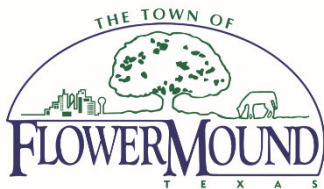


Planning & Zoning Commission



October 13, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

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
Scott Langlely, Place 5
Clare Harris, Place 7
Michelle Jackson, Place 8 Alternate
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:
Ryan Geddie, Place 4

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
Claire Barnes, Senior Planner

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 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.

None

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.

ACTION: Commissioner Harris moved to approve H.1. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Langley, Harris, Jackson

NAYS: None

RESULT: 6 : 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. 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.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:
Jacob Birmelin, Realty Capital; present for questions, no presentation

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

AYES: Schultz, Hobbs, Bayuk, Langley, Harris, Jackson

NAYS: None

RESULT: 6 : 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. 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.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Jimmy Archie, Realty Capital
Corey Van Trease, Van Trease Constructors

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
1.	Beth Shuey, 2421 W Village Parkway	None	None
2.	Kevin Simonin, 2405 W Village Parkway		
3.	Mike Thompson, 5412 Prince Lane		
4.	Peter Stewart, 2800 Lakeside Parkway		
5.	Stephen Colbert, 2800 Lakeside Parkway		
6.	Hunt Bonneau, 2850 Lakeside Parkway		
7.	Wendy Bonneau, 2850 Lakeside Parkway		

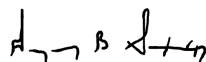
** Indicates person did not wish to speak*

ACTION: Commissioner Langley moved to recommend approval of J.1. as presented in the agenda caption. Commissioner Jackson seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Langley, Harris, Jackson
NAYS: None
RESULT: 6 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 7:24 p.m.

TOWN OF FLOWER MOUND, TEXAS



GREGORY SCHULTZ, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT