

Planning & Zoning Commission and SMARTGrowth Commission



October 27, 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 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. ELECTION OF OFFICERS

1. Chair
2. Vice-Chair

E. 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.

F. COORDINATION OF CALENDARS

1. November 10, 2025
2. December 8, 2025

G. 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.

H. STAFF/DIRECTOR REPORT

1. Thanksgiving and Christmas Holidays
2. Capital Improvements Advisory Committee Meeting Schedule

I. 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 October 13, 2025 - Consider approval of the minutes from October 13, 2025.

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. ZPD25-0003 - Southgate PD-134 Text Amendment - Public Hearing to consider an ordinance for rezoning (ZPD25-0003 – Southgate PD-134 Text Amendment) to amend Planned Development No. 134 with both non-residential and residential uses, by modifying SG-M1 standards pertaining to block standards, Subsection 3.5, and thoroughfare standards. The property is generally located west of Gerault Road and north of International Parkway.
2. MPA25-0003 - Monarch Thoroughfare Plan Amendment - Public hearing to consider a request for a Master Plan Amendment (MPA25-0003 - Monarch Thoroughfare Plan Amendment) to amend Section 7.0 – Thoroughfare Plan. The request is to change Lansdowne from an Urban Minor Arterial to an Urban Minor Arterial Undivided; consider extending it to the north; and remove the Urban Collector north of Denton Creek Boulevard in the Monarch Development Area. The location is generally located east of IH 35W and northwest of the Canyon Falls development. (Transportation Commission recommended approval by a vote of 6 to 0 at its October 14, 2025, meeting)
3. MPA24-0006 - Eden Ranch Thoroughfare Plan Amendment - Public Hearing to consider a request for a Master Plan Amendment (MPA24-0006 – Eden Ranch Thoroughfare Plan Amendment) to amend Section 7.0 - Thoroughfare Plan to eliminate the East/West Rural Collector between Red Rock Lane and Shiloh Road and to reclassify a portion of Shiloh Road beginning on the north side of Cross Timbers Road for a distance of approximately 1,600 feet north from a Rural Collector to an Urban Minor Arterial Undivided. The property is generally located north of Cross Timbers Road, east of Red Rock Lane and west of Shiloh Road. (Transportation Commission recommended approval by a vote of 5 to 0 at its February 11, 2025, meeting.)
4. CON25-0001 - Eden Ranch - Public Hearing to consider an ordinance amending the zoning (CON25-0001 – Eden Ranch) from Agricultural District (A) to Planned Development District No. 206 (PD-206) for a conservation development and modified Agricultural District (A) uses and standards with certain modifications, waivers and exceptions to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection". The property is generally located north of Cross Timbers Road, east of Red Rock Lane and west of Shiloh Road.
5. LDR25-0002 - SMARTGrowth Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0002 – SMARTGrowth Update) by amending Article II, "SMARTGrowth Program," of Chapter 98, "Zoning," related to amending the organization, duties, and responsibilities for members of the SMARTGrowth Commission and amending evaluation and applicability criteria for projects subject to the SMARTGrowth Program.

K. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission and SMARTGrowth 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 21, 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.