

Planning & Zoning Commission



March 9, 2026
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 7:21 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
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. March 23, 2026 - CANCELED
2. April 13, 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. Electric Vehicle (EV) 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.

1. Minutes of February 23, 2026 - Consider approval of the minutes from February 23, 2026.

ACTION: Commissioner Harris moved to approve H.1. as presented in the agenda caption. Commissioner Hobbs 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. SUP25-0008 - JSP Banquets - Public Hearing to consider an ordinance granting Specific Use Permit No. 501 (SUP25-0008 – JSP Banquets) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court along Flower Mound Road.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Srinivas Chaluvadi, Perfect General Contractors

ACTION: Commissioner Bayuk moved to recommend approval of I.1. as presented in the agenda caption, and with the conditions listed in the staff report. Commissioner Harris seconded the motion.
AYES: Gilmore, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS: None
RESULT: 6 : 0

J. ADJOURN

Chair Schultz adjourned the meeting at 7:59 p.m.

K. WORK SESSION

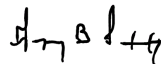
Public Comment Guidelines for Work Sessions

- 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 the municipality where you reside, and direct comments to the Commission.

Note: This work session was postponed to a later date.

1. MPA25-0008 - Cottonwood and ZPD25-0009 - Cottonwood - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA25-0008 – Cottonwood) and Zoning Planned Development (ZPD25-0009 – Cottonwood). The property is generally located north of Dixon Lane, south of Justin Road, and east of Long Prairie Road.

TOWN OF FLOWER MOUND, TEXAS



GREGORY SCHULTZ, CHAIR

ATTEST:



LAURIANN CASH, STAFF LIAISON