



# Planning & Zoning Commission

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October 13, 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](mailto: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 UNITED STATES 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. October 27, 2025
2. November 10, 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. Capital Improvements Advisory Committee
2. Training Opportunity

## **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 September 22, 2025 - Consider approval of the minutes from September 22, 2025.

## **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. SP25-0003 - Marty B's Coffee Company - Consider a request for a Site Plan (SP25-0003 – Marty B's Coffee Company) to develop a drive-through coffee shop. The property is generally located south of Lakeside Parkway along and between International Parkway and Northwood Drive.

## **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. MU25-0001 - Lakeside DFW Text Amendment - Public Hearing to consider an ordinance for rezoning (MU25-0001 – Lakeside DFW Text Amendment) to amend Mixed Use District-1 (MU-1) to amend the development standards and architectural standards, specifically related to height standards, on specific lots within the MU-TEN subzone in the Lakeside Village Development Code. The property is generally located south of Lakeside Village Boulevard and east of Sunset Boulevard.

## **K. 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 October 25, 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.