Planning & Zoning Commission

June 22, 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
Todd Bayuk, Place 3
Scott Langley, Place 5
Donald Gilmore, Place 6
Michelle Jackson, Place 8 Alternate
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:
Jason Hobbs, Place 2, Vice Chair
Ryan Geddie, Place 4
Vacant, Place 7

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

Gerald Pruitt, Town Attorney
Lexin Murphy, Director of Development Services
Jersain Castanon, Senior Project Engineer
Nick Ford, 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 do not 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. July 13, 2026

2. July 27, 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. Future Training Opportunities

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 June 8, 2026 - Consider approval of the minutes from June 8, 2026.

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

AYES: Bayuk, Langley, Gilmore, Jackson, Fitzpatrick

NAYS:	None
RESULT:	5 : 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. SP26-0003 - Cachet Salons - Consider a request for a Site Plan (SP26-0003 – Cachet Salons) to develop a non-residential building for a salon. The property is generally located south of Lakeside Parkway and east of Norwood Drive.

STAFF PRESENTATION:
Codie Hay, Planner

APPLICANT PRESENTATION:
Matt Muse, Cachet Salons; present for questions, no presentation
Steven Halliday, Studio 97w; 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:	Bayuk, Langley, Gilmore, Jackson, Fitzpatrick
NAYS:	None
RESULT:	5 : 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. LDR26-0001 - Time-Based Shared Parking - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR26-0001 – Time-Based Shared Parking) by amending Chapter 82, "Development Standards," related to off-street parking.

STAFF PRESENTATION:
Nick Ford, Senior Planner

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 Langley moved to recommend approval of J.1. as presented in the agenda caption, and for staff to look into approaches for reducing distance of parking areas and parking spaces to buildings or respective uses in order to lessen pedestrian walking distance and time. Commissioner Bayuk seconded the motion.

AYES: Bayuk, Langley, Gilmore, Jackson, Fitzpatrick

NAYS: None

RESULT: 5 : 0

K. ADJOURN

Chair Schultz adjourned the meeting at 7:25 p.m.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, STAFF LIAISON