

Planning & Zoning Commission



November 10, 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 Schultz called the regular meeting to order at 6:30 p.m. with the following members present:

Gregory Schultz, Place 1, Chair
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Scott Langley, Place 5
Donald Gilmore, Place 6
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
Lexin Murphy, Director of Development Services
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
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. December 8, 2025
2. January 12, 2026

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. Quarterly Update

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.

ACTION: Commissioner Gilmore moved to approve H.1 and H.2. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

1. October 27, 2025 Minutes - Consider approval of the minutes from October 27, 2025.
2. SSP25-0008 - Pine Hill - Consider a request for a Subdivision Site Plan (SSP25-0008 - Pine Hill) to create a residential subdivision. The property is generally located south of Cross Timbers Road and east of Grace Pearl Lane.

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. SP24-0015 - Trinity Park - Consider a request for a Site Plan (SP24-0015 – Trinity Park) to develop a warehouse facility. The property is generally located southeast of Lakeside Parkway and north of Enterprise Drive.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Cameron Ehn, Clay Moore Engineering; present for questions, no presentation
Daniel Anderson, Trium Development Partners, LLC; present for questions, no presentation

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

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

NAYS: None

RESULT: 6 : 0

2. SP25-0005 - ABC Senior Services - Consider a request for a Site Plan (SP25-0005 - ABC Senior Services) to develop a retail-office building. The property is generally located north of Justin Road and east of Jernigan Road along Bryce Lane.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Mark Brohard, Brohard Architecture; present for questions, no presentation

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

AYES: Gilmore, 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.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 6:51 p.m.

At 7:11 p.m., the Planning and Zoning Commission reconvened into regular session.

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. (PZ tabled this item by a vote of 7 to 0 at its October 27, 2025, meeting.)

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Sam Lawrence, Cross Architects

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Harris moved to recommend approval of J.1. as presented in the agenda caption; excluding open space adjacent parking, and that any parking within 60 feet of a corner must meet fire code standards. Vice-Chair Hobbs seconded the motion.

AYES: Gilmore, Hobbs, Harris, Schultz

NAYS: Bayuk, Langley, Jackson

RESULT: 4 : 3

2. SSP24-0005 - Montalcino Estates Phase IV - Consider a request for a Subdivision Site Plan (SSP24-0005- Montalcino Estates Phase IV) 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 west and north of Montalcino Boulevard.

STAFF PRESENTATION:
Claire Barnes, Senior Planner

APPLICANT PRESENTATION:
Darren Andrews, McAdams; present for questions, no presentation

ACTION: Commissioner Gilmore moved to recommend approval of J.2. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

AYES: Gilmore, Hobbs, Langley, Harris, Jackson

NAYS: Bayuk

RESULT: 5 : 1

3. Z25-0006 - Town Initiated Rezoning [IH to A] - Public Hearing to consider an ordinance amending the zoning (Z25-0006 – Town Initiated Rezoning [IH to A]) from Interim Holding (IH) uses to Agricultural (A) uses. The properties are located throughout the Town.

At 8:57 p.m., Commissioner Bayuk recused himself from the Council Chamber.

STAFF PRESENTATION:
Lexin Murphy, Director of Development Services

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
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1.	James Wallace, 3500 Haynes Road		
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** Indicates person did not wish to speak*

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

AYES: Gilmore, Hobbs, Langley, Harris, Jackson

NAYS: None

RECUSED: Bayuk

RESULT: 5 : 0

Commissioner Bayuk returned to the Council Chambers at 9:15 p.m.

K. ADJOURN

Chair Schultz adjourned the regular meeting at 9:16 p.m.

L. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
- Times may be adjusted by the Chair depending on the number of speakers.
- Donated time will not be recognized.
- Please state your name and address when speaking; and direct comments to the Commission.

Chair Schultz called the work session to order at 9:26 p.m.

1. ZPD25-0007 - Charco Storage - A Work Session in conjunction with a future Public Hearing for a rezoning (ZPD25-0007 – Charco Storage). The property is located at the northwest corner of Old Orchard Lane and Flower Mound Road.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

O'Neal Gray, Charco Properties, LP
Mark Glover, iMark Commercial

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	Speaker name and address	Subject (as written on the form)
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1.	Mark Kusman, 118 Liatris Drive	Support of Charco Storage
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** Indicates person did not wish to speak*

Chair Schultz adjourned the work session at 10:11 p.m.

TOWN OF FLOWER MOUND, TEXAS



GREG SCHULTZ, CHAIR

ATTEST:



LAURIANN CASH, STAFF LIAISON