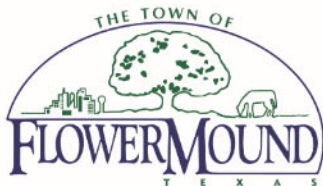


Planning & Zoning Commission



October 23, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

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

Donald Gilmore, Place 6, Chair
Janvier Werner, Place 3, Vice Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Scott Langley, Place 5
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
Chuck Russell, Principal Planner
John Chapman, 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)
None	

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. November 13, 2023
2. December 11, 2023

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Changes to meeting schedules

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 October 9, 2023 - Consider approval of the minutes from the October 9, 2023, Planning & Zoning Commission Meeting.

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

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

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. SP23-0013 - Landshark Car Wash - Consider a Site Plan (SP23-0013 – Landshark Car Wash) to develop a car wash. The property is generally located east of Long Prairie Road and south of Merriweather Lane.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Doug Galloway, Viaduct Development; present for questions, no presentation

ACTION: Commissioner Schultz moved to approve I.1. as presented in the agenda caption. Commissioner Jostes seconded the motion.

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

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. 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. (This item was tabled at the October 9, 2023, Planning & Zoning Commission meeting by a vote of 6 to 0.)

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Melinda Page, EGAP Properties

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 J.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. Z20-0005 - The River Walk at Central Park - Public Hearing to consider an ordinance for rezoning (Z20-0005 - The River Walk at Central Park) to amend the development standards for The River Walk at Central Park related to Article II - Uses and Article XI - Signage and to update the Concept Ground Sign Location exhibit. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road.

ACTION: Commissioner Langley moved to table J.2., at the request of the applicant, to the November 13, 2023, meeting. Commissioner Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

3. ZPD23-0003 - Bryn Mar Estates Accessory Building Amendment - Public Hearing to consider an ordinance for rezoning (ZPD23-0003 – Bryn Mar Estates Accessory Building Amendment) to amend Planned Development No. 62 (PD-62) with Single-Family District-15 uses to modify development standards to increase the allowed size of accessory buildings. The property is generally located south of Flower Mound Road and west of Red Oak Lane.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Patrick Baldasaro, 2117 Dana Court; 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
None	None	Wilbur Gregory, 124 Red Oak Lane

** Indicates person did not wish to speak*

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

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

NAYS: None

RESULT: 6 : 0

4. LDR23-0004 - Legislative Update - Public hearing to consider an ordinance amending the Land Development Regulations (LDR23-0004 – Legislative Update) by amending Chapter 74 "General," Chapter 78 "Administration," Chapter 82 "Development Standards," and Chapter 90 "Subdivisions," for the purpose of updating subdivision and site plan requirements and platting review authority to comply with recently adopted state legislation.

STAFF PRESENTATION:

John Chapman, Principal Planner

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	Bronz Peterson, 5104 Saddle Dr.

** Indicates person did not wish to speak*

ACTION: Vice-Chair Werner moved to recommend approval of J.4. as presented in the agenda caption. Commissioner Jostes seconded the motion.

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

NAYS: None

RESULT: 6 : 0

K. ADJOURN REGULAR MEETING

Chair Gilmore adjourned the meeting at 7:59 p.m.

L. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
- Times may be adjusted by the Chair depending on the number of speakers.
- Donated time will not be recognized.
- Please state your name and address when speaking, and direct comments to the Commission.

Chair Gilmore called the Work Session to order at 7:59 p.m.

1. CON23-0002 - Smith Foundation Conservation

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Mike Boswell, Toll Brothers

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
1.	Bill Milburn, 3036 Hugo Court; Opposition
2.	Fred Vincent, 3933 Bordeaux Circle; Opposition
3.	Bronz Peterson, 5104 Saddle Drive; Questions/Comments
4.	Marsha Gavitt, 6501 Meadowcrest Lane; Questions/Comments

** Indicates person did not wish to speak*

M. ADJOURN WORK SESSION

Chair Gilmore adjourned the Work Session at 9:24 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT