

Planning & Zoning Commission



July 24, 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
Jason Hobbs, Place 2
Janvier Werner, Place 3
Brady Kilpper, Place 4
Greg Wilson, Place 5
Donald Gilmore, Place 6
Scott Jostes, Place 9, Alternate

with the following member(s) absent:

Kathryn Wells, Vice-Chair, Place 7
Scott Langley, Place 8, Alternate

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.	Kevin Hutchens, 370 Northwood Drive	Opposition to ZPD22-0001 & ZPD22-0003
2.	*Rebecca Karatzis, 408 Northwood Drive	Opposition to ZPD22-0001 & ZPD22-0003
3.	*Julie Hutchens, 370 Northwood Drive	Opposition to ZPD22-0001 & ZPD22-0003
4.	*Mary-Jo Lengnick, 1701 Marble Pass	Opposition to ZPD22-0001 & ZPD22-0003
5.	*Alex Hanashian, 2920 Cromwell Way	Opposition to ZPD22-0001 & ZPD22-0003
6.	*Jennifer Beesley, 2920 Cromwell Way	Opposition to ZPD22-0001 & ZPD22-0003
7.	*Dan & Kathy Hanson, 362 Northwood Drive	Opposition to 10 story building on Long Prairie Road & Lakeside Parkway
8.	*Chris Roberts, 2450 Lakeside Parkway	Opposition to 10 story office building at 2499 & Lakeside Parkway

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. August 14, 2023 Meeting
2. August 28, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

1. Commissioner Hobbs would like more discussion regarding Overhead Utilities. Commissioner Werner and the rest of the Commission agreed.

2. Chair Ruthrauff would like more discussion regarding Accessory Dwelling Units. The Commission agreed.

G. STAFF/DIRECTOR REPORT

1. Overhead Utilities

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

ACTION: Commissioner Kilpper moved to approve Item H.1. as presented in the agenda caption. Commissioner Werner seconded the motion.

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

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. RC23-0003 - Dunham Addition Lots 1 & 2, Block 1 - Consider a request for a Record Plat (RC23-0003 – Dunham Addition Lots 1 & 2, Block 1) to create a non-residential subdivision. The property is generally located south of Dunham Road and east of Haynes Road.

ACTION: Commissioner Hobbs moved to approve Item I.1. as presented in the agenda caption. Commissioner Wilson seconded the motion.

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

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. SP22-0009 - Flower Mound Medical Office Building - Public Hearing to consider a request for a Site Plan (SP22-0009 – Flower Mound Medical Office Building) to develop a medical office building with an exception to ‘Underground Utilities’ pursuant to Section 82-377, Exceptions, of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Churchill Drive.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Jesse Gober, Castle Development; 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: Commissioner Wilson moved to recommend approval of Item J.1. as presented in the agenda caption.

Commissioner Jostes seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. SP23-0008 - Tesla SSD Flower Mound - Public Hearing to consider a request for a Site Plan (SP23-0008 – Tesla SSD Flower Mound) to develop car sales dealership and service center with an exception to ‘Underground Utilities’ pursuant to Section 82-377, “Exceptions,” of the Code of Ordinances and an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Bill Hofman, Hofman Planning Associates

Dhwani Dave, Tesla

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Wilson moved to recommend approval of Item J.2. as presented in the agenda caption.
Commissioner Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

3. SUP23-0004 - River Walk Pickle Ball Courts - Public Hearing to consider an ordinance granting Specific Use Permit No. 481 (SUP22-0004 – River Walk Pickle Ball Courts) to permit an amusement and recreation (outdoors) use. The property is generally located north of 1st Avenue and east of River Walk Drive.

STAFF PRESENTATION:

Poornima Kashyap

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Greg Retz, River Walk F&B

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	*Scott Murray, 2821 Cape Brett	None	None
2.	*Kelly Murray, 2821 Cape Brett		
3.	*Donna Tarwater, 4613 Windmill Ln		
4.	*Lynn Gilligan, 4609 Windmill Ln		
5.	*David Woodard, 1917 Protea Dr		

6.	*Kalon Melton, 4001 S Broadway Ave		
7.	*Nicole Smith Woodard, 1917 Protea Dr		

** Indicates person did not wish to speak*

ACTION: Commissioner Wilson moved to recommend approval of Item J.3. as presented in the agenda caption and added Thursday from 6:00pm to 9:00pm to the hours of operation. Commissioner Kilpper seconded the motion.

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

NAYS: None

RESULT: 6 : 0

K. ADJOURN

Chair Ruthrauff adjourned the meeting at 8:26 p.m.

TOWN OF FLOWER MOUND, TEXAS

Brad Ruthrauff

BRAD RUTHRAUFF, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT