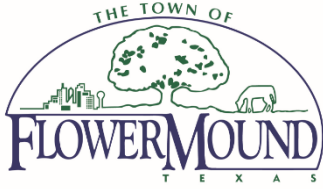


Planning & Zoning Commission



August 25, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the Capital Improvements Advisory Committee meeting)

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. 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.

C. COORDINATION OF CALENDARS

1. September 8, 2025
2. September 22, 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.

E. STAFF/DIRECTOR REPORT

1. Boards & Commissions Update

F. 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 July 28, 2025 - Consider approval of the minutes from July 28, 2025.
2. SSP25-0005 - Lakeside Village Phase 1 - Consider a request for a Subdivision Site Plan (SSP25-0005- Lakeside Village Phase 1) to create a mixed-use subdivision. The property is generally located west of Sunset Boulevard and south and east of West Village Parkway.

G. 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. SP22-0013 - Silveron Park Office Lot 5, Block A - Consider a request for a Site Plan (SP22-0013 – Silveron Park Office Lot 5 Block A) to develop an office building. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.
2. SP22-0015 - Silveron Park Retail and Restaurant Lots 3 & 4, Block A - Consider a request for a Site Plan (SP22-0015 – Silveron Park Retail and Restaurant Lots 3 & 4, Block A) to develop a retail and restaurant building. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.
3. SP25-0001 - Lakeside Terrace Multifamily - Consider a request for a Site Plan (SP25-0001 – Lakeside Terrace Multifamily) to develop a mixed-use, multifamily residential building. The property is generally located west of Sunset Boulevard and south and east of West Village Parkway.

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. ZPD25-0006 - Whyburn PD-189 Text Amendment - Public Hearing to consider an ordinance amending the zoning (ZPD25-0006 – Whyburn PD-189 Text Amendment) by amending Planned Development District No.189 (PD-189) with Single Family District-15 (SF-15) and Single Family District-10 (SF-10) uses by increasing maximum lot coverage allowed. The property is generally located east of Whyburn Drive and south of Dixon Lane.

I. ADJOURN

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 above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on August 19, 2025, by 5:00 p.m.

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.