Antler Ridge Way, Argyle*
167.	Salish Patel, 3709 Birchwood Ct, Argyle*
168.	Karlie Leonard, 11500 Antler Ridge Way, Argyle*
169.	Kenzie Leonard, 11500 Antler Ridge Way, Argyle*
170.	Kammie Leonard, 11500 Antler Ridge Way, Argyle*
171.	Kathy Helms, 320 Parkhurst, Highland Village*
172.	Sharon Schneider, 309 Village Tree, Highland Village*
173.	Mike & Meredith Garcia, 1116 Boxelder Trl, Northlake*
174.	Karla Summers, 3812 Driftwood Ln, Northlake*
175.	Joseph Mistretta, 1009 Daylily Dr, Northlake*
176.	Timothy Russell, 1112 Daylily, Northlake*
177.	Sandy Bolinger, 3807 Applewood Ln, Northlake*
178.	Bowen Bolinger, 3807 Applewood Ln, Northlake*
179.	Patsy Aranda, 3601 Meridian Dr, Northlake*
180.	Mohit Ranjan, 3220 Willow Brooke Rd, Northlake*
181.	Shaan Varghese, 11716 Bull Creek Dr, Northlake*
182.	Craig Bower, 1717 Twistleaf Rd, Northlake*
183.	Greg Anderson, 3509 Northdale Ln, Northlake*
184.	Sara Vance, 1001 Daylily, Northlake*
185.	Laura Forester, 6421 Dolan Falls Dr, Northlake*
186.	John Lybarger, 1009 Indian Grass Ln, Northlake*
187.	Dana Anderson, 3509 Northdale Ln, Northlake*
188.	Gary Penrod, 1411 Tumbleweed Tr, Northlake*
189.	Lydia Penrod, 1411 Tumbleweed Trl, Northlake*
190.	Dane McWilliams, 4212 Mistflower Way, Northlake*

191.	Shane Anderson, 1428 Westview, Northlake*
192.	Kristin Anderson, 1428 Westview, Northlake*
193.	Jay Lowery, 1521 Wolfberry Ln, Northlake*
194.	Divya Patel, 1158 Berrydale Dr, Northlake*
195.	June Limato, 1541 Westview Ln, Northlake*
196.	Richard Limato, 1541 Westview Ln, Northlake*
197.	Babu Vasa, 1037 Wimberly Ln, Northlake*
198.	Durga Gudimetla, 1025 Wimberley Ln, Northlake*
199.	Dawn Schwalm, 1108 Berrydale, Northlake*
200.	Nicki Gazlay, 1101 Uplands Dr, Northlake*
201.	James Gazlay, 1101 Uplands Dr, Northlake*
202.	Ken & Briana Fullenkamp, 1404 Westview Ln, Northlake*
203.	Richard Lange, 4201 Cozy Pine, Northlake*
204.	Linda Lange, 4201 Cozy Pine Dr, Northlake*
205.	Viral Patel, 1158 Berrydale Dr, Northlake*
206.	Jordan Morrell, 3208 Willowbrooke Rd, Northlake*
207.	Elaine Morrell, 3208 Willowbrooke Rd, Northlake*
208.	Angela Hammond, 1709 Twistleaf, Northlake*
209.	Zachary Leonard, 1005 Corralberry Dr, Northlake*
210.	Katie Leonard, 1005 Corralberry Dr, Northlake*
211.	Amy Bruza, 1005 Corralberry Dr, Northlake*
212.	Reyna Salas-Gonzalez, 3509 Meridian Dr, Northlake*
213.	Robert Carlson, 11325 Bull Head Ln, Roanoke*
214.	Michele Carlson, 11325 Bull Head Ln, Roanoke*
215.	Eddie Wilken, 11620 Cedar Grove, Roanoke***
216.	Sonya Randall, 11362 Bull Head Ln, Roanoke*
217.	Randy Randall, 11362 Bull Head Ln, Roanoke*

*Indicated do not wish to speak but to record opposition to warehouses/Cross Timbers Business Park

**Submitted a speaker card in opposition of warehouses/Cross Timbers Business Park; however, not present when called

***Speaker card indicates support for an agenda item; however, no agenda number or subject noted

Town Council recessed at 8:03 p.m. and reconvened at 8:22 p.m.

F. ANNOUNCEMENTS

Councilmember Martin announced there is an article about the Flower Mound Cabin in the Texas Coop Magazine.

Councilmember Schiestel announced the following Town Council candidate forum dates:

- April 12 (11am) at the Senior Center
- April 14 (7pm) at Town Hall

Mayor Pro Tem Bumgarner announced there will be a low cost pet vaccination clinic at the Animal Services Center on April 30.

Deputy Mayor Pro Tem Sharma announced that the Town is currently conducting a retail and restaurant survey and encouraged residents to participate. He also announced that on KFMB is conducting a recycling day at the Flower Mound High School on April 9.

Mayor France announced that last week Flower Mound won the Mayoral chili cook off challenge at McAuliffe Elementary School.

G. FUTURE AGENDA ITEMS

1. Mayor Pro Tem Bumgarner indicated the Town's noise ordinance is vague in some areas, including as it relates to animals, and he would like to discuss that. He would also like to discuss the use of electronic leashes.

There was Council consensus to proceed with a future agenda item on both topics.

Councilmember Engel indicated the need to look at development out west, including the Denton Creek bridge, and to discuss how the western part of Town will be shaped. He noted there are 100s of acres that are one acre estate lots, and they will be adjacent to the Northlake industrial park. He emphasized the importance of sooner than later given the Town is currently going through the budget process and consideration needs to be given to a Master Plan update.

There was Council consensus to proceed with the discussion; however, with the timing being at the June Strategic Planning Session.

H. COORDINATION OF CALENDARS

1. A regular meeting is scheduled for Monday, 4/18
2. A work session is scheduled for Thursday, 4/21

Mayor France announced the above referenced meetings and confirmed that all members of Council plan to be present.

3. Discuss hosting a Lakeside Development Discussion on 4/28, 11am-2pm

There was Council discussion regarding the proposed date of 4/28, and given not all members of Council were available on that date, it was decided that the Town Secretary would coordinate with Economic Development for proposed dates.

4. Discuss and consider rescheduling the Strategic Planning Session (SPS) from 6/24 to 6/16

There was Council consensus to reschedule the 6/24 SPS to 6/16.

I. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council held on March 21, 2022.
2. Consider approval of Quote Number: 02-10514-22-001 Co-op Contract Number: USC 15-JLP-023 from Trane for the replacement of three rooftop HVAC units at the Municipal Courts and Police building in the amount of \$71,970.00.

3. Consider approval of a Development Agreement for the CNIK Addition Project for the amount not to exceed \$147,000.00; and authorization for the Mayor to execute same on behalf of the Town.
4. Consider approval of the Professional Services Agreement with RJN Group, Inc., for Flow Monitoring and Analysis associated with the Inflow and Infiltration project, in the amount of \$246,046.00; and authorization for the Mayor to execute same on the behalf of the Town.
5. Consider approval of Change Order No. 1 for the Bakers Branch Stabilization at 1612 Strait Lane project, amending the contract with KEC Retaining Walls & Construction, Inc., to provide an increase to the contract in the amount of \$74,154.90; and authorization for the Mayor to execute on behalf of the Town.
6. Consider approval of the purchase of one T770 T4 Bobcat per Town of Flower Mound Specifications and Vendor Quote from Bobcat Equipment Company in the amount of \$63,378.26; and authorization for the Mayor to execute on behalf of the Town.
7. Consider approval of the purchase of one 2022 Ford F350 Regular Cab One Ton Truck with Dump Body and one 2022 Ford F550 Crew Cab One Ton Truck with Service Body per Town of Flower Mound Specifications and Vendor Quote from Sam Pack's Five Star Ford in the amount of \$58,853.50 and \$53,768.66, respectively; and authorization for the Mayor to execute on behalf of the Town.

Deputy Mayor Pro Tem Sharma moved to approve by consent Items 1 – 7, as presented in the agenda caption. Mayor Pro Tem Bumgarner 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: SCHIESTEL, SHARMA, BUMGARNER, ENGEL, MARTIN

NAYS: NONE

J. REGULAR ITEMS

8. The second of two Public Hearings to review Chapter 50, Article III, "Offenses regarding Minors," Division 2, "Curfew." and to consider adopting an ordinance reinstating the Town of Flower Mound Juvenile Curfew Ordinance, which expired on February 18, 2022.

Staff Presentation

Captain Lucio gave a presentation identifying or noting:

- State statute requirements
- Definitions (minors and curfew hours)
- Curfew violation (explanation) and defenses
- Statistics (violations and citations)
- How the ordinance is used by police personnel

and he responded to questions from Council regarding:

- Are there any changes to the existing ordinance
- Definition of other activities

Mayor France opened the Public Hearing at 8:47 p.m. No one spoke. Mayor France closed the Public Hearing at 8:47 p.m.

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

ORDINANCE NO. 12-22

AN ORDINANCE ADOPTING THE TOWN'S JUVENILE CURFEW REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

Motion passed

AYES: MARTIN, ENGEL, BUMGARNER, SHARMA, SCHIESTEL

NAYS: NONE

9. Public Hearing to consider an ordinance granting Specific Use Permit No. 474 (SUP21-0008– River Walk Retail Phase II) to permit a fast food restaurant with a drive-through window. The property is generally located south of Promenade Way and east of Long Prairie Road. (P&Z recommended approval by a vote of 4 to 2 at its March 28, 2022, meeting.)

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Concept plan
- Site photos
- Unresolved issue (bypass lane)
- SUP Conditions (hours of operation and signage)
- Concept elevations

and she responded to questions or concerns from Council regarding:

- Clarification regarding the site location
- Type of restaurant

Applicant Presentation

Michael Beaty, MRW Investors, LLC

Mr. Beaty gave a presentation identifying or noting:

- Location
- Original plan (2009) and revised plan (2013)
- Initial entitlements
- Current entitlements
- Forums townhomes
- Central Promenade Plaza
- Site plan
- Landscape plan

- Building elevations

and he responded to questions or comments from Council regarding (some were after the public hearing):

- Who is the tenant
- Traffic concerns on Gramercy
- Use of signage to route traffic
- The vision of patio seating being replaced with a drive thru
- Trash collection services and noise levels
- Drive thru hours
- Developer agreement description and how a drive thru restaurant fits
- If they would go forward with the restaurant without the drive thru
- Plans for the open area as described by the resident during the public hearing

Mayor France opened the Public Hearing at 9:10 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	Hubert & Cathy Robichaux, 2541 Gramercy Park Dr	David Burns, 4025 Dendron Dr
	Bob Blum, 3916 Saturn St	
	Leah Davies, 2537 Gramercy Park Dr	

Mayor France closed the Public Hearing at 9:21 p.m.

There was Council discussion regarding:

- Overall concept of the River Walk
- Disappointed applicant won't go forward without the drive thru
- Concerns that the drive thru is not a good use for this area (not enough space and neighborhood congestion)
- Residents interested in keeping with the original plan and no drive-thru restaurant

Mayor Pro Tem Bumgarner moved to deny SUP21-0008– River Walk Retail Phase II. Deputy Mayor Pro Tem Sharma seconded the motion.

VOTE ON MOTION:

Motion passed (to deny)

AYES: SCHIESTEL, SHARMA, BUMGARNER, ENGEL, MARTIN

NAYS: NONE

Mayor France opened items 10 and 11 at the same time.

10. Public Hearing to consider a request for a Replat (RP22-0002 – Trimble Addition Lot 1 & 2, Block A) to create two residential lots with an exception to the grading criteria, regarding residential lot-to-lot drainage, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of

Ordinances. The property is generally located east of High Road and south of Arabian Circle. (P&Z recommended approval by a vote of 6 to 0 at its March 28, 2022, meeting.)

11. Public Hearing to consider an ordinance granting a Specific Use Permit No. 476 (SUP21-0011– 3800 High Road Accessory Dwelling) to permit an accessory dwelling. The property is generally located east of High Road and south of Arabian Circle. (P&Z recommended approval by a vote of 6 to 0 at its March 28, 2022, meeting.)

Staff Presentation

Ms. Murphy gave a presentation for items 10 and 11, identifying or noting:

- General and detailed location
- Land use and zoning
- Concept plan
- Site photos
- Plat
- Exception
- Accessory dwelling regulations
- Concept elevations

and she, Ms. Bruce, or Mr. Dalton responded to questions or comments from Council regarding:

- Lot to lot drainage and water flow

Applicant Presentation

Marcus Trimble

Mr. Trimble responded to questions or concerns from Council regarding:

- Ag exemption status

Mayor France opened the Public Hearing at 9:39 p.m. No one spoke. Mayor France closed the Public Hearing at 9:39 p.m.

Item 10

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

VOTE ON MOTION:

Motion passed

AYES: MARTIN, ENGEL, BUMGARNER, SHARMA, SCHIESTEL

NAYS: NONE

Item 11

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

ORDINANCE NO. 13-22

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. 476 (SUP-476) FOR

AN ACCESSORY DWELLING ON CERTAIN PROPERTY SITUATED IN THE J.T. STEWART SURVEY, ABSTRACT NUMBER 1193, DENTON COUNTY, TEXAS, AND ZONED AGRICULTURAL DISTRICT (A); PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:*Motion passed***AYES: MARTIN, ENGEL, BUMGARNER, SHARMA, SCHIESTEL****NAYS: NONE**

12. Public Hearing to consider an ordinance granting Specific Use Permit No. 477 (SUP21-0012– Ivybrook Academy – Prairie Plaza Building 6) to permit a day care center use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road. (P&Z recommended approval by a vote of 6 to 0 at its March 28, 2022, meeting.)

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- SUP concept site plan (proposed changes)
- Site photos
- Approved site plan, landscape plan, and elevations
- SUP conditions

Applicant Presentation

Matthew Peterson, DB Constructors

Mr. Peterson gave a presentation identifying or noting:

- Company background
- Renderings
- Elevations
- Overall building area
- Parking and queuing
- Playground equipment

and he responded to questions or comments from Council regarding:

- Whether it's a day care or school
- Student enrollment

Mayor France opened the Public Hearing at 9:50 p.m. No one spoke. Mayor France closed the Public Hearing at 9:50 p.m.

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

VOTE ON MOTION:*Motion passed***AYES: MARTIN, ENGEL, BUMGARNER, SHARMA, SCHIESTEL****NAYS: NONE**

Mayor Pro Tem Bumgarner recused himself for discussion and action on items 13 and 14.

Mayor France opened items 13 and 14 at the same time.

13. Public Hearing to consider an ordinance for rezoning (ZPD21-0011 – Townlake Phase Five & Six) from Agricultural District (A) to Planned Development District No. 187 (PD-187) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Scenic Drive. (ECC recommended approval of the Open Space Management Plan by a vote of 6 to 0 at its February 1, 2022, meeting.) (P&Z recommended approval by a vote of 5 to 0 at its March 28, 2022, meeting.)
14. Public Hearing to consider an application for a tree removal permit (TRP21-0036) for forty-seven (47) specimen trees on property proposed for development as Townlake Phase Five & Six residential development. The property is generally located south of Cross Timbers Road and east of Scenic Drive. (The Environmental Conservation Commission recommended approval by a vote of 6-0-0 at its February 1, 2022, meeting).

Ms. Murphy gave a presentation for items 13 and 14 identifying or noting:

- General and detailed location
- Land use and zoning
- Cluster development summary/intent
- Concept landscape plan
- Exception request
- Site photos
- Concept plan details
- Concept plan comparison
- Open space exhibit
- Specimen tree survey

Applicant Presentation

Mike Boswell, Toll Brothers

Mr. Boswell gave a presentation identifying or noting:

- Background information (phases)
- Extension of Town Lake
- Concept plan specifics
- Oil and gas board variance requests
- Park land dedication proposal
- Tree protection plan
- Open space plan
- Design criteria
- Existing drainage
- Purpose of the Cross Timbers
- The story of two concept plan
- Open space exhibit
- Specimen tree survey
- Survey says
- Incentives

- Milestones

and he responded to questions or concerns from Council regarding:

- Clarification regarding setbacks from the gas well
- Proposal summary (overview of the project)
- Slope impacts
- Tree preservation
- Drainage
- Impact to Scenic Rd

Mayor France opened the Public Hearing at 10:32 p.m. No one spoke. Mayor France closed the Public Hearing at 10:32 p.m.

Item 13

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

ORDINANCE NO. 15-22

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 CHANGING THE ZONING ON APPROXIMATELY 107.262 ACRES OF LAND SITUATED IN THE JOSEPH CLARK SURVEY, ABSTRACT NO. 231 AND THE M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 935, FROM AGRICULTURAL DISTRICT (A) USES TO PLANNED DEVELOPMENT DISTRICT-187 (PD-187) FOR SINGLE FAMILY RESIDENTIAL USES WITH CLUSTER DEVELOPMENT STANDARDS IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

Motion passed

AYES: SCHIESTEL, SHARMA, ENGEL, MARTIN

NAYS: NONE

RECUSED: BUMGARNER

Item 14

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

VOTE ON MOTION:

Motion passed

AYES: MARTIN, ENGEL, SHARMA, SCHIESTEL

NAYS: NONE

RECUSED: BUMGARNER

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 or action taken.

M./N. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 10:35 p.m. on April 4, 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 11:38 p.m. on April 4, 2022, and no action was 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. Cross Timbers Business Park application (ZPD21-0014)
 3. Estuary Pointe Development
- 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.

O. ADJOURN REGULAR MEETING

Mayor France adjourned the meeting at 11:38 p.m. on Monday, April 4, 2022, and all were in favor.

TOWN OF FLOWER MOUND, TEXAS



DEREK FRANCE, MAYOR

ATTEST:



THERESA SCOTT, TOWN SECRETARY