

Planning & Zoning Commission



August 14, 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 Langley, Place 8, Alternate
Scott Jostes, Place 9, Alternate

with the following member(s) absent:

Brady Kilpper, Place 4

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Principal Planner
Bob Pegg, Assistant Director of Engineering
Chuck Russell, 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.	Clare Harris 416 Northwood Dr. (with time donated by James Harris, 416 Northwood Dr.; MaryJo Lengnick, 1701 Marble Pass Dr.)	Opposition to ZPD22-0001 & ZPD22-0003
2.	Julie Hutchens, 4200 Broadway Ave. (with time donated by Kevin Hutchens, 370 Northwood Dr.; Jennifer Beesley, 2920 Cromwell Way)	Opposition to ZPD22-0001 & ZPD23-0003
3.	Fred Vincent, 3933 Bordeaux Cir. (with time donated by Tom Lengnick, 1701 Marble Pass Dr.)	Environmental Quality
4.	*Dan & Kathy Hanson, 529 Lauren Ct	Opposition to ZPD22-0001 & ZPD23-0003

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. August 28, 2023 Meeting
2. September 11, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. House Bill 3699 (Item moved to the August 28, 2023, meeting.)

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 24, 2023 - Consider approval of minutes from the July 24, 2023, Planning & Zoning Commission Meeting.

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

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

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. DP23-0001 - Whyburn - Consider a request for a Development Plan (DP23-0001 – Whyburn) to develop a residential subdivision. The property is generally located east of Long Prairie Road and south of Dixon Lane.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

ACTION: Commissioner Hobbs moved to recommend approval of Item I.1 as presented in the agenda caption. Commissioner Werner seconded the motion.

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

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. CON23-0003 - Montalcino Estates, Phases III and IV - Public Hearing to consider an ordinance amending the zoning (CON23-0003 – Montalcino Estates, Phases III and IV) from Interim Holding (IH) uses to Planned Development District No. 198 (PD-198) with Agricultural (A) uses for a conservation development. The property is generally located north of Cross Timbers Road and east of Montalcino Boulevard.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 6:55 p.m.

At 7:12 p.m., the Planning and Zoning Commission reconvened into regular session.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Darren Andrews, McAdams; 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
1.	None	Michael Tilbury, 8604 Baltusrol	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 Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. RC22-0006 - Montalcino Phase III - Consider a request for a Record Plat (RC22-0006 – Montalcino Estates, Phase III) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Montalcino Boulevard.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Darren Andrews, McAdams; present for questions, no presentation

ACTION: Vice-Chair Wells moved to recommend approval of Item J.2 as presented in the agenda caption, and with the conditions recommended by Staff that were included in the agenda packet. Commissioner Hobbs seconded the motion.

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

NAYS: None
RESULT: 6 : 0

K. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:43 p.m.

TOWN OF FLOWER MOUND, TEXAS

Brad Ruthrauff

BRAD RUTHRAUFF, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT