

Planning & Zoning Commission



June 26, 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 6:32 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
Brady Kilpper, Place 4
Greg Wilson, Place 5
Donald Gilmore, Place 6
Scott Langley, Place 8
Scott Jostes, Place 9

with the following member(s) absent:
None

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
Chuck Russell, Principal Planner
Poornima Kashyap, Principal 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.	Kevin Hutchens, 370 Northwood Drive	ZPD22-0001 & ZPD22-0003
2.	Julie Hutchens, 370 Northwood Drive*	ZPD22-0001 & ZPD22-0003

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. July 10, 2023 Meeting
2. July 24, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Potential Work Sessions

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 June 12, 2023 - Consider approval of the minutes from the June 12, 2023, Planning & Zoning Commission Meeting.

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

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

NAYS: None

RESULT: 6 : 0

2. RC22-0009 - Roach Addition - Consider a request for a Record Plat (RC22-0009 – Roach Addition) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Lusk Lane.

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

AYES: Kilpper, 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. RP23-0001 - CNIK Addition Lots 1R & 2, Block A - Public Hearing to consider a request for a Replat (RP23-0001 - CNIK Addition Lots 1R & 2, Block A) to create two residential lots with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located northeast of the intersection of Scenic Drive and Wichita Trail.

STAFF PRESENTATION:

Poornima Kashyap, Prinipal Planner

APPLICANT PRESENTATION:

Bobby Dollak, McAdams; present for questions, no presentation

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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 I.1. with a condition that the driveway for Lot 2 be at least 250 feet away from the exiting driveway for Lot 1R. Commissioner Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. SUP23-0001 - Super Star Car Wash - Public Hearing to consider a request for a Specific Use Permit No. 484 (SUP23-0001 – Super Star Car Wash) to permit an automatic car wash. The property is generally located northeast of Flower Mound Road and west of Long Prairie Road.

STAFF PRESENTATION:
Chuck Russell, Principal Planner

APPLICANT PRESENTATION:
Don Craig, Super Star Car Wash; present for questions, no presentation
Luke Eid, Super Star Car Wash; present for questions, no presentation
Tim Varley, Super Star Car Wash; present for questions, no presentation

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.		Joseph Halboth; 590 Talia Circle, Fairview	
2.		Todd Bayuk; 10845 Pedernales Falls	
3.		Trent Clark; 3208 Miracle Lane	

** Indicates person did not wish to speak*

ACTION: Commissioner Hobbs moved to recommend denial of Item I.2. as presented in the agenda caption. Commissioner Kilpper seconded the motion.

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

NAYS: None

RESULT: 6 : 0

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