

# Planning & Zoning Commission

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February 23, 2026  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

*(or immediately following the SMARTGrowth Commission meeting)*

## MINUTES

### A. CALL TO ORDER

Chair Schultz called the regular meeting to order at 7:24 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  
Jersain Castanon, Senior Project Engineer  
Chuck Russell, Principal Planner  
Claire Barnes, Senior Planner  
Nick Ford, Senior Planner  
LauriAnn Cash, Staff Liaison

### B. 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.*

	<b>Speaker name and municipality</b>	<b>Subject (as written on the form)</b>
1.	Dennis McKaige, Flower Mound	MISC26-0001
2.	Arthur Stafford, Flower Mound	MISC26-0001
3.	Sandy Bell, Flower Mound (with time donated by Marty Watkins, Flower Mound)	MISC26-0001
4.	Oran Waldron, Flower Mound	MISC26-0001
5.	Jerry Whiteman, Flower Mound	MISC26-0001
6.	Karla Russell, Flower Mound	MISC26-0001
7.	Angelica Abrams, Flower Mound (with time donated by Keith Abrams, Flower Mound)	MISC26-0001
8.	Mark Glover, Flower Mound	MISC26-0001
9.	*Paula Soulen, Flower Mound	MISC26-0001

*\* Indicates person did not wish to speak*

### **C. COORDINATION OF CALENDARS**

1. March 9, 2026

### **D. 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.

1. Vice-Chair Hobbs requested an update to EV (Electronic Vehicle) Chargers and Stations, and the Commission agreed.
2. Commissioner Jackson would like information on any upcoming local training, specifically during the summer, and the Commission agreed.

### **E. STAFF/DIRECTOR REPORT**

1. Upcoming Work Session

### **F. 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 February 9, 2026 - Consider approval of the minutes from February 9, 2026.

**ACTION:** Commissioner Langley moved to approve F.1. as presented in the agenda caption. Commissioner Harris seconded the motion.

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

**NAYS:** None

**RESULT:** 6 : 0

#### **G. 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. (PZ tabled this item by a vote of 6 to 0 at its February 9, 2026 meeting.)

**STAFF PRESENTATION:**  
Claire Barnes, Senior Planner

**APPLICATION PRESENTATION:**  
Corey Van Trease, Van Trease Constructors; present for questions, no presentation

**ACTION:** Commissioner Jackson moved to approve G.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. SP25-0024 - Fortezza - Consider a request for a site plan (SP25-0024 – Fortezza) to develop one mixed-use building. The property is generally located east of Sunset Boulevard and south of Lakeside Village Boulevard.

**STAFF PRESENTATION:**

Claire Barnes, Senior Planner

**APPLICANT PRESENTATION:**

Corey Van Trease, Van Trease Constructors; present for questions, no presentation

**ACTION:** Commissioner Harris moved to approve G.2. as presented in the agenda caption. Commissioner Gilmore seconded the motion.

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

**NAYS:** None

**RESULT:** 6 : 0

**H. 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. MISC26-0001 - Charco Storage Re-Application Waiver - Consider approval of a request (MISC26-0001 - Charco Storage Re-Application Waiver) for a waiver to the one-year waiting period required after denial of zoning amendment request by the Town Council in order to allow acceptance of new zoning amendment application for the same property, as outlined in Section 78-154, "Action by town council," of 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

**ACTION:** Commissioner Bayuk moved to deny H.1. as presented in the agenda caption. Commissioner Hobbs seconded the motion.

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

**NAYS:** None

**RESULT:** 6 : 0

2. SSP25-0006 - Havenwood Phase 1 - Consider a request for a Subdivision Site Plan (SSP25-0006 – Havenwood, Phase 1) to develop a residential subdivision with an exception to Section 90-403, “Fully developed FEMA floodplain,” and an exception to Section 90-404, “Special flood hazard area (FEMA floodplain),” of the Code of Ordinances to allow construction-related activity within the Fully Developed and FEMA floodplain areas. The property is generally located south of Cross Timbers Road, east of Shiloh Road and west of Scenic Road.

**STAFF PRESENTATION:**

Chuck Russell, Principal Planner

**APPLICANT PRESENTATION:**

Mike Boswell, Toll Brothers

**ACTION:** Commissioner Gilmore moved to recommend approval of H.2. as presented in the agenda caption, and with the conditions listed in the staff report. Commissioner Bayuk seconded the motion.

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

**NAYS:** None

**RESULT:** 6 : 0

3. SP25-0019 - Forestwood Middle School Track Replacement - Public Hearing to consider a request for a site plan (SP25-0019 – Forestwood Middle School Track Replacement) to redevelop an outdoor athletic area, with an exception to Section 82-302, “Compatibility buffer,” of the Code of Ordinances. The property is generally located east of Morriss Road and southeast of Garden Road.

**STAFF PRESENTATION:**

Chuck Russell, Principal Planner

**APPLICANT PRESENTATION:**

Randy Fite, LISD

Josh Barton, McAdams

*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.	*Bailey Wallace, Flower Mound	*Debb Woollums, Flower Mound	None
2.		*Steve Woollums, Flower Mound	

\* Indicates person did not wish to speak

**ACTION:** Commissioner Jackson moved to recommend approval of H.3. as presented in the agenda caption, and for the applicant to consider relocating a portion of the track located in the south compatibility buffer. Commissioner Harris seconded the motion.

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

**NAYS:** None

**RESULT:** 6 : 0

*Chair Schultz called for a recess at 10:01 p.m.*

*Chair Schultz called the meeting back in order at 10:08 p.m.*

4. LDR25-0003 - 2025 State Legislative Updates - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0003 – 2025 State Legislative Updates) by amending Chapter 34, "Environment" of Subpart A "General Ordinances" and Chapter 78, "Administration" and Chapter 98, "Zoning" of Subpart B "Land Development Regulations" related to notice and protest procedures, home occupation, land uses, and noise.

**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

**ACTION:** Vice-Chair Hobbs moved to recommend approval of H.4. as presented in the agenda caption, with a modification to

Section 98-2, to see a less restrictive approach to the maximum number of employees, clients, or patrons based on safety, square footage, or other similar options for a home occupation.. Commissioner Harris seconded the motion.

**AYES:** Gilmore, Hobbs, Bayuk, Langley, Harris, Jackson  
**NAYS:** None  
**RESULT:** 6 : 0

5. LDR25-0004 - Parking Mitigation and Foundational Planting Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR25-0004 – Parking Mitigation and Foundational Planting Update) by amending Chapter 74, “General Provisions” and Chapter 82, "Development Standards" related to definitions, parking mitigation, off-street parking, foundational planting, and parking area landscaping.

**STAFF PRESENTATION:**

Nick Ford, Senior Planner

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY

*\* Indicates person did not wish to speak*

**ACTION:** Commissioner Harris moved to recommend approval of H.5. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

**AYES:** Gilmore, Hobbs, Bayuk, Langley, Harris, Jackson  
**NAYS:** None  
**RESULT:** 6 : 0

**I. ADJOURN**

Chair Schultz adjourned the meeting at 11:15 p.m.

**TOWN OF FLOWER MOUND, TEXAS**

*Greg Schultz*

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**GREG SCHULTZ, CHAIR**

**ATTEST:**

*Lauriann Cash*

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**LAURIANN CASH, STAFF LIAISON**