

Planning & Zoning Commission



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

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Schultz called the regular meeting to order at 6:31 p.m. with the following members present:

Gregory Schultz, Place 1, Chair
Jason Hobbs, Place 2, Vice Chair (*arrived at 8:15 p.m.*)
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:
Ryan Geddie, Place 4
Vacant, Place 7

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

Brennan Lafferty, Town Attorney
Lexin Murphy, Director of Development Services (*arrived at 8:15 p.m.*)
Poornima Kashyap, Planning Manager
Bob Pegg, Town Engineer
Matt Hotelling, Assistant Director of Public Works/Transportation
Jersain Castanon, Senior Project Engineer
Chuck Russell, Principal 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)
1.	Holly Sinclair, Flower Mound	Cottonwood
2.	Jeff Kuzniar, Flower Mound	Cottonwood

** Indicates person did not wish to speak*

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.

None

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.

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. 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.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Xochilyn Davis, McAdams

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Fitzpatrick moved to recommend approval of Item I.1. as presented in the agenda caption. Commissioner Gilmore seconded the motion.

AYES: Bayuk, Langley, Gilmore, Fitzpatrick

NAYS: Jackson

RESULT: 4 : 1

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.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Paul Cragun, Cumulus Design

Julie Taylor, Homeowner

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.			Ron Newton, Flower Mound
2.			Dave Zinker, Flower Mound

** Indicates person did not wish to speak*

ACTION:

Commissioner Langley moved to recommend approval of Item 1.2. as presented in the agenda caption, and with the condition that if the dwelling were to be rebuilt, the primary dwelling and the accessory building would be required to comply with the SF-10 zoning district setback regulations. Commissioner Bayuk seconded the motion.

AYES:

Bayuk, Langley, Gilmore, Jackson, Fitzpatrick

NAYS:

None

RESULT:

5 : 0

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.

At 7:20 p.m., Commissioner Bayuk recused himself from the Council Chambers.

STAFF PRESENTATION:

Codie Hay, Planner

APPLICANT PRESENTATION:

Jonathan Kerby, Kimley-Horn

Eric Schmitz, Land Owner

Michaelann Durden, Kimley-Horn

Kyle VonBehren, Kimley-Horn

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Gilmore moved to recommend approval of Item 1.3. as presented in the agenda caption, and with the condition that a stand-alone gas station shall require approval of a Specific Use Permit (SUP) by the Town Council. Commissioner Jackson seconded the motion.

AYES: Langley, Gilmore, Jackson, Fitzpatrick

NAYS: None

RECUSED: Bayuk

RESULT: 4 : 0

At 8:09 p.m., Commissioner Bayuk returned to the Council Chambers.

J. ADJOURN

Chair Schultz adjourned the regular meeting at 8:09 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 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.

Chair Schultz called the work session to order at 8:18 p.m.

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.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Grant Callison, Cottonwood Owner

Brian Whelan, Costco

Kyle Schellhorn, Kimley-Horn

Carolyn Jones, MG2

Drew Thigpen, Pelican

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	Speaker name and municipality
1.	Zack Brown, Flower Mound
2.	Holly Sinclair, Flower Mound
3.	Aaron Klepper, Flower Mound

** Indicates person did not wish to speak*

Chair Schultz adjourned the work session at 10:53 p.m.

TOWN OF FLOWER MOUND, TEXAS

GREGORY SCHULTZ, CHAIR

ATTEST:

LAURIANN CASH, STAFF LIAISON