

Planning & Zoning Commission



May 8, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

Chair Ruthrauff called the regular meeting to order at 6:32 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1
Kathryn Wells, Vice-Chair, Place 7
Janvier Werner, Place 3
Greg Wilson, Place 5
Donald Gilmore, Place 6
Chris Drew, Place 8
Scott Jostes, Place 9

with the following member(s) absent:

Jason Hobbs, Place 2
Brady Kilpper, Place 4

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Principal Planner
Claire Barnes, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN 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. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

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.

	Speaker name and address	Subject (as written on the form)
1.	Jeffrey Bennett; 200 Cherokee Path	112 Cherokee Path
2.	Clare Harris, 416 Northwood Drive; (with time donated by Mary Jo Lengnick, 1701 Marble Pass)	Opposition to ZPD22-0001 & ZPD22-0003
3.	Kevin Hutchens, 370 Northwood Drive	Opposition to ZPD22-0001 & ZPD22-0003
4.	Tom Lengnick, 1701 Marble Pass*	Opposition to ZPD22-0001 & ZPD22-0003
5.	Scott Langley, 800 Carter Court*	Support of SP23-0003

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. May 22, 2023 Regular Meeting
2. June 12, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

1. Commissioner Gilmore requested the Commission be kept informed of the Texas Legislative Session bills the Town is tracking in Austin.

G. STAFF/DIRECTOR REPORT

1. Board Portal
2. Legislative Update

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 April 10, 2023 - Consider approval of the minutes from the April 10, 2023, Planning & Zoning Commission Regular Meeting.

ACTION: Commissioner Gilmore moved to approve item H.1. as presented in the agenda caption. Vice-Chair Wells seconded the motion.

AYES: Jostes, Drew, Gilmore, Wilson, Werner, Wells

NAYS: None

RESULT: 6 : 0

2. RP22-0003 – Dixon Estates - Consider a request for a Replat (RP22-0003 – Dixon Estates) to create a residential subdivision. The property is generally located south of Dixon Lane and east of Windridge Lane.

ACTION: Commissioner Gilmore moved to approve item H.2. as presented in the agenda caption. Vice-Chair Wells seconded the motion.

AYES: Jostes, Drew, Gilmore, Wilson, Werner, Wells

NAYS: None

RESULT: 6 : 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. SP23-0003 - Lifetime Fitness Pickleball Courts - Consider a request for a Site Plan (SP23-0003 – Lifetime Fitness Pickleball Courts) to develop outdoor pickleball courts for Lifetime Fitness center. The property is generally located east of Churchill Drive and south of Cross Timbers Road.

STAFF PRESENTATION:
Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:
Dave Modrow, Lifetime Fitness
Neda Hosseiny, Kimley-Horn

ACTION: Commissioner Gilmore moved to approve item I.1. as presented in the agenda caption. Vice-Chair Wells seconded the motion.

AYES: Jostes, Drew, Gilmore, Wilson, Werner, Wells

NAYS: None

RESULT: 6 : 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. SUP22-0006– 6201 Shoreview Accessory Dwelling - Public Hearing to consider an ordinance granting Specific Use Permit No. 483 (SUP22-0006– 6201 Shoreview Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of Shoreview Court and west of Bayshore Drive.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Curt Dubose, PentaVia Custom Homes; present for questions, no presentation

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: Vice-Chair Wells moved to recommend approval of Item J.1. as presented in the agenda caption. Commissioner Werner seconded the motion.

AYES: Jostes, Drew, Gilmore, Wilson, Werner, Wells

NAYS: None

RESULT: 6 : 0

K. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:20 p.m.

TOWN OF FLOWER MOUND, TEXAS

Brad Ruthrauff

BRAD RUTHRAUFF, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT