



Planning & Zoning Commission

August 10, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

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

E. COORDINATION OF CALENDARS

1. August 24, 2026
2. September 14, 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.

G. STAFF/DIRECTOR REPORT

1. Upcoming Work Session Items

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 July 27, 2026 - Consider approval of the minutes from July 27, 2026.

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. SP25-0023 - Argyle High School Bus Parking - Public Hearing to consider a request for a Site Plan (SP25-0023 – Argyle High School Bus Parking) to install bus parking for the Argyle ISD, with an exception to section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.
2. ZPD26-0007 - Midway Residential - Public Hearing to consider an ordinance for rezoning (ZPD26-0007 – Midway Residential) from Single-Family District-10 (SF-10) uses to Planned Development District No. 211 (PD-211) with Single-Family District-10 (SF-10) uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Wanda Lane and west of Midway Road.
3. ZPD26-0001 - Monarch - Public Hearing to consider an ordinance for rezoning (ZPD26-0001 - Monarch) to amend Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses, to include updated and new concept plans, to modify development standards, and to request certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.

J. **ADJOURN**

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 second 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.
1. MPA25-0008 & ZPD25-0009 - Cottonwood - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA25-0008 – Cottonwood) from Commercial/Industrial and Office uses to Commercial/Industrial and Retail; and rezoning (ZPD25-0009 – Cottonwood) from Agricultural (A) to Planned Development District No. 208 (PD-208) with Retail-2 (R2) and Commercial-2 (C2) uses, with certain exceptions,

modifications, and waivers to the Code of Ordinances. The property is generally located north of Dixon Lane, south of Justin Road, and east of Long Prairie Road.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on August 4, 2026, by 5:00 p.m.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.