

Planning & Zoning Commission and SMARTGrowth Commission



October 27, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

Commissioner Gilmore called the regular meeting to order at 6:30 p.m. with the following members present:

Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Donald Gilmore, Place 6
Clare Harris, Place 7
Michelle Jackson, Place 8 Alternate

with the following member(s) absent:
Gregory Schultz, Place 1
Deb Fitzpatrick, Place 9 Alternate

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Matt Hotelling, Assistant Director of Public Works/Transportation
Poornima Kashyap, Planning Manager
Jersain Castanon, Senior Project Engineer
Chuck Russell, Principal Planner
Nick Ford, Senior Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. ELECTION OF OFFICERS

1. Chair

ACTION: Commissioner Bayuk nominated Commissioner Schultz to serve as the Planning & Zoning Commission Chair. Commissioner Geddie seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Harris, Jackson

NAYS: Langley

RESULT: 6 : 1

2. Vice-Chair

ACTION: Commissioner Harris nominated Commissioner Hobbs to continue the role as Planning & Zoning Commission Vice-Chair. Commissioner Bayuk seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

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.

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*

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.

None

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.

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

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, 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. 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.

ACTION: Commissioner Harris moved to table J.1. to the November 10, 2025, meeting. Commissioner Langley seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

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)

STAFF PRESENTATION:

Matt Hotelling, Assistant Director of Public Works/Transportation

APPLICANT PRESENTATION:

Jonathan Kerby, Kimley-Horn; present for questions, no presentation

Michaelann Durden, Kimley-Horn; present for questions, no presentation

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Tim Whisenant, 2300 Olympia		

** Indicates person did not wish to speak*

ACTION:

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

AYES:

Gilmore, Hobbs, Geddie, Langley, Harris, Jackson

NAYS:

Bayuk

RESULT:

6 : 1

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.)

STAFF PRESENTATION:

Matt Hotelling, Assistant Director of Public Works/Transportation

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Ryan Akers, McAdams

Tyler Radbourne, Eden Ranch

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 7:21 p.m.

At 7:35 p.m., the Planning and Zoning Commission reconvened into regular session.

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.	Larry Perry, 7150 Hawk Road	Robert Prince, 4424 Glen Oaks	
2.	Fred Vincent, 3933 Bordeaux Circle	Tim Whisenant, 2300 Olympia	
3.	Hannah Siegwart, 4713 Mesquite Street	Marsha Gavitt, 6501 Meadowcrest Lane	
4.	Shannon Tinsley, 2509 Vail Lane	Katy Grote, 165 Double Oaks Drive; Double Oak	
5.	Sheldon Anderson, 7007 Hawk Road	Pat Wellen, 140 Forest Park; Double Oak	
6.	Austin Mote, 6707 Crooked Lane	Mary Fletcher, 4517 Sandera Lane	
7.	*Sarah Stovall, 3925 Bordeaux Court		
8.	*April Crocker, 1303 Pinehurst; Lewisville		
9.	*Michelle Crinklaw, 564 Sellmeyer Lane; Highland Village		

10.	*Suellyn Martin, 6604 Oakview Drive		
11.	*Sean Siegwart, 2803 Spring Oaks Drive; Highland Village		
12.	*Rob Siegwart, 4001 S. Broadway Avenue		
13.	*Gina Siegwart, 4713 Mesquite Street		
14.	*Scott Siegwart, 4713 Mesquite Street		
15.	*Heidi Radbourne, 7400 Cross Timbers Road		
16.	*Michael Wert, 2909 Queen Mary Drive		
17.	*Julia Radbourne, 7400 Cross Timbers Road		

** Indicates person did not wish to speak*

At 9:45 p.m., Vice-Chair Hobbs called the meeting into recess.

At 9:54 p.m., Vice-Chair Hobbs called the meeting back into order.

ACTION: Commissioner Gilmore moved to recommend approval of J.3. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Gilmore, Hobbs, Geddie, Langley, Harris, Jackson

NAYS: Bayuk

RESULT: 6 : 1

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.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Ryan Akers, McAdams

Tyler Radbourne, Eden Ranch

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2.	Fred Vincent, 3933 Bordeaux Circle	Tim Whisenant, 2300 Olympia	
3.	Hannah Siegwart, 4713 Mesquite Street	Marsha Gavitt, 6501 Meadowcrest Lane	
4.	Shannon Tinsley, 2509 Vail Lane	Katy Grote, 165 Double Oaks Drive; Double Oak	
5.	Sheldon Anderson, 7007 Hawk Road	Pat Wellen, 140 Forest Park; Double Oak	
6.	Austin Mote, 6707 Crooked Lane	Mary Fletcher, 4517 Sandera Lane	
7.	*Sarah Stovall, 3925 Bordeaux Court		
8.	*April Crocker, 1303 Pinehurst; Lewisville		
9.	*Michelle Crinklaw, 564 Sellmeyer Lane; Highland Village		

10.	*Suellyn Martin, 6604 Oakview Drive		
11.	*Sean Siegwart, 2803 Spring Oaks Drive; Highland Village		
12.	*Rob Siegwart, 4001 S. Broadway Avenue		
13.	*Gina Siegwart, 4713 Mesquite Street		
14.	*Scott Siegwart, 4713 Mesquite Street		
15.	*Heidi Radbourne, 7400 Cross Timbers Road		
16.	*Michael Wert, 2909 Queen Mary Drive		
17.	*Julia Radbourne, 7400 Cross Timbers Road		

** Indicates person did not wish to speak*

At 9:45 p.m., Vice-Chair Hobbs called the meeting into recess.

At 9:54 p.m., Vice-Chair Hobbs called the meeting back into order.

ACTION: Commissioner Jackson moved to recommend approval of J.4. with the following exceptions listed below.
Commissioner Harris seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

EXCEPTIONS:

1. Explore the option of adding a deceleration lane on westbound Cross Timbers Road at the main entrance to Eden Ranch.
2. All accessory dwelling units are subject to a Specific Use Permit (SUP) being approved by Town Council.
3. Livestock is prohibited on lots one acre or less in size.
4. The emergency access drive at the northeast corner of the development shall be the minimum size allowed required in accordance with Section 82-136 of the Town Code.

5. A compatibility buffer is required on all non-residential lots adjacent to residential lots. Natural screening may be used in lieu of a masonry wall.
6. All front and rear setbacks shall be 30 feet.
7. All lots shall have a minimum lot width of 150 feet.
8. Maximum lot coverage will be 25%.
9. Only trees from the Town's approved planting list may be planted on open space lots.
10. Eliminate gates on the equestrian trail.

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.

STAFF PRESENTATION:

Nick Ford, Senior Planner

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

SMARTGROWTH COMMISSION

ACTION: Commissioner Jackson moved to recommend approval of J.5. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

NAYS: None

RESULT: 7 : 0

PLANNING & ZONING COMMISSION

ACTION: Commissioner Jackson moved to recommend approval of J.5. as presented in the agenda caption. Commissioner Harris seconded the motion.

AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris, Jackson

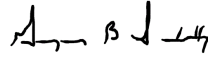
NAYS: None

RESULT: 7 : 0

K. ADJOURN

Vice-Chair Hobbs adjourned the meeting at 11:20 p.m.

TOWN OF FLOWER MOUND, TEXAS



GREG SCHULTZ, CHAIR

ATTEST:



LAURIANN CASH, EXECUTIVE ASSISTANT