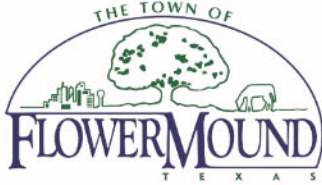


Planning & Zoning Commission



September 25, 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 6:39 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, Alternate
Scott Jostes, Place 9, Alternate

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
Poornima Kashyap, Principal Planner
LauriAnn Cash, Executive Assistant

B. 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.	Tim Whisenant, 2300 Olympia Drive	Post Oaks

** Indicates person did not wish to speak*

C. COORDINATION OF CALENDARS

1. October 9, 2023 Meeting
2. October 23, 2023 Meeting

D. FUTURE AGENDA ITEM(S)

None

E. STAFF/DIRECTOR REPORT

1. Upcoming Education Opportunity

F. 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 September 11, 2023 - Consider approval of the minutes from the September 11, 2023, Planning & Zoning Commission Meeting.

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

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

NAYS: None

RESULT: 6 : 0

G. 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. ZPD22-0001 - Lakeside Center - Public Hearing to consider an ordinance for rezoning (ZPD22-0001 – Lakeside Center) to amend Planned Development No. 169 (PD-169) with Campus Commercial uses for both residential and non-residential uses to modify PD-169 boundary to include additional acreage, to modify development standards, and to request certain exceptions, modifications and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Jimmy Archie, Realty Capital

Spencer Long, Realty Capital

At 8:20 p.m. Chair Ruthrauff called a recess before proceeding with Public Hearing comments.

At 8:31 p.m. Chair Ruthrauff called the meeting back to order.

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	Beth Soderberg, 3100 Wager Road	None
2.		James Harris, 416 Northwood Drive (with time donated by Luchana Keith, 382 Northwood Drive)	
3.		MaryJo Lengnick, 1701 Marble Pass Drive (with time donated by Stephanie Lengnick, 5325 Ponder Place)	
4.		Rebecca Karatzis, 408 Northwood Drive (with time donated by Allison Batts, 404 Northwood Drive)	

5.		Kevin Hutchens, 370 Northwood Drive (with time donated by Alex Hanashian, 2920 Cromwell Way)	
6.		Julie Hutchens, 370 Northwood Drive (with time donated by Patty Miller, Turtle Cove)	
7.		George Karatzis, 408 Northwood Drive (with time donated by Elizabeth Bankhead, 420 Northwood Drive)	
8.		Clare Harris, 416 Northwood Drive (with time donated by Jennifer Beesley, 2920 Cromwell Way)	
9.		Jeffrey Blasko, 1720 Milford Drive	
10.		Jon Spencer, 2812 Aberdeen Drive	
11.		Tim Whisenant, 2300 Olympia Drive	
12.		*Armando Garcia, 366 Northwood Drive	
13.		*Gabriela Arellano, 366 Northwood Drive	

** Indicates person did not wish to speak*

ACTION: Commissioner Gilmore moved to recommend denial of Item G.1. as presented in the agenda caption. Commissioner Werner seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. ZPD22-0003 - Lakeside Crossing - Public Hearing to consider an ordinance for rezoning (ZPD22-0003 – Lakeside Crossing) to amend Planned Development No. 153 (PD-153) with Campus Commercial uses for both residential and non-residential uses to modify PD-153 boundary to exclude acreage, to modify

development standards, and to request certain exceptions, modifications and waivers to the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Jimmy Archie, Realty Capital

Spencer Long, Realty Capital

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12.		*Armando Garcia, 366 Northwood Drive	
13.		*Gabriela Arellano, 366 Northwood Drive	

** Indicates person did not wish to speak*

ACTION: Vice-Chair Wells moved to recommend approval of Item G.2 only for the Building 2 Elevations and Split Parking Ratios. Commissioner Werner seconded the motion.

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

NAYS: None

RESULT: 6 : 0

H. ADJOURN

Chair Ruthrauff adjourned the meeting at 9:51 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DONALD GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT