Planning & Zoning Commission

April 28, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:30 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Ryan Geddie, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7

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. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. 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.

E. COORDINATION OF CALENDARS

1. May 12, 2025

2. June 9, 2025

F. 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

G. STAFF/DIRECTOR REPORT

1. Upcoming Dates

2. Site Visit Report

H. 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 April 14, 2025 - Consider approval of the minutes from April 14, 2025.

ACTION:	Commissioner Harris moved to approve H.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Jackson, Harris
NAYS:	None
RESULT:	5 : 0

2. SSP25-0001 - Faith Lutheran Church - Consider a request for a Subdivision Site Plan (SSP25-0001- Faith Lutheran Church) to establish a non-residential subdivision. The property is generally located east of Morriss Road and north of Valley Ridge Boulevard.

ACTION:	Commissioner Harris moved to approve H.2. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Jackson, Harris
NAYS:	None
RESULT:	5 : 0

3. SSP25-0002 - Trietsch Memorial United Methodist Church - Consider a request for a Subdivision Site Plan (SSP25-0002 - Trietsch Memorial United Methodist Church) to establish a non-residential subdivision. The property is generally located west of Morriss Road and north of Dixon Lane.

ACTION:	Commissioner Harris moved to approve H.3. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Jackson, Harris
NAYS:	None
RESULT:	5 : 0

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP24-0021 – Lakeside Kiddie Academy & Retail - Consider a request for a Site Plan (SP24-0021 – Lakeside Kiddie Academy & Retail) to develop a nonresidential building with a day care center. The property is generally located south of Lakeside Parkway and east of International Parkway.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Shai Patel, SKS Growth Partners; present for questions, no presentation

ACTION:	Commissioner Schultz moved to approve I.1. as presented in the agenda caption. Commissioner Harris seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Jackson, Harris
NAYS:	None

RESULT:	5 : 0

J. 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. MISC25-0001 - Grocery Store at Furst Ranch NE Corner - Consider a concept plan (MISC25-0001 – Grocery Store at Furst Ranch NE Corner) 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 north of Cross Timbers Road and east of U.S. Highway 377.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Becca Wayne, HEB
Jonathan Kerby, Kimley-Horn

ACTION:	Commissioner Schultz moved to recommend approval of J.1. as presented in the agenda caption, with the deviation being specific to the application. Commissioner Bayuk seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Jackson, Harris
NAYS:	None
RESULT:	5 : 0

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2. MPA25-0002 - Monarch & Dixon Thoroughfare Amendment - Public Hearing to consider an ordinance amending the Master Plan (MPA25-0002 - Monarch & Dixon Thoroughfare Amendment) to amend Section 7.0 - Thoroughfare Plan, of the Master Plan. Locations are generally located within the Monarch Development area and between Dixon Lane and Justin Road (FM 407). (Transportation Commission recommended approval by a vote of 6 to 0 at the April 8, 2025, meeting)

STAFF PRESENTATION:
Matt Hotelling, Assistant Director of Public Works/Transportation

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	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION:	Commissioner Harris moved to recommend approval of J.2. as presented in the agenda caption. Commissioner Jackson seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Jackson, Harris
NAYS:	None
RESULT:	5 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 7:38 p.m..

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT