



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

AUGUST 14, 2017

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. CALL TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. DIRECTOR'S REPORT

- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.

E. REGULAR ITEMS

1. *Minutes of July 24, 2017*

Consider approval of the minutes of the July 24, 2017, Planning and Zoning Commission Regular Session.

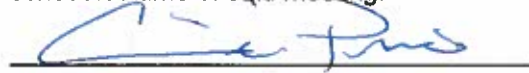
2. *ZPD17-0008 – Southgate-Northeast Tract*

Public Hearing

Public Hearing to consider a request for rezoning to amend Planned Development District No. 134 (PD-134) by modifying the development standard related to minimum side setbacks applicable only to detached residential structures within the SG-R1 subzone on the Northeast Tract. The property is generally located east of Gerault Road and north of Long Prairie Road.

F. **ADJOURNMENT**

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Aug 10, 2017, at 3:45pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 24TH DAY OF JULY, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Perfecto Solis	Chair
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Albert Picardi	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.
- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the July 10, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the July 10, 2017, minutes as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: Linley

ABSENT: None

The motion passed with a vote of 5-1.

2. **Public Hearing to consider a request for a Replat (RP17-0006 – The Estates of Tour 18, Sections One, Two and Four) to relocate lot lines and to create a buildable residential lot. The property is generally located north of Cross Timbers Road and east of Lighthouse Drive.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

James Stowell, G & A Consultants

Spoke In Favor –

Shannon Pearcey, Cross Timbers Architects, Flower Mound

Spoke In Opposition – if change to easements *[confirmed by staff that none were proposed with this plat]*

Rick Garrett, 1631 Latigo Lane, Bartonville
Tony Cucinotta, 1525 Latigo Hills, Bartonville
Jacklyn Cucinotta, 1525 Latigo Hills, Bartonville

Spoke In Opposition – claimed the boundary line with his property was incorrectly shown on the plat *[boundary line to be verified prior to recordation]*

Rich Highduke, 1485 Latigo Hills, Bartonville

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to approve RP17-0006 – The Estates of Tour 18, Sections One, Two and Four as submitted, with notes from the public comments regarding possible plat issues. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, McCall, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

- 3. Consider a request for a Site Plan (SP17-0013 – 2620 Windsor Centre Partners) to develop an office building. The property is generally located north of Windsor Centre Drive and west of Long Prairie Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Tracy LaPiene, Ridinger Associates

Commission Deliberation

Commissioner Johnson moved to approve SP17-0013 – 2620 Windsor Centre Partners. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 7:09 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: August 14, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0008 – Southgate-Northeast Tract) to amend Planned Development District No. 134 (PD-134) by modifying the development standard related to minimum side setbacks applicable only to detached residential structures within the SG-R1 subzone on the Northeast Tract. The property is generally located east of Gerault Road and north of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The Southgate development encompasses approximately 108.3 acres and is zoned Planned Development District-134 (PD-134) for both non-residential and residential uses. This development is bisected by two major arterials that essentially divide the development into three subareas – the Northeast Tract, the Northwest Tract and the South Tract.

The Northeast Tract, located east of Gerault Road, is approximately 28.69 acres and is zoned for single family residential uses (SG-R1 subzone), commercial uses (SG-C2 subzone) and mixed uses (SG-M2 subzone). The current development standards for SG-R1 require detached single family residential units to have a four-foot side setback on the left side of the lots and a one-foot side setback on the right side of the lots (see Attachment B(3)). The purpose of this application is to amend Table 3.3.2, Lot Standards, to specifically change the side setback to five feet on one side and zero feet on the other side for detached residential uses within the SG-R1 subzone (see Attachment B(4)). The separation between residential structures will remain five feet with existing and proposed setback standards.

The development standards for the SG-R2 residential subzone on the Northwest Tract also reference Table 3.3.2 for both attached and detached lot standards. However, the applicant is not requesting to change the minimum side setback standard for SG-R2. For that reason, the proposed amendment further clarifies the different side setback standards for each subzone.

On April 18, 2016, the Town Council approved a development plan (DP15-0011) for the Northeast and Northwest tracts, consisting of 422 buildable, single family lots out of which 347 were single-family attached residential lots and 75 were single-family detached residential lots. Approved development plan for the Northeast Tract is attached as Attachment B(2)).

On April 20, 2015, the Town Council approved a Master Plan Amendment (MPA14-0004) to change the land use from Campus Industrial uses to Campus Commercial uses on approximately 28 acres of land to allow the entire 108.3-acre Southgate development to fall under the same land use designation of Campus Commercial. On the same agenda, the Town Council also approved a zoning amendment (ZPD14-0006) to change the zoning from Planned Development District No. 47 (PD-47) with Commercial District-2 (C-2) and Industrial District-2 (I-2) uses to Planned Development District No. 134 (PD-134) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan. The Development Standards and Development Agreement for the Southgate development can be viewed on a dedicated web page: <http://www.flower-mound.com/1386/Southgate-at-Flower-Mound>.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

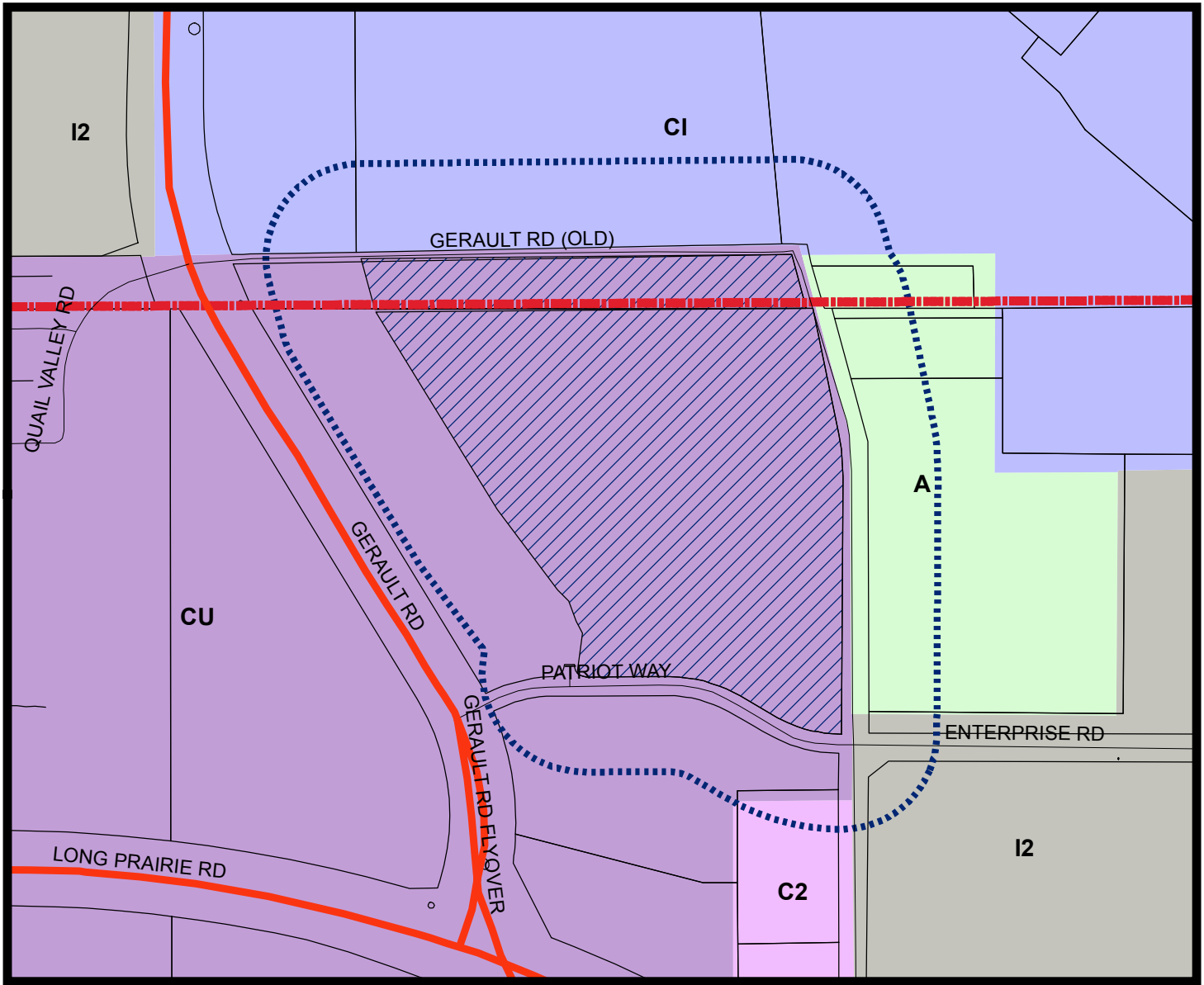
B. Application Details

1. Zoning Exhibit
2. Approved Development Plan – Northeast Tract
3. Existing Table 3.3.2 - Lot Standards for single family attached and detached lots
4. Proposed Table 3.3.2 - Lot Standards for single family attached and detached lots



Vicinity Map

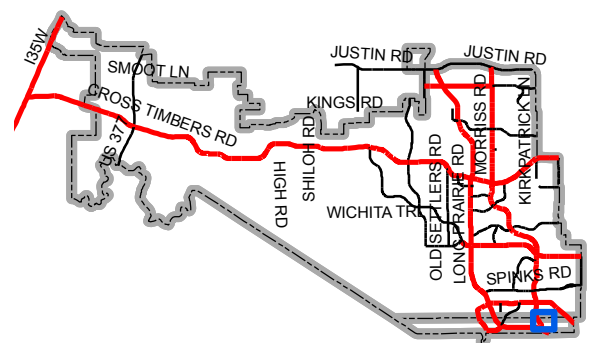
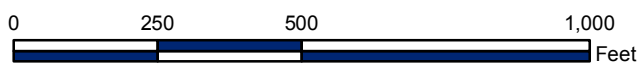
Reference Project: ZPD17-0008



LEGEND

- Agriculture
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 2
- Industrial 2

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

July 14, 2017

Doug Powell
Executive Director of Development Services
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Southgate, Phase Three (DAA No.14032-03)
Flower Mound, Texas

Dear Mr. Powell

On behalf of our client, JBGL Chateau, LLC, please accept this letter as our Letter of Intent to describe and explain the requested Zoning Planned Development amendment.

Our request is to amend the existing PD language for a minimum side setback for the East side only from "4' left 1' right" to "0'/5'" for a detached lot per Table 3.3.2 Lot Standards on page 19 of PD 134, Section 3, Sub-Section D. SG-R1 Lot Standards: Single Family Detached and Attached.

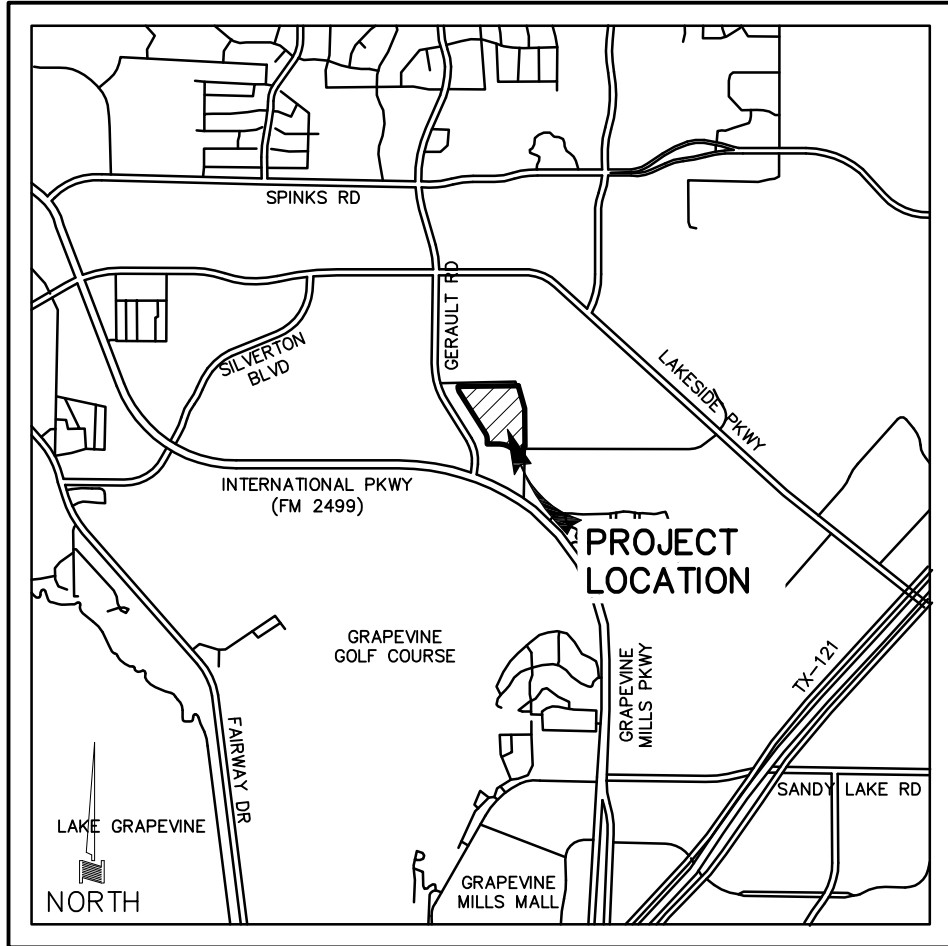
Please feel free to contact me should you have any questions regarding our request. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Traci Shannon Yost Kilmer", is written over the typed name and title.

Traci Shannon Yost Kilmer
Senior Planner

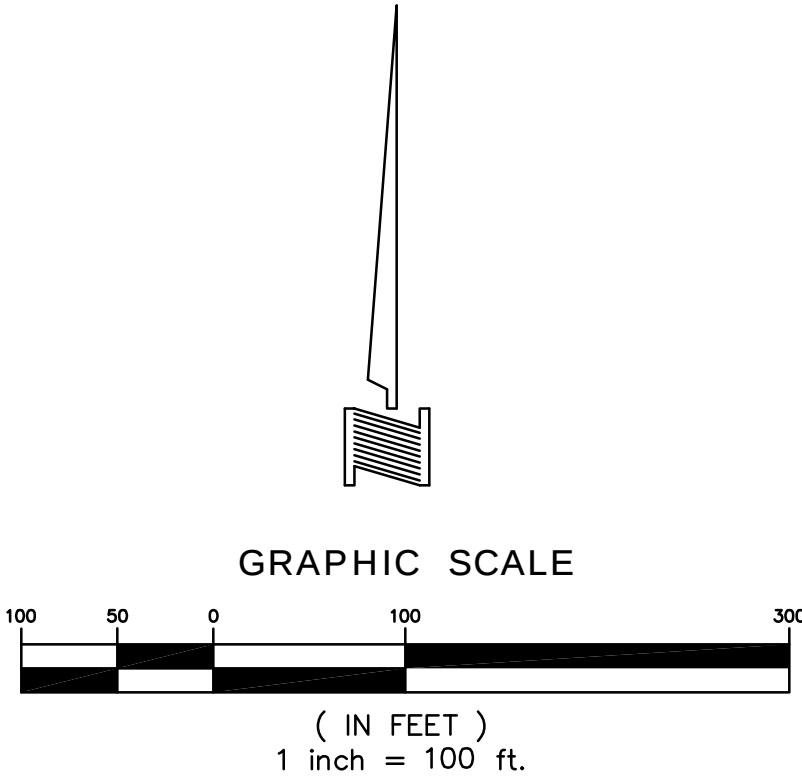
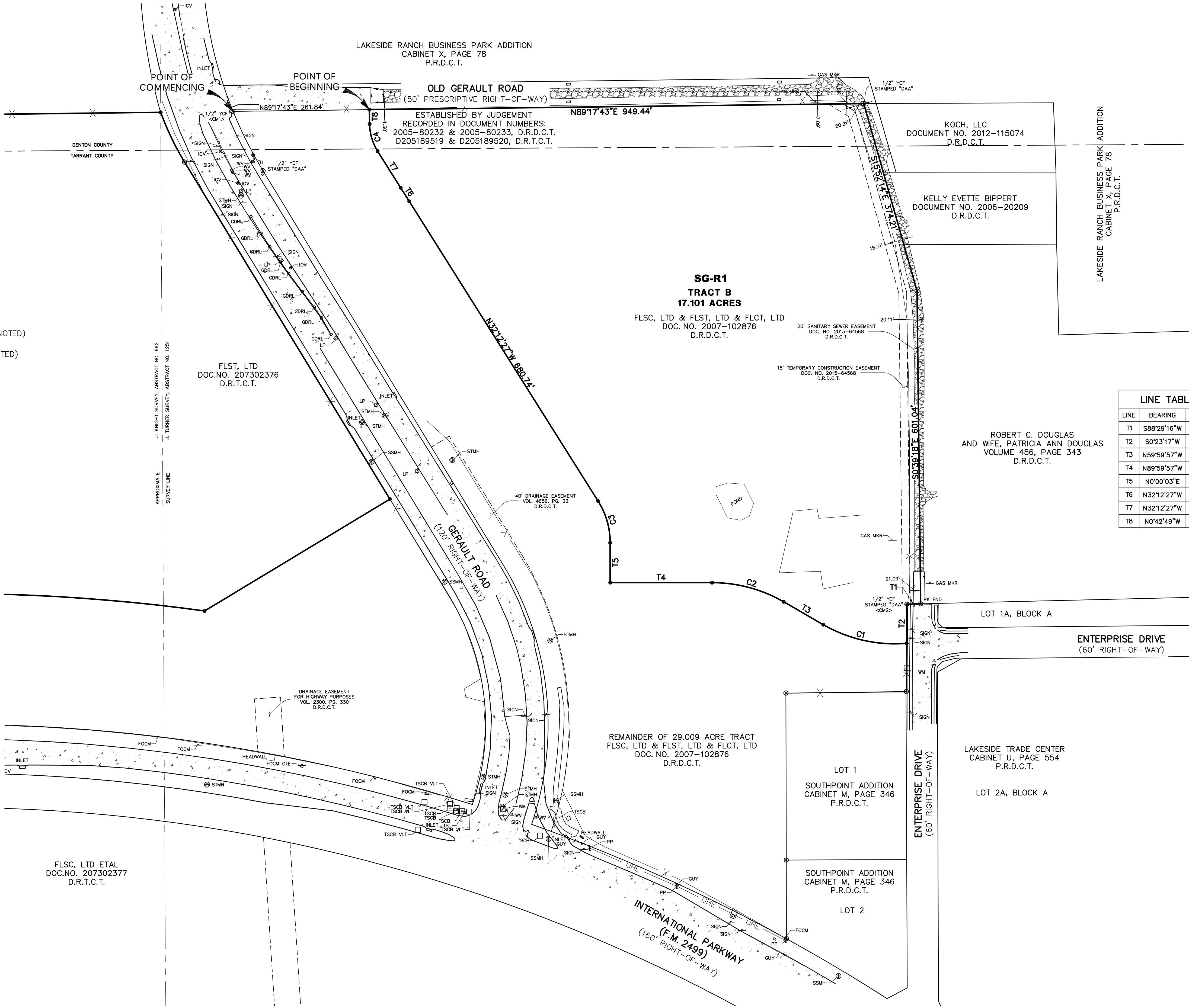
Cc: Jed Dolson – Green Brick Partners; File;



LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- FOCM FIBER OPTIC CABLE MARKER
- GDRL GUARD RAIL
- GAS GAS LINE MARKER
- SIGN TRAFFIC SIGN
- UGCM UNDERGROUND CABLE MARKER
- EB ELECTRIC BOX
- LP LIGHT POLE
- GUY GUY WIRE ANCHOR
- PP POWER POLE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- WV WATER VALVE
- SSMH SANITARY SEWER MANHOLE
- STMH STORM MANHOLE
- TSCB TRAFFIC SIGNAL CONTROL BOX
- TSCB VLT TRAFFIC SIGNAL CONTROL BOX VAULT
- TSL TRAFFIC SIGNAL LIGHT
- 00— CHAIN LINK FENCE
- X—X— WIRE FENCE
- IRON FENCE
- WOOD FENCE
- OHE— OVERHEAD ELECTRIC LINE
- CONCRETE CONCRETE
- GRAVEL GRAVEL



LINE TABLE		
LINE	BEARING	LENGTH
T1	S88°29'16"W	26.42'
T2	S0°23'17"W	75.15'
T3	N59°59'57"W	87.80'
T4	N89°59'57"W	195.59'
T5	N0°00'03"E	76.46'
T6	N32°12'27"W	30.84'
T7	N32°12'27"W	83.17'
T8	N0°42'49"W	27.53'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	34°43'07"	275.00'	85.97'	166.64'	N77°21'31"W 164.10'
C2	30°00'00"	275.00'	73.69'	143.99'	N74°59'57"W 142.35'
C3	32°12'29"	150.00'	43.31'	84.32'	N16°06'12"W 83.21'
C4	31°29'39"	100.00'	28.20'	54.97'	N16°27'38"W 54.28'

NO.	DATE	BY	REVISION

LAND TITLE SURVEY

TRACT B - 17.101 ACRES

J. KNIGHT SURVEY, ABSTRACT NO. 692
J. TURNER SURVEY, ABSTRACT NO. 1251

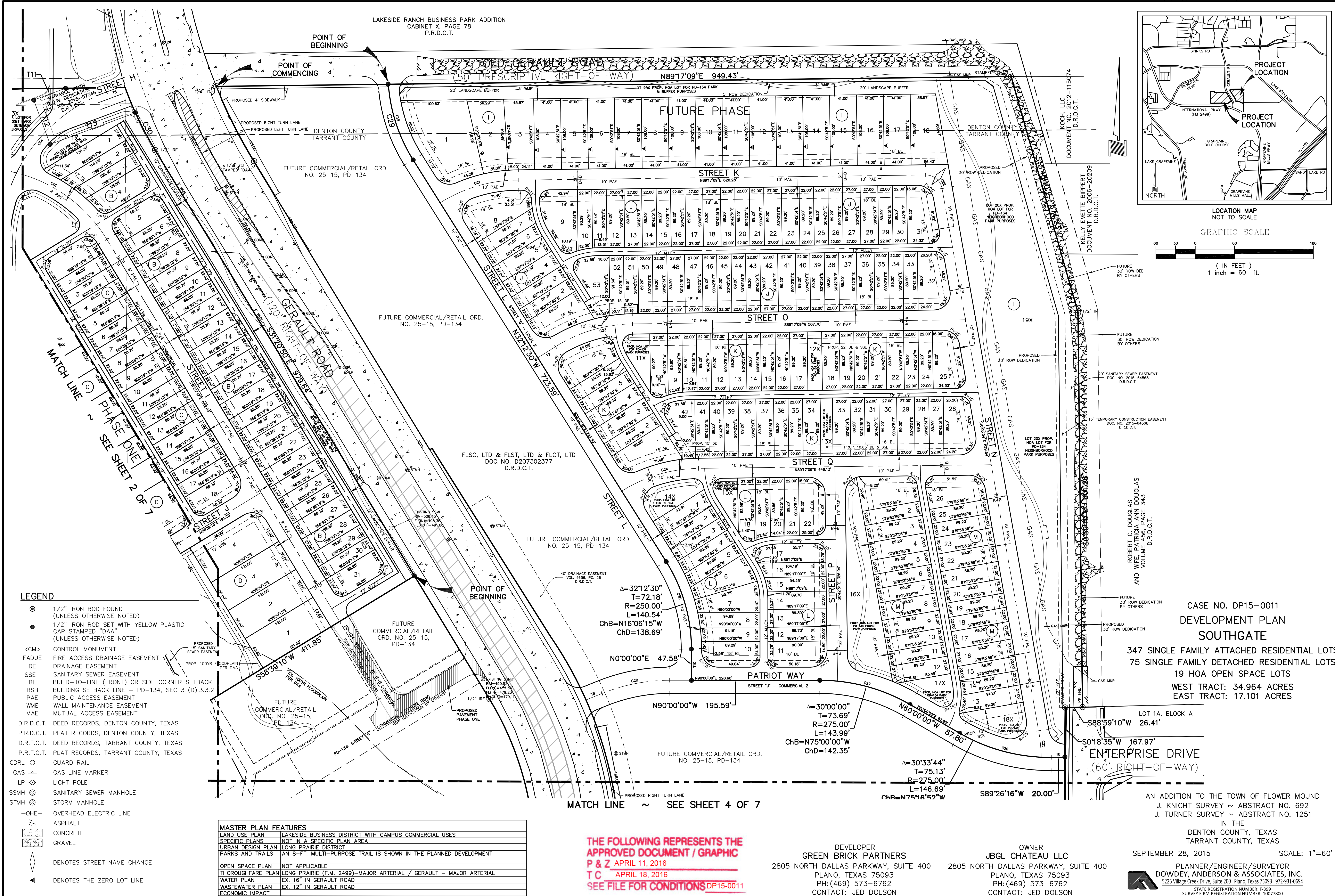
TOWN OF FLOWER MOUND, DENTON & TARRANT COUNTIES, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
	CLL	SEP	2015-08-31	1"=100'	14032	2 / 3



SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 3

D. SG-R1 LOT STANDARDS: SINGLE FAMILY DETACHED AND ATTACHED

Table 3.3.2 Lot Standards

LOT STANDARDS	DETACHED	ATTACHED
MIN WIDTH	30'	22'
MIN DEPTH	80'	80'
MIN AREA	2400 SF	1760 SF
MAX COVERAGE	90%	100%
FRONT BUILD-TO LINE	8' Min 20' Max	8' Min; 15' Max
MINIMUM SIDE SETBACK	4' left 1' right	0'
SIDE CORNER SETBACK	Match front setback	Match front setback
REAR SETBACK—BLDG	8'	8'
REAR SETBACK FENCE	3' to alley paving; 0' if no alley	3'
REAR UTILITY EASEMENT	7.5'	7.5'
DRIVEWAY ACCESS	FRONT DRIVEWAY OR ALLEY	ALLEY ONLY
MAX DRIVEWAY WIDTH	18'	18'
DRIVEWAY LENGTH	18' MIN FRONT; 8 MIN REAR	8' MIN
REAR FENCE , MAX HEIGHT	6'	6'
REAR FENCE , MATERIAL	Wood / Iron	Wood, Iron
PERMITTED ENCROACHMENTS INTO SETBACKS		
PORCH OR PORTICO DEPTH	Max 100% of Setback; Steps may not encroach on the Sidewalk	Max 100% of Setback; Steps may not encroach on the Sidewalk
MIN PORCH AREA	0 SF	25 SF
ROOF OVERHANG ENCROACHMENT	3' Max Front; 1' Max on sides	3' Max Front; 1' Max on sides
ENCLOSED OR SCREEDED PORCH	No Encroachment Permitted	No Encroachment Permitted
FOUNDATIONS	Encroachment permitted	Encroachment permitted
BAY WINDOWS	3' Max	3' Max

D. SG-R1 LOT STANDARDS: SINGLE FAMILY DETACHED AND ATTACHED*Table 3.3.2 Lot Standards*

LOT STANDARDS	DETACHED	ATTACHED
MIN WIDTH	30'	22'
MIN DEPTH	80'	80'
MIN AREA	2400SF	1760 SF
MAX COVERAGE	90%	100%
FRONT BUILD-TO LINE	8' Min 20' Max	8' Min;15' Max
MINIMUM SIDE SETBACK (SG-R2)	4' left 1' right	0'
MINIMUM SIDE SETBACK (SG-R1)	5' / 0'	0'
SIDE CORNER SETBACK	Match front setback	Match front setback
REAR SETBACK-BLDG	8'	8'
REAR SETBACK FENCE	3' to alley paving; 0' if no alley	3'
REAR UTILITY EASEMENT	7.5'	7.5'
DRIVEWAY ACCESS	FRONT DRIVEWAY OR ALLEY	ALLEY ONLY
MAX DRIVEWAY WIDTH	18'	18'
DRIVEWAY LENGTH	18' MIN FRONT; 8 MIN REAR	8' MIN
REAR FENCE, MAX HEIGHT	6'	6'
REAR FENCE, MATERIAL	Wood / Iron	Wood, Iron
PERMITTED ENCROACHMENTS INTO SETBACKS		
PORCH OR PORTICO DEPTH	Max 100% of Setback; Steps may not encroach on the Sidewalk	Max 100% of Setback; Steps may not encroach on the Sidewalk
MIN PORCH AREA	0 SF	25 SF
ROOF OVERHANG ENCROACHMENT	3' Max Front;1' Max on sides	3' Max Front;1' Max on sides
ENCLOSED OR SCREEDED PORCH	No Encroachment Permitted	No Encroachment Permitted
FOUNDATIONS	Encroachment permitted	Encroachment Permitted
BAY WINDOWS	3' Max	3' Max