

Planning & Zoning Commission



June 9, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

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. June 23, 2025
2. July 14, 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.

G. STAFF/DIRECTOR REPORT

1. Legislative Updates

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 May 12, 2025 - Consider approval of the minutes from May 12, 2025.

I. 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. SUP25-0001 - ZRB Estates Accessory Dwelling Unit - Public Hearing to consider an ordinance granting a Specific Use Permit No. 496 (SUP25-0001 – ZRB Estates Accessory Dwelling Unit) to permit an accessory dwelling. The property is generally located west of Simmons Road and south of Park Bend Lane. (*On June 3, 2025, the applicant requested this item be put on hold for the time being.*)
2. ZPD25-0001 - Flower Mound High School - Public hearing to consider an ordinance amending the zoning (ZPD25-0001 – Flower Mound High School) to amend Planned Development No. 34 with Single Family Density Medium uses to request certain modifications to Section 94-63 (3) “Parking area trees,” of the Code of Ordinances requiring that each parking space be located within 100 feet of a tree. The property is generally located west of Old Settlers Road and south of Peters Colony Road.

J. ADJOURN

K. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
 - Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
 - Times may be adjusted by the Chair depending on the number of speakers.
 - Donated time will not be recognized.
 - Please state your name and address when speaking and direct comments to the Commission.
1. MPA24-0006 & ZPD24-0006 - Eden Ranch - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA24-0006 – Eden Ranch Thoroughfare Amendment) and rezoning (ZPD24-0006 – Eden Ranch). The property is located in the Cross Timbers Conservation Development District (CTCDD) on the north side of Cross Timbers Road, between Red Rock Lane and Shiloh Road, and south of Hawk Road.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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: June 5, 2025, at 6:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.