

Planning & Zoning Commission



March 24, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the SMARTGrowth Committee meeting)

MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 7:12 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Scott Langley, Place 5

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Codie Freeman, Planner
Matt Hotelling, Assistant Director of Public Works/Transportation
LauriAnn Cash, Executive Assistant

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission 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. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- 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 Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.

- Please state your name and address when speaking.

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 name and address	Subject (as written on the form)
None	

** Indicates person did not wish to speak*

C. COORDINATION OF CALENDARS

1. Monday, April 14, 2025
2. Monday, April 28, 2025

D. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

E. STAFF/DIRECTOR REPORT

1. Focus North Texas
2. Upcoming Work Sessions

F. CLOSED MEETING

The Planning & Zoning Commission 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 Planning & Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning & Zoning Commission 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. Consultation with Town Attorney - Development Standards

The Planning and Zoning Commission convened into closed session at 7:26 p.m.

At 8:02 p.m., the Planning and Zoning Commission reconvened into regular session.

G. 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 Commissioner by making such request prior to a motion and vote.

1. Minutes of February 24, 2025 - Consider approval of the minutes from February 24, 2025.

ACTION: Commissioner Jackson moved to approve G.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Jostes, Jackson
NAYS: None
RESULT: 6 : 0

H. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SSP24-0003 - Knight's Landing - Public hearing to consider a request for a Subdivision Site Plan (SSP24-0003- Knight's Landing) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Sunset Trail and west of Rocky Point Road.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Jacob Sumpter, MMA, Inc.

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.		Efrain Tejada, 6510 Sunset Trail	Marsha Gavitt, 6501 Meadowcrest Lane
2.		Mike Barrick, 3037 Hugo Court	*Ben Laws (no address given)
3.		Natasha Nechiporenko, 3514 Raintree Drive	
4.		Holly Royer, 6901 Hidden Valley Road	
5.		David Wenzel, 2901 Surveyors Lane (with time donated from	

		Mark Bayer, 5210 Long Prairie Road, Apt 1018 [card marked "support"])	
6.		Joel Weber, 7000 Woodridge Drive (with time donated from Mary Bayer, 5210 Long Prairie Road, Apt 1018 [card marked "support"]; and Marcia Blair, 7000 Woodridge Drive)	
7.		Laura Lea King, 3207 Miracle Lane (with time donated from Sharon Rudd, 3312 Miracle Lane; and Marsha Jolliff, 3103 Miracle Lane)	
8.		Chris Von Simson, 6520 Sunset Trail (with time donated from John Blair, 7000 Woodridge; and Ana Von Simson, 6520 Sunset Trail)	
9.		Alison Lumbatis, 2955 Surveyors Lane	
10.		Craig Lumbatis, 2955 Surveyors Lane (with time donated from Jane A. Mundt, 2704 Pond Wood Drive; and Mr. Terry Duprie,	

		7004 Woodridge Drive)	
11.		Lucille Del Vecchio, 7003 Woodridge Drive (with time donated from Mrs. Terry Duprie, 7004 Woodridge Drive; and Phil Del Vecchio, 7003 Woodridge Drive)	
12.		Steven Wood, 3032 Monet Court (with time donated from Jeffrey Blasko, 1720 Milford Drive; and Susan Bodenmiller, 7007 Woodridge Drive)	
13.		Jeannie Farrier, 6604 Sunset Trail (with time donated from Abigayle Farrier, 6604 Sunset Trail; and John Barr, 3405 Ridgecrest Drive)	
14.		*Lisa DeLorenzo, 2771 Lakeside #235	
15.		*Joella Collier, 3920 Raintree Drive	
16.		*Kim Woodward, 3015 Miracle Lane	
17.		*Steven Royer, 6901 Hidden Valley Road	

18.		*Wendell Gamble, 3406 Ridgecrest Drive	
19.		*Mary Anne Farrell, 3112 Miracle Lane	

** Indicates person did not wish to speak*

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 10:10 p.m.

At 10:32 p.m., the Planning and Zoning Commission reconvened into regular session.

ACTION: Commissioner Schultz moved to recommend approval of the H.1. application, and denial of the exceptions. Commissioner Bayuk seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

2. MPA23-0002 - Lakeside DFW / Lakeside East - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0002 – Lakeside DFW / Lakeside East) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation from Lakeside Business District Area Plan with Campus Commercial uses to Mixed Use. The property is generally located east of Long Prairie Road and between Spinks Road and Lakeside Parkway.

At 10:41 p.m., Commissioner Harris recused herself from the Council Chambers.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Jimmie Archie, Realty Capital
Sam Pan, Realty Capital
Dan Quinto, Roaring Brook

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
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1.	David Stewart, 2800 Lakeside Parkway	Jeffrey Blasko, 1720 Milford Drive (with time donated from Jeannie Farrier, 6604 Sunset Trail; and Steven Wood, 3032 Monet Court)	None
2.	Peter Stewart, 2800 Lakeside Parkway #1107		
3.	Jim Hanking, 2908 Blue Sage Court		
4.	Scott Sharrer, 2620 Rembert Drive		
5.	Jake Sherrington, 6731 Desco Drive, Dallas		
6.	Sarah Brown, 909 Lake Carolyn Suite 150, Irving		
7.	Lori Walker, 4913 Kingswood Drive		
8.	*Patrick Gleason, 4724 Hanover Court		
9.	*Andy Hechavarria, 1508 Sweetwater Lane		
10.	*Jennifer Sharrer, 2620 Rembert Drive		

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of Item H.2. None seconded the motion.

Commissioner Schultz withdrew the motion.

ACTION: Commissioner Jackson moved to table Item H.2. to the April 28, 2025, meeting. None seconded the motion.

Commissioner Jackson withdrew the motion.

ACTION: Commissioner Jackson moved to table Item H.2 to the April 28, 2025, meeting. Commissioner Geddie seconded the motion.

AYES: Geddie, Jostes, Jackson

NAYS: Schultz, Bayuk, Hobbs, Gilmore

RESULT: 3 : 4 MOTION FAILED

ACTION: Commissioner Bayuk moved to recommend denial of Item H.2. Vice-Chair Hobbs seconded the motion.

AYES: Bayuk, Geddie, Hobbs, Jackson

NAYS: Schultz, Jostes

RESULT: 4 : 2

Commissioner Harris returned to the Council Chambers at 3:06 a.m.

3. MU23-0001 - Lakeside DFW / Lakeside East - Public Hearing to consider an ordinance amending the zoning (MU23-0001 – Lakeside DFW / Lakeside East) from Planned Development District No. 38 (PD-38) with Commercial District-2 (C-2) uses and Planned Development District No. 39 (PD-39) with Commercial-2 District (C-2) uses to Mixed Use District-1 (MU-1) for Lakeside DFW, and to amend Mixed Use District-1 (MU-1) standards to include conceptual plans and development standards for Lakeside East, to modify Lakeside DFW development standards to transfer unutilized residential density from the MU-C(1), MU-C(4), and MU-N(1) subzones to the proposed MU-N(2) subzone, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located east and west Long Prairie Road and north and south of Lakeside Parkway.

At 10:41 p.m., Commissioner Harris recused herself from the Council Chambers.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Jimmie Archie, Realty Capital
Sam Pan, Realty Capital
Dan Quinto, Roaring Brook

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
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1.	David Stewart, 2800 Lakeside Parkway	Jeffrey Blasko, 1720 Milford Drive (with time donated from Jeannie Farrier, 6604 Sunset Trail; and Steven Wood, 3032 Monet Court)	None
2.	Peter Stewart, 2800 Lakeside Parkway #1107		
3.	Jim Hanking, 2908 Blue Sage Court		
4.	Scott Sharrer, 2620 Rembert Drive		
5.	Jake Sherrington, 6731 Desco Drive, Dallas		
6.	Sarah Brown, 909 Lake Carolyn Suite 150, Irving		
7.	Lori Walker, 4913 Kingswood Drive		
8.	*Patrick Gleason, 4724 Hanover Court		
9.	*Andy Hechavarria, 1508 Sweetwater Lane		
10.	*Jennifer Sharrer, 2620 Rembert Drive		

** Indicates person did not wish to speak*

ACTION: Commissioner Jackson moved to table Item H.3 to the April 28, 2025, meeting. None seconded the motion.

Commissioner Jackson withdrew the motion.

ACTION: Commissioner Jackson moved to table Item H.3. to the April 28, 2025, meeting. Commissioner Geddie seconded the motion.

AYES: Geddie, Jostes, Jackson

NAYS: Schultz, Bayuk, Hobbs, Gilmore

RESULT: 3 : 4 MOTION FAILED

ACTION: Commissioner Bayuk moved to recommend denial of Item H.3. Vice-Chair Hobbs seconded the motion.

AYES: Bayuk, Geddie, Hobbs, Jackson

NAYS: Schultz, Jostes

RESULT: 4 : 2

Commissioner Harris returned to the Council Chambers at 3:06 a.m.

4. MPA25-0001 - Furst Ranch Thoroughfare Plan Amendment - Public Hearing to consider a request for a Master Plan Amendment (MPA25-0001 – Furst Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to change the classification from Mixed-Use (MU) Arterial to Urban Minor Arterial for the first MU Arterial street located east of the intersection of Cross Timbers Road (FM 1171) and U.S. Highway (US) 377 north to the roundabout and the MU Arterial street located north of the intersection of Cross Timbers Road (FM 1171) and US 377 east to the roundabout. The property is generally located in the northeast quadrant of Cross Timbers Road and US 377. (Transportation Commission recommended approval by a vote of 5 to 1 at their March 11, 2025, meeting.)

STAFF PRESENTATION:

Matt Hotelling, Assistant Director of Public Works/Transportation

APPLICANT PRESENTATION:

Bobby Dollak, McAdams (present for questions; no presentation)

Scott Minnis, McAdams (present for questions; no presentation)

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Bayuk moved to recommend approval of H.4. as presented in the agenda caption. Commissioner Jackson seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

I. ADJOURN

Chair Gilmore adjourned the meeting at 3:15 a.m. on Tuesday, March 25, 2025.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT