

Planning & Zoning Commission



September 22, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

Vice-Chair Hobbs called the regular meeting to order at 6:30 p.m with the following members present:

Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Donald Gilmore, Place 6, Chair

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
Taylor Hoelscher, Graduate Engineer
Chuck Russell, Principal Planner
Claire Barnes, Senior Planner
Codie Hay, Planner
LauriAnn Cash, Executive Assistant

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.

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. October 13, 2025
2. October 27, 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. Planning Excellence Award

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 August 25, 2025 - Consider approval of the minutes from the August 25, 2025, meeting.

ACTION: Commissioner Schultz moved to approve H.1. as presented in the agenda caption. Commissioner Jostes seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 7 : 0

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. SSP25-0004 - Brookview Phase 1B - Consider a request for a Subdivision Site Plan (SSP25-0004- Brookview Phase 1B) to create a residential subdivision. The property is generally located north of Cross Timbers Road and east of Canyon Falls Drive.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Mikylah Cryer, Mesa Design Group

ACTION: Commissioner Langley moved to approve I.1. as presented in the agenda caption. Commissioner Jostes seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 7 : 0

2. SP22-0014 - Silveron Park Multifamily Lot 7, Block A - Consider a request for a Site Plan (SP22-0014 – Silveron Park Multifamily Lot 7, Block A) to develop three multifamily buildings. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Scott Minnis, McAdams; present for questions, no presentation

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

ACTION: Commissioner Bayuk moved to approve I.2. as presented in the agenda caption. Commissioner Schultz seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 7 : 0

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. SSP25-0003 - Brookview Phase 1A - Consider a request for a Subdivision Site Plan (SSP25-0003- Brookview Phase 1A) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Canyon Falls Drive.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Mikylah Cryer, Mesa Design Group

ACTION: Commissioner Jackson moved to recommend approval of J.1. for the landscape modification, and denial of the increased sign square footage. Commissioner Bayuk seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes, Jackson
NAYS: None
RESULT: 7 : 0

2. RP25-0006 - FM Family Farmhouse Addition Lots 1R & 2R, Block A - Public Hearing to consider a request for a Replat (RP25-0006 – FM Family Farmhouse Addition, 1R & 2R, Block A) to relocate lot lines between two residential lots with an exception to lot depth pursuant to Section 90-272(a), of the Code of Ordinances. The property is generally located north of Sentinel Oak Road and west of Simmons Road.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Alyse Tritton, Property Owner; present for questions, no presentation

Aisliun Smalling, Property Owner; present for questions, no presentation

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.

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Jackson moved to recommend approval of J.2. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 7 : 0

K. ADJOURN

Vice-Chair Hobbs adjourned the meeting at 7:35 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT