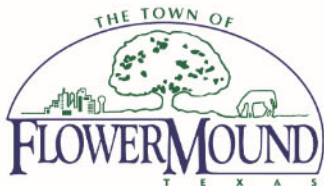


Planning & Zoning Commission



October 9, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

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

Gregory Schultz, Place 1
Jason Hobbs, Place 2
Janvier Werner, Place 3
Scott Langley, Place 5
Donald Gilmore, Place 6
Scott Jostes, Place 7
Cheryl Moore, Place 8 Alternate
Todd Bayuk, 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
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Planning Manager
Claire Barnes, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. ELECTION OF OFFICERS

1. Chair

ACTION: Commissioner Werner nominated Commissioner Gilmore to serve as the Planning & Zoning Commission Chair. Commissioner Langley seconded the motion.

AYES: Jostes, Werner, Gilmore, Hobbs, Langley, Schultz, Moore

NAYS: None

RESULT: 7 : 0

2. Vice-Chair

ACTION: Commissioner Gilmore nominated Commissioner Werner to serve as the Planning & Zoning Commission Vice-Chair. Commissioner Jostes seconded the motion.

AYES: Jostes, Werner, Gilmore, Hobbs, Langley, Schultz, Moore

NAYS: None

RESULT: 7 : 0

At 6:32 p.m. Chair Gilmore called a recess before proceeding with Public Comments.

At 6:37 p.m. Chair Gilmore called the meeting back to order.

E. 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	

** Indicates person did not wish to speak*

F. COORDINATION OF CALENDARS

1. October 23, 2023

2. November 13, 2023

G. FUTURE AGENDA ITEM(S)

None

H. STAFF/DIRECTOR REPORT

1. Planning Manager Position

I. 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 25, 2023 - Consider approval of the minutes from the September 25, 2023, Planning & Zoning Commission Meeting.

ACTION: Commissioner Langley moved to approve Item I.1. as presented in the agenda caption. Vice-Chair Werner seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Moore

NAYS: None

RESULT: 6 : 0

J. 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. SP23-0006 – Dutch Bros, Embree 2499 - Consider a Site Plan (SP23-0006 – Dutch Bros, Embree 2499) to develop a fast food restaurant with a drive through window. The property is generally located south of Sagebrush Road and west of Long Prairie Road.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Gene Colley, Embree Group; present for questions, no presentation
Ashton Miller, McAdams; present for questions, no presentation
Brittany Youngblood, McAdams; present for questions, no presentation

ACTION: Commissioner Hobbs moved to approve Item J.1. as presented in the agenda caption. Commissioner Jostes seconded the motion.
AYES: Jostes, Werner, Hobbs, Langley, Schultz, Moore
NAYS: None
RESULT: 6 : 0

2. SP23-0007 - Slim Chickens, Embree 2499 - Consider a Site Plan (SP23-0007 – Slim Chickens, Embree 2499) to develop a fast food restaurant with a drive through window. The property is generally located south of Sagebrush Road and west of Long Prairie Road.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Gene Colley, Embree Group; present for questions, no presentation
Ashton Miller, McAdams; present for questions, no presentation
Brittany Youngblood, McAdams; present for questions, no presentation

ACTION: Commissioner Hobbs moved to approve Item J.2. as presented in the agenda caption. Commissioner Langley seconded the motion.
AYES: Jostes, Werner, Hobbs, Langley, Schultz, Moore
NAYS: None
RESULT: 6 : 0

K. 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. SP23-0004 - Dragon Kim's Tae Kwon Do - Consider a Site Plan (SP23-0004 – Dragon Kim's Tae Kwon Do) to develop a health or athletic club, with a request for a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located east of Jernigan Road and north of Justin Road along Bryce Lane.

STAFF PRESENTATION:
Claire Barnes, Planner

APPLICANT PRESENTATION:
Angie Contreras, Pistil Consortia

ACTION: Commissioner Hobbs moved to recommend approval of Item K.1. presented in the agenda caption. Commissioner Langley seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Moore

NAYS: None

RESULT: 6 : 0

2. CSP23-0002 - Chippenhook Addition Lot 1, Block A and Premier Addition - Public Hearing to consider a request for a Comprehensive Sign Package (CSP23-0002 – Chippenhook Addition Lot 1, Block A and Premier Addition) to allow additional wall signs on three buildings. The property is generally located south of Justin Road and east of Long Prairie Road.

ACTION: Commissioner Schultz moved to table Item K.2. to the October 23, 2023, meeting. Commissioner Langley seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Moore

NAYS: None

RESULT: 6 : 0

3. ZPD23-0005 - Embree 2499 - Public Hearing to consider an ordinance for rezoning (ZPD23-0005– Embree 2499) to amend Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses to modify phasing and maintenance requirements and to request certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Gene Colley, Embree Group; present for questions, no presentation
Ashton Miller, McAdams; present for questions, no presentation
Brittany Youngblood, 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.		Tad Marko, 2829 Sagebrush Dr.	
2.		Curt Anderson, 3632 Bonanza Ln.	

** Indicates person did not wish to speak*

ACTION: Commissioner Hobbs moved to recommend denial of Item K.3. as presented in the agenda caption. Vice-Chair Werner seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Moore

NAYS: Schultz

RESULT: 5 : 1

4. ZPD23-0009 - Townlake Phase Four (PD-166) Text Amendment - Public Hearing to consider a request for rezoning (ZPD23-0009 – Townlake Phase Four (PD-166) Text Amendment) to amend Planned Development District No. 166 (PD-166) for a cluster development by adding a Public Park or Playground as a permitted use. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

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: Vice-Chair Werner moved to recommend approval of Item K.3. as presented in the agenda caption. Commissioner Schultz seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Moore

NAYS: None

RESULT: 6 : 0

L. ADJOURN

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DONALD GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT