

Planning & Zoning Commission



December 8, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

Chair Schultz called the regular meeting to order at 6:31 p.m. with the following members present:

Gregory Schultz, Place 1, Chair
Jason Hobbs, Place 2, Vice-Chair
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Don Gilmore, Place 6
Clare Harris, Place 7
Michelle Jackson, Place 8 Alternate
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:
None

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Claire Barnes, Senior Planner
Codie Hay, Planner
Lee Rodriguez, CIP/TIRZ Manager
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.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

To speak during public comment, fill out a green comment form. Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

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 22, 2025 - Meeting Canceled
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. Happy Holidays

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 November 10, 2025 - Consider approval of the minutes from November 10, 2025.

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

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

NAYS: None

RESULT: 6 : 0

I. **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. CSP25-0002 - Argyle ISD High School Stadium - Public Hearing to consider a request for a Comprehensive Sign Package (CSP25-0002- Argyle ISD High School Stadium) to allow two additional signs and two larger wall signs on the building. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

At 6:36 p.m., Commissioner Bayuk recused himself from the Council Chambers.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Braxton Boothe, VLK Architects

Marty Sims, VLK Architects

ACTION: Vice-Chair Hobbs moved to recommend approval of I.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Hobbs, Geddie

NAYS: Gilmore, Langley, Harris

RECUSED: Bayuk

RESULT: 2 : 3

Motion failed.

ACTION: Vice-Chair Hobbs moved to recommend approval of I.1. as presented in the agenda caption, with the denial of the A3 sign (press box sign). Commissioner Harris seconded the motion.

AYES: Langley, Gilmore, Harris
NAYS: Hobbs, Geddie
RECUSED: Bayuk
RESULT: 3 : 2

At 7:22 p.m., Commissioner Bayuk returned to the Council Chambers.

2. ZPD25-0007 - Charco Storage - Public hearing to consider an ordinance amending the zoning (ZPD25-0007 – Charco Storage) from Planned Development District-120 (PD-120) with Single-Family District 5 (SF-5) and Retail District-2 (R-2) uses to PD-120 with SF-5 and Commercial District-1 (C-1) uses to modify the conceptual plans, elevations, and development standards for the non-residential portion, with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

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

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Mark Kusman, Flower Mound	Angelica Abrams, Flower Mound	Jon Nesbit, Flower Mound
2.	Tamara Vaughn, Flower Mound	Keith Abrams, Flower Mound	Marty Watkins, Flower Mound
3.	Ray Vaughn, Flower Mound	Karla Russell, Flower Mound	
4.	Jim Rich, Flower Mound	Gil Landry, Flower Mound	
5.	Kevin Stadler, Flower Mound	Laura Landry, Flower Mound	
6.	LaNita Adams, Flower Mound	Art Stafford, Flower Mound	

7.	Michael Herzog, Flower Mound	Sandy Bell, Flower Mound	
8.	Fred Uihman, Flower Mound	Dennis McKaige, Flower Mound	
9.	Jan Uihman, Flower Mound	Paula Soulen, Flower Mound	
10.	Jan Baker, Flower Mound		
11.	Susan Steinbrecher, Flower Mound		
12.	Kelly Moeller, Flower Mound		

** Indicates person did not wish to speak*

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

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

NAYS: None

RESULT: 6 : 0

At 9:06 p.m., Chair Schultz called the meeting into recess.

At 9:16 p.m., Chair Schultz called the meeting back into order.

3. MPA25-0006 - Water Plan Amendment - Public Hearing to consider an ordinance amending Section 8.0 - Water Plan of the Master Plan (MPA25-0006 - Water Plan Amendment) to adopt amendments and additions to the 2009 Water Master Plan Update as a component of the Master Plan.

STAFF PRESENTATION:

Lee Rodriguez, CIP/TIRZ Manager

APPLICANT PRESENTATION:

Connor Manley, Kimley-Horn
 Kyle Sanderson, Kimley-Horn

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
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None	None	None
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** Indicates person did not wish to speak*

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

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

NAYS: None

RESULT: 6 : 0

4. MPA25-0007 - Wastewater Plan Amendment - Public Hearing to consider an ordinance amending Section 9.0 - Wastewater Plan of the Master Plan (MPA25-0007 - Wastewater Plan Amendment) to adopt amendments and additions to the 2009 Wastewater Master Plan Update as a component of the Master Plan.

STAFF PRESENTATION:
Lee Rodriguez, CIP/TIRZ Manager

APPLICANT PRESENTATION:
Connor Manley, Kimley-Horn
Kyle Sanderson, Kimley-Horn

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Bayuk moved to recommend approval of I.4. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Schultz adjourned the meeting at 9:47 p.m.

TOWN OF FLOWER MOUND, TEXAS

Greg Schultz

GREG SCHULTZ, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT