

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

05/24/2021

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

6:30 P.M.

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

Please silence or turn off all electronic devices.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form which is located in the lobby near Jody Smith Hall.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

E. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

F. DIRECTOR'S REPORT

1. Furst Ranch Application Withdrawal

G. CONSENT ITEMS

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 May 10, 2021: Consider approval of the minutes of the May 10, 2021, Planning and Zoning Commission Regular Session.

H. REGULAR ITEMS

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 next to the item on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

2. SUP21-0003 – Turning Pointe Dance Studio SUP-469: Public Hearing to consider an ordinance granting Specific Use Permit No. 469 (SUP21-0003 – Turning Pointe Dance Studio) to permit a Dancing, drama, or music school or studio use. The property is generally located south of Garden Road and west of Morriss 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. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: May 20, 2021, at 4:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

The Flower Mound Town Hall and Jody Smith Hall 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.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: May 24, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the May 10, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on May 10, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF MAY 2021, 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:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Adam Schiestel	Commissioner, Place 2
James Naylor	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Tim Fink	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**
None
- E. **FUTURE AGENDA ITEMS**
None
- F. **DIRECTOR'S REPORT**

1. Planning & Zoning Commission Priorities
 - Commissioner Schiestel asked if the Town could consider modifying SMARTGrowth regulations in relation to public schools
 - Commissioner Cox asked if the Town could consider adding public school board members to the SMARTGrowth Commission
 - Chair Ruthrauff asked if the Town could consider having the developer verify communication regarding fencing requirements with adjacent property owners

G. CONSENT ITEMS

1. Consider approval of the minutes of the April 26, 2021, Planning and Zoning Commission Regular Session.
2. Consider a request for a Record Plat (RC20-0008 – Canyon Falls Village 4B) to create a residential subdivision. The property is generally located south of Denton Creek Boulevard and west of Prairie Ridge Road.

Commission Deliberation

Vice-Chair Rawson moved to approve Consent Items 1 and 2. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Del Vecchio, Rawson, Gilmore, Fink

NAYS: None

The motion to approve passed by a vote of 6 to 0.

H. REGULAR ITEMS

3. Consider a request for a Record Plat (RC20-0012 – Argyle Elementary School No. 3) to develop a non-residential subdivision. The property is generally located east of Denton Creek Boulevard and south of Prairie Ridge Road.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jeff Koehn, Argyle ISD. (present for questions; no presentation)
Rob Morse, RLK Engineering (present for questions; no presentation)
Telena Wright – AISD Superintendent (present for questions; no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve of RC20-0012 – Argyle Elementary School No. 3, as presented. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Gilmore, Rawson, Del Vecchio, Naylor, Schiestel

NAYS: None

The motion to approve passed by a vote of 6 to 0.

- 4. Consider a request for a Site Plan (SP20-0022 – Argyle ISD Elementary School No. 3) to develop an elementary school, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances, and an exception to Section IV.C.5. of the Town’s Engineering Design Criteria requirement to provide a wet retention pond. The property is generally located east of Denton Creek Boulevard and south of Prairie Ridge Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jeff Koehn, Argyle ISD. (present for questions; no presentation)
Rob Morse, RLK Engineering (present for questions; no presentation)
Telena Wright – AISD Superintendent (present for questions; no presentation)

Commission Deliberation

Vice-Chair Rawson moved to recommend approval of SP20-0022 – Argyle ISD Elementary School No. 3, as presented. Commissioner Fink seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Del Vecchio, Rawson, Gilmore, Fink

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

- 5. Public Hearing to consider a Site Plan (SP21-0001 – Lakeside Center) with a request for an exception to ‘Underground Utilities’ pursuant to Section 82-377, Exceptions, of the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management (present for questions; no presentation)

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Schiestel moved to recommend approval of SP21-0001 – Lakeside Center, as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Gilmore, Rawson, Del Vecchio, Naylor, Schiestel

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

I. ADJOURNMENT – REGULAR SESSION 7:36 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: May 24, 2021

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 469 (SUP21-0003– Turning Pointe Dance Studio) to permit a Dancing, drama, or music school or studio use. The property is generally located south of Garden Road and west of Morriss Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 469) to permit a dancing, drama, or music school or studio use to occupy a an existing 5,590 square-foot building located on Lot 1 of the Bright Steps Addition (2801 Morriss Road).

The subject site is approximately 1.05 acres. The property is zoned Planned Development No. 13 with underlying Office zoning. The land use is medium density residential. A dancing, drama, or music school or studio use requires approval of a Specific Use Permit (SUP) in Office zoning.

On May 16, 1988, P&Z approved site plan SP05-88 Bright Steps Day Care Facility, which included an approximately 5,590 square-foot building on the subject property. The property has more recently operated as a church, as reflected on the most recently approved elevations.

Dancing, drama, or music school or studio uses utilize a parking ratio of one (1) space per 250 square feet of floor area. 5,590 square feet would require 22 parking spaces. The site currently possesses 17 spaces. Town code permits a deviation of 20% without additional approval from Town Council. As the site is currently 23% under parked, the applicant is proposing to remove the dumpster enclosure and install at least one additional space. This modification would raise the total amount of spaces to 18 (20% under parked), which would bring the site into compliance with the current Town code's parking requirements. If this SUP is approved, an amended site plan application will be required for the removal of the dumpster and addition of the required space.

Except for the additional parking spot, the applicant is not proposing any other changes to the site plan, landscape plan, or elevations in conjunction with this application.

The applicant indicated in their letter of intent that the location will be open Monday-Saturday with hours varying each day between 9am and 9pm.

The ordinance for the SUP will include the following condition for the dancing, drama, or music school or studio use:

1. An amended site plan application will be required to show the removal of the dumpster/dumpster enclosure and the addition of the required parking space.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP21-0003 had a total of 23 Property Owner Notifications mailed. At the time this report was written, staff had received 9 items of correspondence in support and 0 items of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Site Plan, Landscape Plan, and Elevations

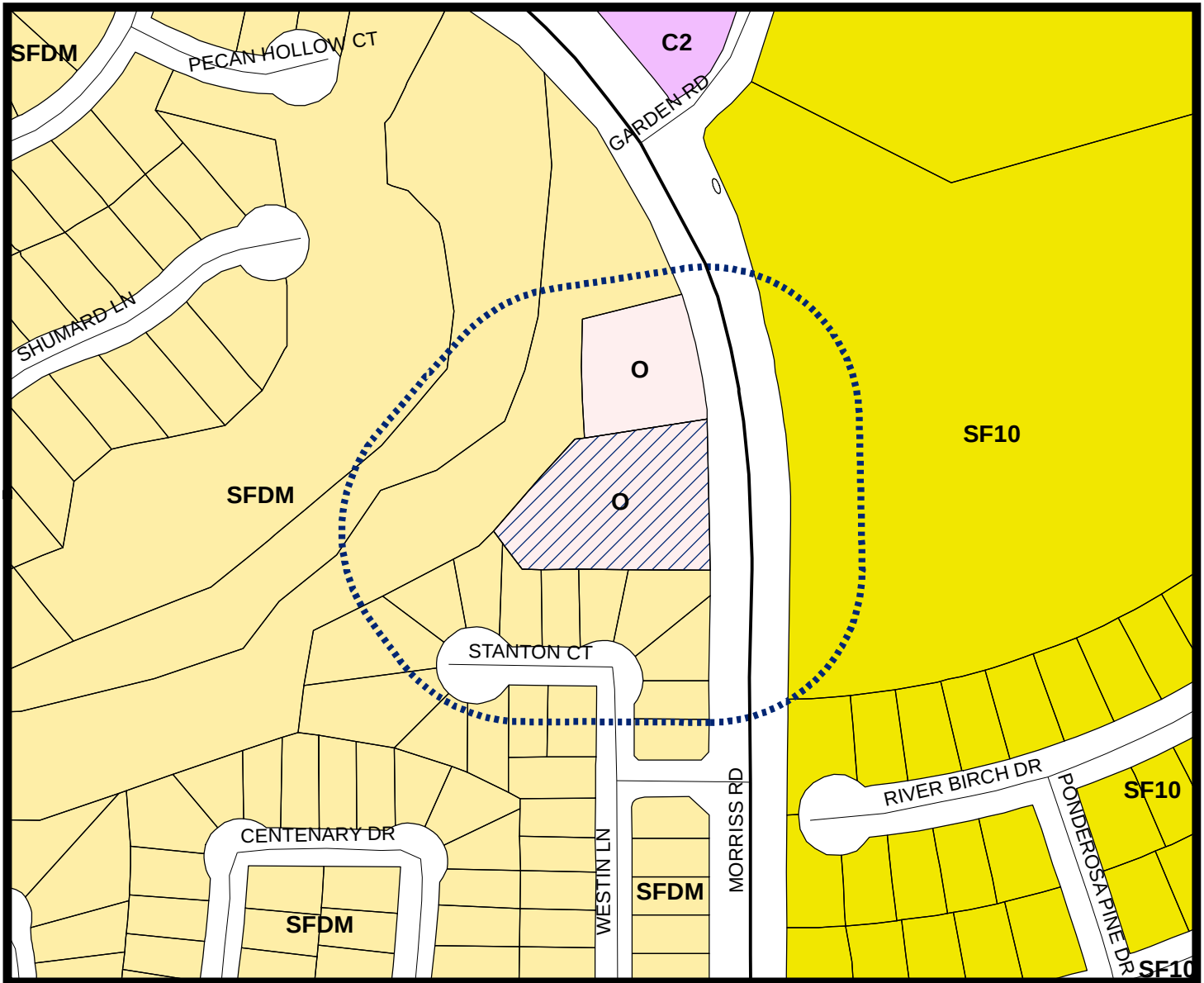
B. Application Details

1. Specific Use Permit Package



Vicinity Map

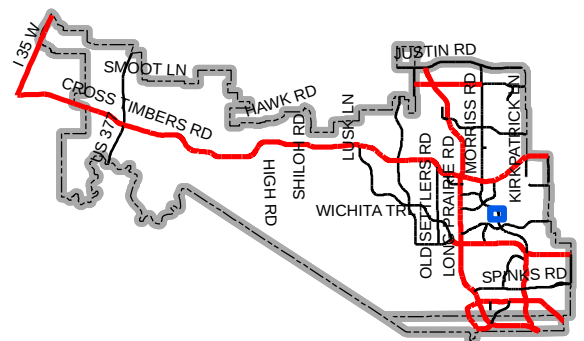
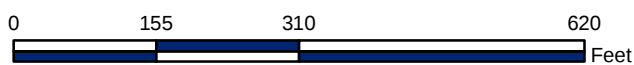
Reference Project: SUP21-0003



LEGEND

- Commercial 2
- Office
- Single Family 10
- Single Family Density Medium

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



May 14, 2021

Re: Letter of Intent: Specific Use Permit

To the Town of Flower Mound Planning and Zoning Department:

My name is Amy Houston and I am the owner of Turning Pointe Dance Studio. I am requesting a Special Use Permit for the building I am in the process of purchasing in Flower Mound.

The building located at 2801 Morriss Rd is currently operating as a church, so we will need an SUP to operate as a dance studio.

The existing zone is Planned Development 13 which is designated for Office use.

The acreage of the property is 1.050 according to the Tax Certificate.

The studio's hours of operation are as follows:

Mondays 10:00-11:00am and 4:00-9:00pm

Tuesdays 10:00-11:00am and 4:00-9:00pm

Wednesdays 4:00-9:00pm

Thursdays 11:00am-12:00pm and 4:00-9:00pm

Fridays 4:00-7:00pm

Saturdays 9:00-1:00pm

Sundays closed

To comply with Town Code regarding parking, we will remove the dumpster and add a parking space giving us a total of 18 spaces.

I am hopeful the Planning and Zoning committee can review this information as soon as possible.

I am excited about the opportunity to provide a forever dance home to our studio families who have supported us for the last sixteen years.

Please let me know if you need further documentation.

Sincerely,

Amy Houston

Owner/Artistic Director

Turning Pointe Dance Studio

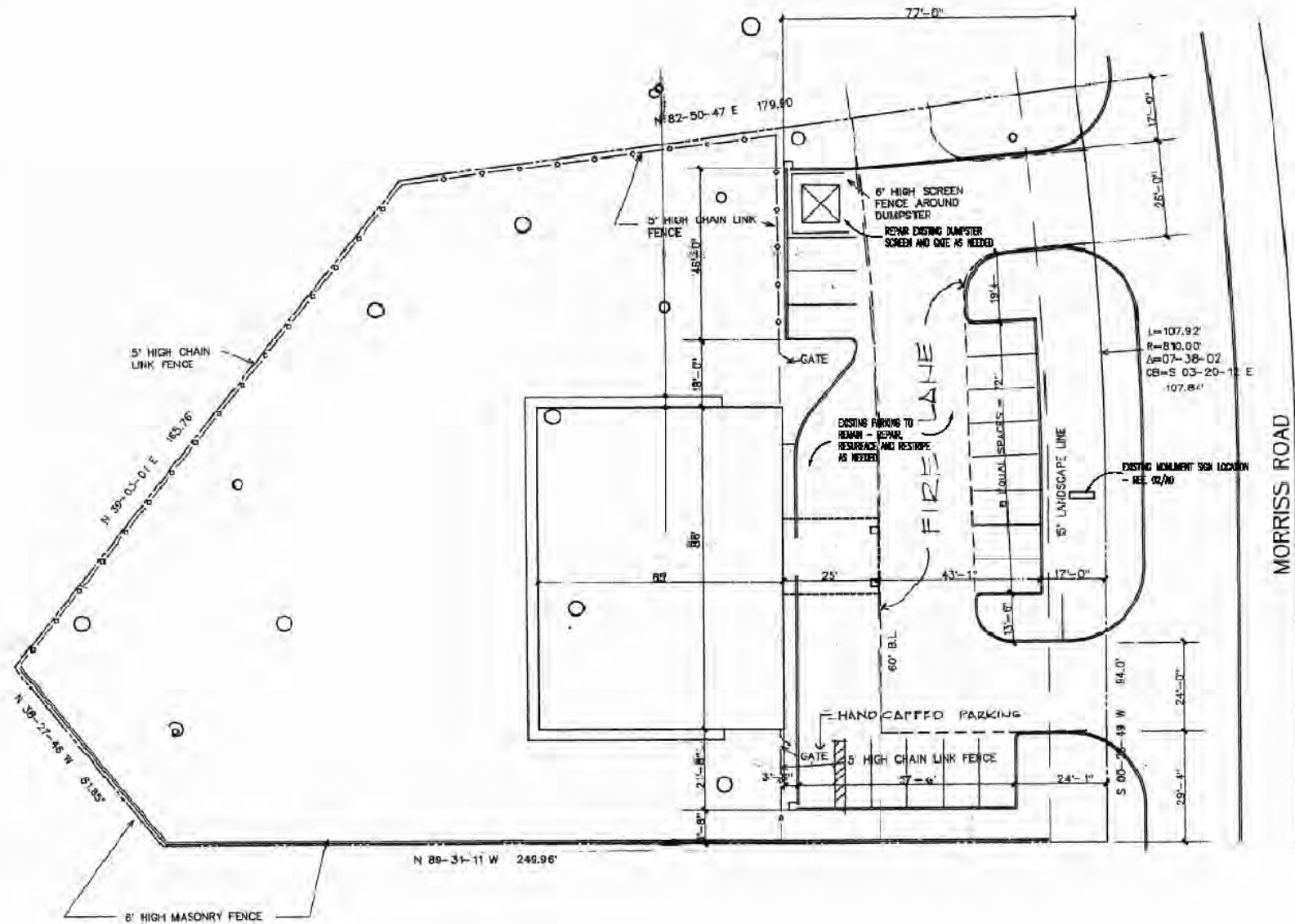
972.539.7017

2851 Cross Timbers Rd, Suite 101

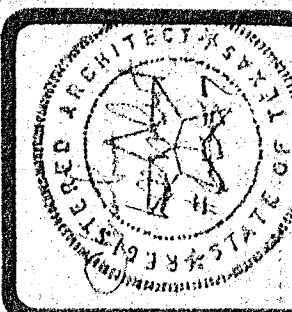
Flower Mound, TX 75028

www.TurningPointeTX.com

2801 Morriss Rd (Existing Site Plan)



01 SITE PLAN
SCALE: N.T.S.



MORRIS RD. DAY CARE
FLOWER MOUND, TEXAS

1001 CROSS TIMBERS BLVD.
SUITE 2330
FLOWER MOUND, TEXAS 75028
214 539-8838

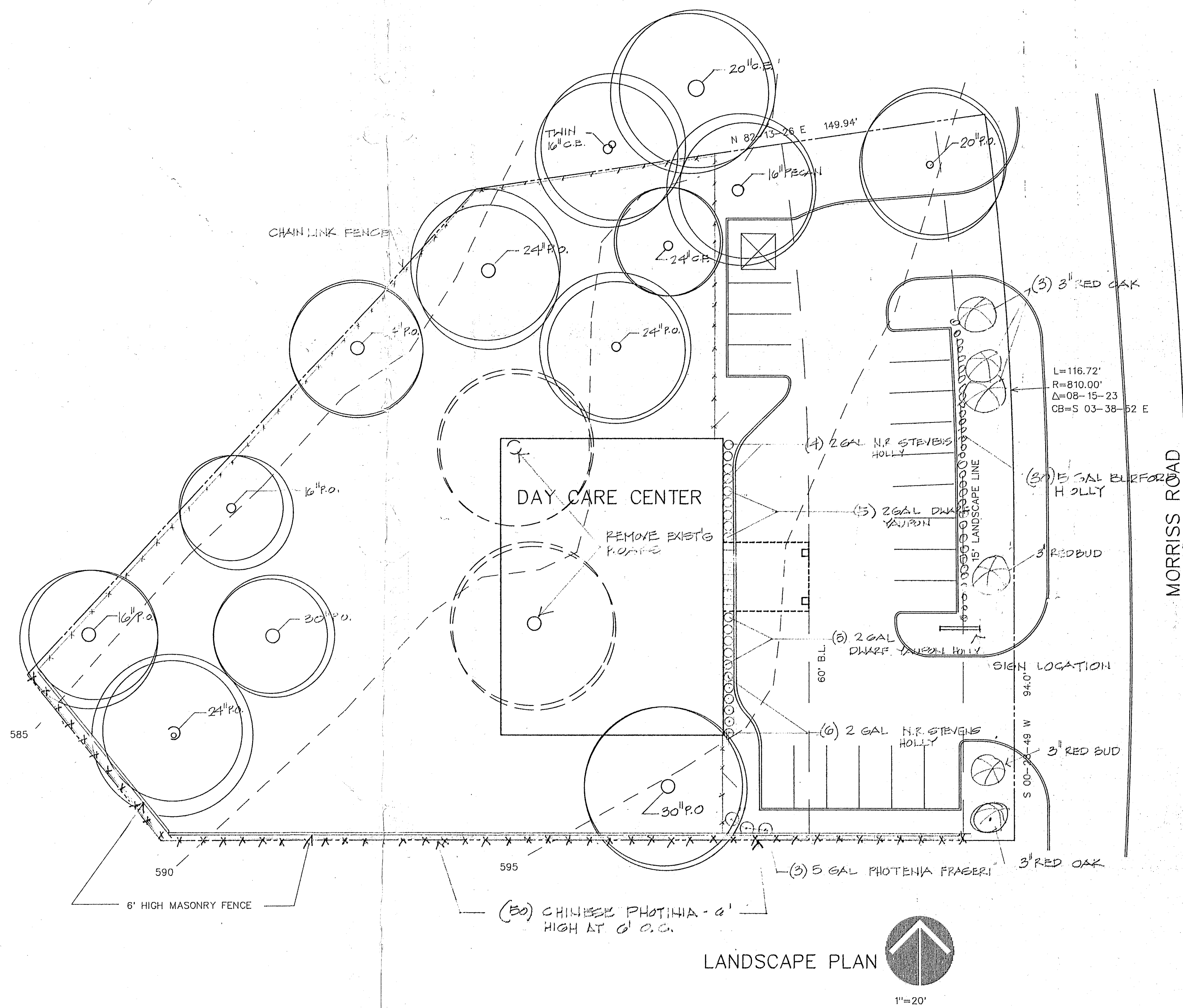
Lambert
Associates, Inc.
ARCHITECTS

drawn by: C.L.
date: 5-2-88
revisions:
5-6-88
5-12-88

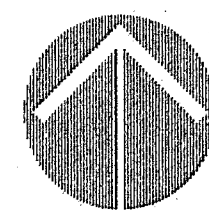
job no. 88012

sheet
L.S. 1

L.P.05-88



LANDSCAPE PLAN





The Following Plat/Graphic
Case Number ASP15-0071
Was Administratively Approved
On Date OCT. 29, 2015

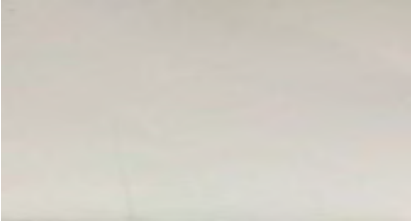


**FAUX STONE
VENEER**



MESA GREY

**STUCCO/EFIS
COLOR**



D13-1 OLYMPIC OFF WHITE

**EXISTING
BRICK**



BURGUNDY BRICK

**EXISTING
STOREFRONT SYSTEM**



DARK BRONZE
STOREFRONT FRAME

**EXISTING
METAL ROOF**



“SILVER”

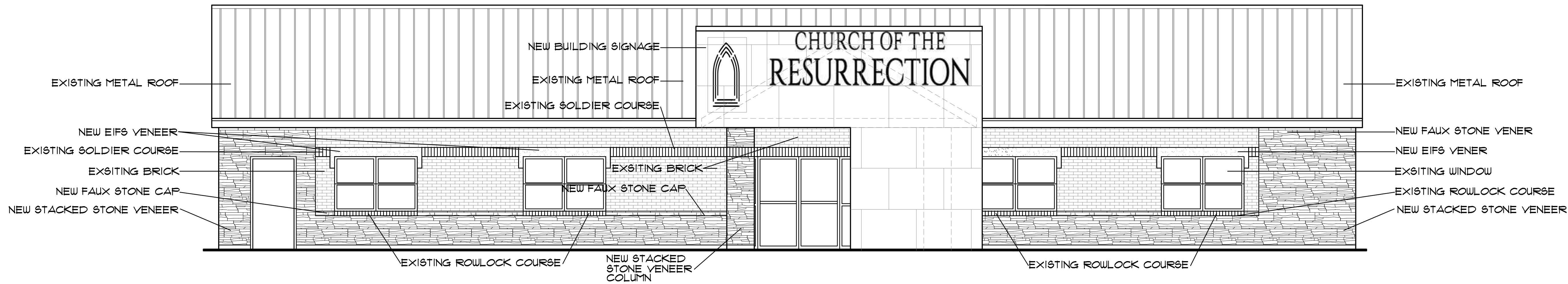
OWNER
CHURCH OF THE RESSURECTION
FR. BRIAN PAPE
2801 MORRISS ROAD
FLOWER MOUND, TX. 75028

ARCHITECT
M J WRIGHT & ASSOCIATES, INC.
MICHAEL J WRIGHT
8233 MID CITIES BLVD. STE A
NORTH RICHLAND HILLS, TX. 76182



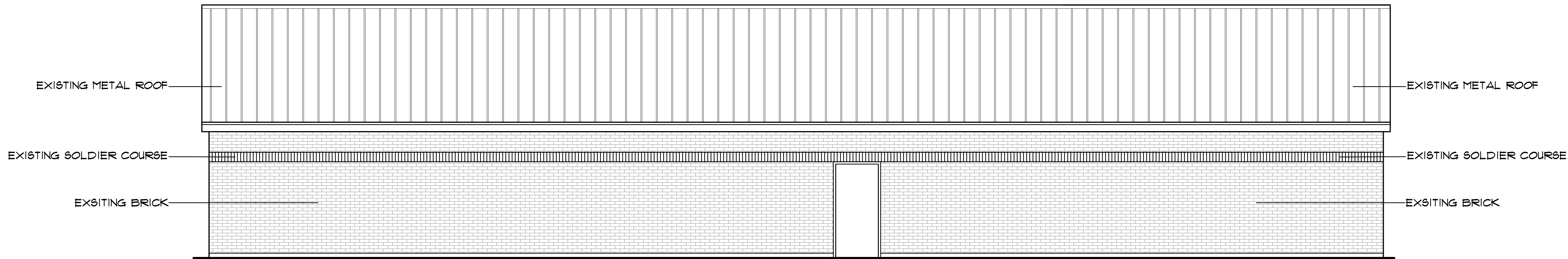
**FAÇADE SAMPLE BOARD
CHURCH OF THE RESURRECTION
CASE NUM: ASP15-0071**

**The Following Plat/Graphic
Case Number ASP15-0071
Was Administratively Approved
On Date OCT. 29, 2015**



NOTE:
SIGN TO BE APPROVED BY SEPARATE PERMIT.

1 EAST ELEVATION
A3.1
1/4" = 1' @



2 WEST ELEVATION
A3.1
1/4" = 1' @

MATERIAL TABULATION CHART				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE SF.	883 SQ.FT.	883 SQ.FT.	888 SQ.FT.	888 SQ.FT.
2. FACADE SF. (EXCLUSIVE OF DOORS AND WINDOWS)	706 SQ.FT.	765 SQ.FT.	724 SQ.FT.	865 SQ.FT.
3. DOORS & WINDOWS SF.	177 SQ.FT.	118 SQ.FT.	164 SQ.FT.	23 SQ.FT.
4. PRIMARY MASONRY (80% MIN.)	565 SQ.FT.	612 SQ.FT.	580 SQ.FT.	632 SQ.FT.
BRICK SF.	671 SQ.FT.	730 SQ.FT.	317 SQ.FT.	865 SQ.FT.
STONE SF.		20 SQ.FT.	221 SQ.FT.	
TILT WALL SF.				
5. SECONDARY MASONRY (20% MAX.)	141 SQ.FT.	153 SQ.FT.	144 SQ.FT.	173 SQ.FT.
STUCCO SF.				
EIFS SF.	35 SQ.FT.	15 SQ.FT.	258 SQ.FT.	
HARDIPLANK SF.				
DETAIL ANY ADDITIONAL				

The Following Plat/Graphic
Case Number **ASP15-0071**
Was Administratively Approved
On Date **OCT. 29, 29015**

ELEVATIONS	
CHURCH OF THE RESURRECTION 2801 MORRIS ROAD FLOWER MOUND, DENTON COUNTY, TEXAS PREPARED 10/21/2015	
OWNER CHURCH OF THE RESURRECTION TOMMY TUCKER FR. BRIAN PAPE 2801 MORRIS RD. FLOWER MOUND TX 75028	ARCHITECT MJ WRIGHT & ASSOCIATES, INC. MICHAEL WRIGHT 8233 MID CITIES BLVD. STE A NORTH RICHLAND HILLS TX 76182 817-268-5555

copyright 2015 FOR REVIEW ONLY NOT FOR BIDDING, PERMIT, OR CONSTRUCTION MICHAEL J. WRIGHT, ARCHITECT TEXAS REG.# 11130

Date 10/21/15
Drawn By MJW
Checked By MJW
Revisions

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF MICHAEL J. WRIGHT, ARCHITECT, TEXAS REG.# 11130. I, THE ARCHITECT, HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THIS PROJECT AND THAT I HAVE REVIEWED AND APPROVED THIS DRAWING. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THIS DRAWING. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE SERVICES OF A PROFESSIONAL ENGINEER OR SURVEYOR FOR ANY REQUIRED ENGINEERING OR SURVEYING. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL LANDSCAPE ARCHITECT FOR ANY REQUIRED LANDSCAPE ARCHITECTURE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL INTERIOR DESIGNER FOR ANY REQUIRED INTERIOR DESIGN. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL CONTRACTOR FOR ANY REQUIRED CONSTRUCTION. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL FINANCIAL ADVISOR FOR ANY REQUIRED FINANCIAL ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL LEGAL ADVISOR FOR ANY REQUIRED LEGAL ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL TAX ADVISOR FOR ANY REQUIRED TAX ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL ACCOUNTANT FOR ANY REQUIRED ACCOUNTING. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL INVESTMENT ADVISOR FOR ANY REQUIRED INVESTMENT ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL RETIREMENT ADVISOR FOR ANY REQUIRED RETIREMENT ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL ESTATE PLANNING ADVISOR FOR ANY REQUIRED ESTATE PLANNING ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL CHARITABLE GIVING ADVISOR FOR ANY REQUIRED CHARITABLE GIVING ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL GIFT TAX ADVISOR FOR ANY REQUIRED GIFT TAX ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL ESTATE TAX ADVISOR FOR ANY REQUIRED ESTATE TAX ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL CHARITABLE TAX ADVISOR FOR ANY REQUIRED CHARITABLE TAX ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL GIFT TAX ADVISOR FOR ANY REQUIRED GIFT TAX ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL ESTATE TAX ADVISOR FOR ANY REQUIRED ESTATE TAX ADVICE. THE USER OF THIS ELECTRONIC DRAWING FILE SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL CHARITABLE TAX ADVISOR FOR ANY REQUIRED CHARITABLE TAX ADVICE.

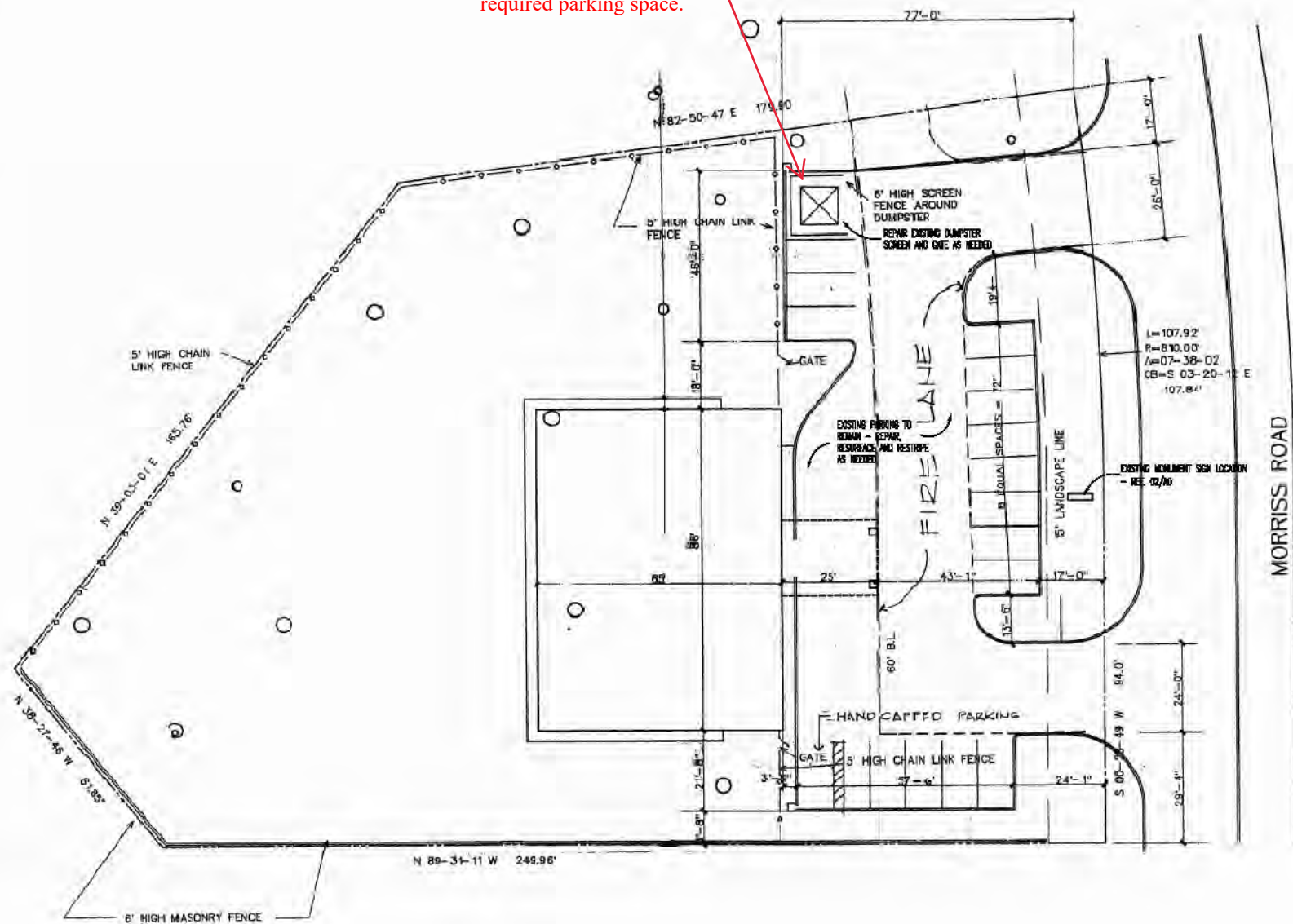
CHURCH OF THE
RESURRECTION
FACADE RENOVATIONS
FLOWER MOUND TEXAS

ARCHITECT
MICHAEL J. WRIGHT
11130

601 W. HARWOOD ROAD
HURST TX 76054 3161
MJW @ MJWRIGHT.COM
OFFICE: 817/268-5555
FAX: 817/268-5556
WWW.MJWRIGHT.COM

M. J. WRIGHT & ASSOCIATES, INC.
ARCHITECTS

Sheet No.
A3.1
Project No.
15064CHU



01 SITE PLAN
SCALE: N.T.S.