

Planning & Zoning Commission



June 12, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

Chair Ruthrauff called the meeting to order at 6:30 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1
Kathryn Wells, Vice-Chair, Place 7
Jason Hobbs, Place 2
Janvier Werner, Place 3
Greg Wilson, Place 5
Donald Gilmore, Place 6
Scott Jostes, Place 9

with the following member(s) absent:

Brady Kilpper, Place 4
Vacant, Place 8

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
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)
None	None

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. June 26, 2023 Regular Meeting
2. July 10, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Legislative Update
2. Planning & Zoning Priorities

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 May 22, 2023 - Consider approval of the minutes from the May 22, 2023, Planning & Zoning Commission Regular Meeting.

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

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

NAYS: None
RESULT: 6 : 0

2. RP22-0012 - Long Prairie Plaza Lots 3R & 5, Block A - Consider a request for a Replat (RP22-0012 – Long Prairie Plaza Lots 3R & 5, Block A) to subdivide one nonresidential lot and create two nonresidential lots. The property is generally located south of Sherri Lane and east of Long Prairie Road.

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

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

NAYS: None

RESULT: 6 : 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. ZPD21-0016 - Landshark Car Wash - Public Hearing to consider an ordinance for rezoning (ZPD21-0016 – Landshark Car Wash) to amend Planned Development District No.114 (PD-114) with Office District (O) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations, and modify the development standards for Lot 2RA-1, Block A, of the Windsor Ridges Addition to permit a car wash use. The property is generally located east of Long Prairie Road and south of Merriweather Lane.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Doug Galloway, Landshark Car Wash

Rob Mixon, Landshark Car Wash

Douglas Guardado, Landshark Car Wash

Stephen Coslik, The Woodmont Company

John Klitsch, Texas Health

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: Commissioner Gilmore moved to recommend approval of Item I.1. as presented in the agenda caption. Commissioner Jostes seconded the motion.
AYES: Jostes, Gilmore, Werner, Hobbs, Wells
NAYS: Wilson
RESULT: 5 : 1

J. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:31 p.m.

TOWN OF FLOWER MOUND, TEXAS

Brad Ruthrauff

BRAD RUTHRAUFF, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT