

Planning & Zoning Commission



June 9, 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 6:35 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Todd Bayuk, Place 3
Scott Langley, Place 5
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Jason Hobbs, Place 2, Vice-Chair
Ryan Geddie Place 4

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Town Engineer
Poornima Kashyap, Planning Manager
Chuck Russell, Principal Planner
Codie Freeman, Planner
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.

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*

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.

None

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.

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

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.*)

No action needed or taken.

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.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Hannah Haber, McAdams

ACTION:	Commissioner Langley moved to recommend approval of I.2. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES:	Schultz, Bayuk, Langley, Jostes, Jackson, Harris
NAYS:	None
RESULT:	6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 6:58 p.m.

Chair Gilmore called the Work Session to order at 6:58 p.m.

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.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Tyler Radbourne, Eden Ranch

Julia Radbourne, Eden Ranch

Quint Redmond, Agriburbia

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)
1.	Mike Gwartney; 129 Chapel Hill Drive, Double Oak	Kings Road drainage
2.	Fred Vincent; 3933 Bordeaux Circle	Eden Ranch, in support
3.	Marsha Gavitt; 6501 Meadowcrest Lane	Eden Ranch, in opposition
4.	Katy Grote; 165 Double Oaks Drive, Double Oak	Eden Ranch, in opposition
5.	* Tim Wisenart; 2300 Olympia	Eden Ranch
6.	* Natalie Knabe; 2513 Peninsula Drive	Eden Ranch, in support
7.	* Jeff Beaupain; 7038 Elmridge Drive, Dallas	Eden Ranch, in support

** Indicates person did not wish to speak*

Chair Gilmore adjourned the Work Session at 9:35 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT