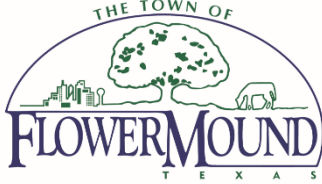


# Planning & Zoning Commission

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January 12, 2026  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## DRAFT MINUTES

### **A. CALL TO ORDER**

Chair Schultz called the regular meeting to order at 6:32 p.m. with the following members present:

Gregory Schultz, Place 1, Chair  
Jason Hobbs, Place 2, Vice-Chair  
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  
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.

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 comment form (PDF). 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. January 26, 2026
2. February 9, 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. Upcoming Land Development Regulations

## 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 December 8, 2025 - Consider approval of the minutes from December 8, 2025.

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

**AYES:** Gilmore, 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. SP25-0011 - Valley Creek Church College Pickleball Courts - Consider a request for a Site Plan (SP25-0011- Valley Creek Church College Pickleball Courts) to develop outdoor pickleball courts. The property is generally located north of Dixon Lane and west of Morriss Road.

**STAFF PRESENTATION:**

Codie Hay, Planner

**APPLICANT PRESENTATION:**

Michael Kerolos, McAdams; present for questions, no presentation  
Rob Wierick, Sync Architecture & Construction; present for questions, no presentation  
Brad Lanham, Valley Creek Church; present for questions, no presentation

**ACTION:** Commissioner Langley 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. SP25-0013 - Valley Creek Church Prayer Center - Consider a request for a Site Plan (SP25-0013 - Valley Creek Church Prayer Center) to develop a prayer center for an existing church. The property is generally located east of Long Prairie Road and south Dixon Lane.

**STAFF PRESENTATION:**

Codie Hay, Planner

**APPLICANT PRESENTATION:**

Michael Kerolos, McAdams; present for questions, no presentation  
Rob Wierick, Sync Architecture & Construction; present for questions, no presentation  
Brad Lanham, Valley Creek Church; present for questions, no presentation

**ACTION:** Commissioner Langley 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.

1. SSP24-0008 - Canyon Falls Village 3 - Consider a request for a Subdivision Site Plan (SSP24-0008 - Canyon Falls Village 3) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located west of Turner Falls Circle, east of Interstate 35, and south of Denton Creek Boulevard.

*At 6:54 p.m., Commissioner Bayuk recused himself from the Council Chambers.*

**STAFF PRESENTATION:**

Claire Barnes, Senior Planner

**APPLICANT PRESENTATION:**

Tom Dayton, Johnson Volk Consulting

Bret Pedigo, Terra Manna, LLC

Kyle Kooda, Perry Homes

**ACTION:** Commissioner Gilmore moved to recommend approval of J.1. as presented in the agenda caption. Commissioner Langley seconded the motion.

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

**NAYS:** None

**ABSTAIN:** Bayuk

**RESULT:** 5 : 0

*At 7:13 p.m., Commissioner Bayuk returned to the Council Chambers.*

2. ZPD25-0008 - Lakeside Crossing Residence Inn - Public Hearing to consider an ordinance for rezoning (ZPD25-0008 – Lakeside Crossing Residence Inn) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to allow for an extended stay hotel, and to include new concept plans and elevations for Lot 1, Block A, Lakeside Crossing, to modify development standards, including modifying standards for Lot 17X, Block B, Lakeside Crossing Town Homes, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway and between International Parkway and Northwood Drive.

*Chair Schultz moved this item to the beginning of the meeting, immediately following the Public Comment section.*

**ACTION:** Commissioner Gilmore moved to table J.2 in order for Staff to renote the items for reasons listed in the staff report. Vice-Chair Hobbs seconded the motion.  
**AYES:** Gilmore, Hobbs, Bayuk, Langley, Jackson  
**NAYS:** None  
**ABSTAIN:** Harris  
**RESULT:** 5 : 0

**K. ADJOURN**

Chair Schultz adjourned the meeting at 7:13 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

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**GREG SCHULTZ, CHAIR**

**ATTEST:**

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**LAURIANN CASH, EXECUTIVE ASSISTANT**