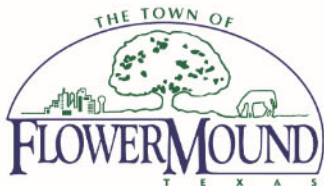


Planning & Zoning Commission



November 13, 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 6:32 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Janvier Werner, Place 3, Vice Chair
Gregory Schultz, Place 1
Brady Kilpper, Place 4
Scott Langley, Place 5
Cheryl Moore, Place 8 Alternate
Todd Bayuk, Place 9 Alternate

with the following member(s) absent:

Jason Hobbs, Place 2
Scott Jostes, Place

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Joelle Hainley, Building Official
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Planning Manager
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)
None	

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. December 11, 2023
2. January 8, 2024

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. APA Conference

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 23, 2023 - Consider approval of the minutes from the October 23, 2023, Planning & Zoning Meeting.

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

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk

NAYS: None

RESULT: 6 : 0

I. 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. 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. (This item was tabled, by request of the applicant, at the October 23, 2023, Planning & Zoning Commission meeting by a vote of 6 to 0.)

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Greg Retz, RW FandB, LLC

Kelly Murraray, Murray Media

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Roger Newmann, 4112 Riverside Dr.	None	None
2.	Jim Basham, 2237 8th Ave		

** Indicates person did not wish to speak*

ACTION:

Commissioner Schultz moved to recommend approval of I.1. as presented in the agenda caption, and with the following modifications: lease signs be limited to one additional sign per building on block interiors; that LED lighting be used in place of neon and limited to one window sign per property, and not observable from Morriss Road, Cross Timbers Road, and Long Prairie Road; to keep the current 60 square-foot limitation on signage; and bi-annual or annual review of live music, special events, and circus,

subject to legal review of this recommendation.
Commissioner Bayuk seconded the motion.

AYES: Werner, Langley, Schultz, Moore, Bayuk
NAYS: Kilpper
RESULT: 5 : 1

2. SP23-0005 – The Village Church Expansion - Consider a request for a Site Plan (SP23-0005 – The Village Church Expansion) to expand an existing church, with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design, a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances and a request for a deviation to the required parking standards pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Justin Road and east of Morriss Road.

STAFF PRESENTATION:
Chuck Russell, Principal Planner

APPLICANT PRESENTATION:
Randi Rivera, McAdams
Scott Nelson, Parkhill
Doug Stanley, The Village Church

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	Speaker name and address	Subject (as written on the form)
1.	Stinson Mathai; 3601 Alberta Ln.	Support of SP23-0005
2.	Jasien Swords; 3720 Ping Dr.	Support of SP23-0005
3.	Mark Tillman, 2113 Morgan Dr.	Support of SP23-0005
4.	*Kristie Tillman, 2113 Morgan Dr.	Support of SP23-0005
5.	*David Turcich, 2701 Lakeside Pkwy	Support of SP23-0005

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to approve the request for additional height as presented in the agenda caption; and recommend approval of I.2 as presented in the agenda caption. Vice-Chair Werner seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk
NAYS: None
RESULT: 6 : 0

At 9:14 p.m. Chair Gilmore called a 10 minute recess.

At 9:24 p.m. Chair Gilmore called the meeting back to order.

3. SUP23-0005 – Long Prairie Golf Everywhere - Public Hearing to consider an ordinance granting Specific Use Permit No. 487 (SUP23-0005 – Long Prairie Golf Everywhere) to permit an amusement and recreation (indoors) use. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Myles Vlachos, Golf Everywhere

Matt Kennemer, Golf Everywhere

Peter Brown, ID Studio 4

Jason Kilpatrick, Ridinger & Associates

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Angie Cox, 3209 Seaton Ct.	None	None

** Indicates person did not wish to speak*

ACTION:

Commissioner Langley moved to recommend approval of I.3. as presented in the agenda caption. Vice-Chair Werner seconded the motion.

AYES:

Kilpper, Werner, Langley, Schultz, Moore, Bayuk

NAYS:

None

RESULT:

6 : 0

4. SUP23-0006 - Morriss Road Assembly Hall - Public Hearing to consider an ordinance granting Specific Use Permit No. 488 (SUP23-0006 – Morriss Road Assembly Hall) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Gautam Kota, A3K Properties, LLC; present for questions, no presentation

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	*Elaine Geurin, 1200 Littlejohn Ct.	None

** Indicates person did not wish to speak*

ACTION: Commissioner Langley moved to recommend approval of I.4 as presented in the agenda caption. Commissioner Moore seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk

NAYS: None

RESULT: 6 : 0

5. Z23-0002 - The River Walk at Central Park, Promenade Way - Public Hearing to consider an ordinance for rezoning (Z23-0002 - The River Walk at Central Park, Promenade Way) to amend the development standards for The River Walk at Central Park related to Article II - Uses to propose standards for Extended Stay Hotel and to update the conceptual plan exhibits. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Randi Rivera, McAdams

John Watson, Lawyers Realty Group; present for questions, no presentation

Raj Vashi, The Patel Group; 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 Schultz moved to recommend approval of I.5 as presented in the agenda caption with the following modifications: update the concept plan to reflect approval of a one hundred five (105) room, four (4) story building; and limit the number of extended stay hotels to two (2). Vice-Chair Werner seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz

NAYS: Moore, Bayuk

RESULT: 4 : 2

6. CON23-0001 - FM 1171 Conservation Development - Public Hearing to consider an ordinance for amending the zoning (CON23-0001 – FM 1171 Conservation Development) from Interim Holding (IH) and Agricultural (A) uses to Planned Development District No. 196 (PD-196) with Agricultural (A) uses for a conservation development with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of U.S. Hwy 377.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Randi Rivera, McAdams
Jameson Pinson, McAdams

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	None	Marsha Gavitt, 6501 Meadowcrest Ln.

** Indicates person did not wish to speak*

ACTION: Vice-Chair Werner moved to recommend approval of I.6. as presented in the agenda caption with the condition that the height of any retaining walls shall not exceed eight (8) feet in height unless an exception is granted. Commissioner Kilpper seconded the motion.

AYES: Kilpper, Werner, Langley, Schultz, Moore, Bayuk

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 12:21 a.m. on Tuesday, November 14, 2023.

K. 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 12:29 a.m. on Tuesday, November 14, 2023.

1. MU23-0001 - Lakeside DFW East

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Jimmy Archie, Realty Capital

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Speaker name and address
None

** Indicates person did not wish to speak*

L. ADJOURN WORK SESSION

Chair Gilmore adjourned the Work Session at 1:27 a.m. on Tuesday, November 14, 2023.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT