

# Planning & Zoning Commission

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February 9, 2026  
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 6:30 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  
Donald 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  
Chuck Russell, Principal Planner  
Claire Barnes, Senior Planner  
Codie Hay, Planner  
LauriAnn Cash, Staff Liaison

### 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 municipalities are located in Flower Mound unless otherwise indicated.*

Speaker name and municipality	Subject (as written on the form)
None	

\* Indicates person did not wish to speak

## E. COORDINATION OF CALENDARS

1. February 23, 2026
2. March 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 SMARTGrowth meeting
2. March Meetings

## 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 January 12, 2026 - Consider approval of the minutes from January 12, 2026.

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

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

**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. SP25-0010 - Fortezza North - Consider a request for a site plan (SP25-0010 – Fortezza North) to develop one mixed-use building. The property is generally located east of Sunset Boulevard and north of Village Lane.

*The applicant requested this item be tabled to a future date.*

**ACTION:** Vice-Chair Hobbs moved to table I.1. to a future date at the request of the applicant. Commissioner Bayuk seconded the motion.

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

**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. MISC25-0004 - Mavis Tires and Brakes Elevations - Consider a request for a meritorious design exception (MISC25-0004 - Mavis Tires and Brakes Elevations) to the urban design plan pursuant to Section 98-1163, "Exterior wall construction for non-residential buildings," of the Code of Ordinances for an existing non-residential building. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

**STAFF PRESENTATION:**  
Codie Hay, Planner

**APPLICANT PRESENTATION:**  
Alexander Seaton, Frontstreet Facility Solutions

**ACTION:** Commissioner Gilmore moved to recommend approval of J.1. as presented in the agenda caption, with the condition that the accent color shall not exceed 20 percent on any facade. Commissioner Harris seconded the motion.

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

**NAYS:** None

**RESULT:** 6 : 0

2. SP25-0017 - Flower Mound High School Locker Rooms - Consider a request for a Site Plan (SP25-0017 – Flower Mound High School Locker Rooms) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, “Exterior wall construction for nonresidential buildings,” of the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Peters Colony.

**STAFF PRESENTATION:**

Codie Hay, Planner

**APPLICANT PRESENTATION:**

Remi Dzwolak, McAdams; present for questions, no presentation

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

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

**NAYS:** None

**RESULT:** 6 : 0

3. SP25-0021 - Marcus High School Locker Room Addition - Consider a request for a Site Plan (SP25-0021 - Marcus High School Locker Room Addition) to develop an additional locker room with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for nonresidential buildings," of the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Dixon Lane.

**STAFF PRESENTATION:**

Codie Hay, Planner

**APPLICANT PRESENTATION:**

Remi Dzwolak, McAdams; present for questions, no presentation

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

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

**NAYS:** None

**RESULT:** 6 : 0

4. SP25-0018 - Aura Brookview - Consider a request for a Site Plan (SP25-0018– Aura Brookview) for a multi-family apartment complex, with a waiver to the roof pitch requirement pursuant to Section 98-1163, "Exterior wall construction for

nonresidential buildings," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377.

**STAFF PRESENTATION:**

Claire Barnes, Senior Planner

**APPLICANT PRESENTATION:**

Connor Osbourne, Trinsic Residential Group

**ACTION:** Commissioner Bayuk moved to recommend approval of J.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

5. SUP25-0007 - Simpoint - Public Hearing to consider an ordinance granting Specific Use Permit No. 500 (SUP25-0007 – Simpoint) to permit an amusement and recreation (indoors) use. The property is generally located south of Flower Mound Road and west of Gerault Road.

**STAFF PRESENTATION:**

Chuck Russell, Principal Planner

**APPLICANT PRESENTATION:**

Kham Baccam, Simulator Sports

*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
None	None	None

*\* Indicates person did not wish to speak*

**ACTION:** Commissioner Gilmore moved to recommend approval of J.5. as presented. Commissioner Geddie seconded the motion.  
**AYES:** Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris  
**NAYS:** None  
**RESULT:** 6 : 0

6. 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. (PZ tabled this item by a vote of 5 to 0 at its January 12, 2026, meeting.)

*At 7:21 p.m., Commissioner Harris recused herself from the Council Chambers.*

*At 7:21 p.m., Chair Schultz called for a five-minute recess.*

*At 7:26 p.m. Chair Schultz called the meeting back into order.*

**STAFF PRESENTATION:**

Claire Barnes, Senior Planner

**APPLICANT PRESENTATION:**

Nic Ready, Realty Capital

Jimmy Archie, Realty Capital

*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.*

	<b>SUPPORT</b>	<b>OPPOSITION</b>	<b>QUESTIONS OR COMMENTS ONLY</b>
1.		Kevin Hutchens, Flower Mound	
2.		Jeffrey Blasko, Flower Mound	
3.		Elizabeth Bankhead, Flower Mound	
4.		*Gabriela Bello, Flower Mound	
5.		*Alex Hanashian, Flower Mound	
6.		*Jennifer Beesley, Flower Mound	

*\* Indicates person did not wish to speak*

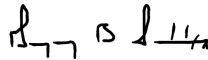
**ACTION:** Commissioner Langley moved to recommend denial of J.6. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.  
**AYES:** Gilmore, Hobbs, Bayuk, Geddie, Langley  
**NAYS:** None  
**ABSTAIN:** Clare Harris  
**RESULT:** 5 : 0

*At 9:30 p.m., Commissioner Harris returned to the Council Chambers.*

**K. ADJOURN**

Chair Schultz adjourned the meeting at 9:30 p.m.

**TOWN OF FLOWER MOUND, TEXAS**



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**GREG SCHULTZ, CHAIR**

**ATTEST:**



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**LAURIANN CASH, STAFF LIAISON**