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)

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
Ryan Geddie, Place 4
Scott Langley, Place 5
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Scott Jostes, Place 7

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Jersain Castanon, Senior Project Engineer
Chuck Russell, Principal Planner
Claire Barnes, Senior Planner
LauriAnn Cash, Executive Assistant

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.

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*

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.

None

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.

ACTION:	Commissioner Harris moved to approve F1 and F.2 as presented in the agenda caption. Commissioner Schultz seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

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.

   STAFF PRESENTATION:
   Chuck Russell, Principal Planner

   APPLICANT PRESENTATION:
   Brogan Miller, Thompson-Realty Capital; present for questions, no presentation

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

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.

   STAFF PRESENTATION:
   Chuck Russell, Principal Planner

   APPLICANT PRESENTATION:
   Brogan Miller, Thompson-Realty Capital; present for questions, no presentation

ACTION:	Commissioner Harris moved to approve G.2. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

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.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:
Kyle Cooper, Realty Capital; present for questions, no presentation

ACTION:	Commissioner Harris moved to approve G.3. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

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.

STAFF PRESENTATION:
Chuck Russell, Principal Planner

APPLICANT PRESENTATION:
Heth Kendrick, LandDesign
Larry Jackson, David Weekley Homes

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION:	Commissioner Schultz moved to recommend approval of H.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES:	Schultz, Geddie
NAYS:	Hobbs, Bayuk, Langley, Harris
RESULT:	2 : 4

Motion Failed

ACTION:	Vice-Chair Hobbs moved to recommend denial of H.1. as presented in the agenda caption. Commissioner Harris seconded the motion.
AYES:	Hobbs, Bayuk, Langley, Harris
NAYS:	Schultz, Geddie
RESULT:	4 : 2

I. ADJOURN

Chair Gilmore adjourned the meeting at 7:43 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT