Planning & Zoning Commission

December 11, 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
Brady Kilpper, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7
Cheryl Moore, Place 8 Alternate
Todd Bayuk, 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, Planning Manager
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)
Eric Denkhoff, 1705 Marble Pass	In support of SP22-0017

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

The next two Planning & Zoning Commission meetings will be held Monday, January 8, 2023 and Monday, January 22, 2023.

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Development Update
2. Development Process Overview
3. Accessory Dwelling Unit Discussion
4. Underground Utilities Discussion

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 November 13, 2023 - Consider approval of the minutes from the November 13, 2023, Planning & Zoning meeting.

ACTION:	Vice-Chair Werner moved to approve H.1. as presented in the agenda caption. Commissioner Langley seconded the motion.
AYES:	Kilpper, Jostes, Werner, Hobbs, Langley, Schultz
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. SP22-0017 - The Brokerage at Stone Hill Farms Retail Addition No.2 - Consider a Site Plan (SP22-0017 – The Brokerage at Stone Hill Farms Retail Addn No. 2) to develop an office building. The property is generally located west of Stone Hill Farms Parkway and south of Justin Road.

STAFF PRESENTATION:
Claire Barnes, Planner

APPLICANT PRESENTATION:
Michael Bates, Bates Martin Architects; present for questions, no presentation
Steven Homeyer, Homeyer Engineering; present for questions, no presentation
Steve Koehler, The Koehler Co.; present for questions, no presentation
Cheryl Hopkin, The Brokerage; present for questions, no presentation
Cristin Hopkin-Boshop, The Brokerage; present for questions, no presentation

ACTION:	Vice-Chair Werner moved to approve I.1. as presented in the agenda caption. Commissioner Jostes seconded the motion.
AYES:	Kilpper, Jostes, Werner, Hobbs, Langley, Schultz
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. ZPD23-0004 - Titensor Dental - Public Hearing to consider an ordinance for rezoning (ZPD23-0004 – Titensor Dental) to amend Planned Development No.

64 (PD-64) with Office District and Retail District-1 uses to modify the conceptual plans, add conceptual elevations, and modify the development standards, with certain modifications and exceptions to the Code of Ordinances. The property is generally located west of Long Prairie Road and north of Bob White Lane.

At 7:07 p.m. Vice-Chair Werner recused herself from the Council Chambers.

STAFF PRESENTATION:
Claire Barnes, Planner

APPLICANT PRESENTATION:
Brett Titensor, Titensor Dental
Tim Shoemaker, RTM Engineering

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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 J.1. as presented in the agenda caption and with the condition that the retention pond match the wall and fence design proposed by the Embree development. Commissioner Kilpper seconded the motion.
AYES:	Kilpper, Jostes, Hobbs, Langley, Schultz
NAYS:	None
RECUSED:	Werner
RESULT:	5 : 0

At 7:38 p.m. Vice-Chair Werner returned to the Council Chambers.

2. ZPD23-0008 - Robertson's Creek Addition Lot 4ARA, Block A Signage Amendment - Public Hearing to consider an ordinance for rezoning (ZPD23-0008- Robertson's Creek Addition Lot 4ARA, Block A Signage Amendment) to amend Planned Development District-95 (PD-95) with Retail District-2 uses by amending the comprehensive sign standards of PD-95 to allow additional signage for Lot 4ARA, Block A. The property is generally located south of Dixon Lane and west of Long Prairie Road at 5891 Long Prairie Road.

STAFF PRESENTATION:
Claire Barnes, Planner

APPLICANT PRESENTATION:
Taylor Tompkins, Willow Creek Signs; 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 J.2. as presented in the agenda caption. Commissioner Jostes seconded the motion.
AYES: Kilpper, Jostes, Werner, Hobbs, Langley, Schultz
NAYS: None
RESULT: 6 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 7:53 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore
____
DON GILMORE, CHAIR

ATTEST:

LauriAnn Cash
____
LAURIANN CASH, EXECUTIVE ASSISTANT