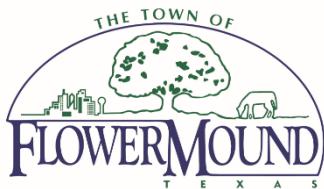


Planning & Zoning Commission



January 22, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flower-mound.com or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

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.

E. COORDINATION OF CALENDARS

1. Monday, February 12, 2024
2. Monday, February 26, 2024

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Potential Code Updates

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 January 8, 2024 - Consider approval of the minutes from the January 8, 2024, Planning & Zoning Commission meeting.

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. MU23-0003 - Lakeside DFW MU-TEN & MU-C(3) Material Text Amendment - Public Hearing to consider an ordinance for rezoning (MU23-0003 – Lakeside DFW MU-TEN & MU-C(3) Material Text Amendment) to amend Mixed Use District-1 (MU-1) to amend the Architecture and Building Standards, specifically Section 7.1 B. Materials, for the MU-TEN and MU-C(3) subzones in the Lakeside DFW (Lakeside Village) Development Code. The property is generally located south of Edgemere Road and west of International Parkway. (PZ tabled this item by a vote of 6 to 0 at its January 8, 2024, meeting).
2. MPA23-0007 - Kirkpatrick Lane - Public Hearing to consider a request for a Master Plan Amendment (MPA23-0007 – Kirkpatrick Lane) to amend Section 7.0, Thoroughfare Plan, by changing the designation of Kirkpatrick Lane between Everett Drive and Garden Ridge Boulevard. (Transportation Commission recommended approval by a vote of 3 to 1 at its November 14, 2023, meeting.)

J. ADJOURN

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town’s website in accordance with GC Section 551.056 on the following date and time: January 19, 2024, at 9:45 a.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Planning & Zoning Commission



January 8, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT 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
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
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.

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- 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.	Fred Vincent, 3933 Bordeaux Circle	Environmental

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. Monday, January 22, 2024
2. Monday, February 12, 2024

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Town Council meeting dates.

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 December 11, 2023 - Consider approval of the minutes from the December 11, 2023, Planning & Zoning Commission meeting.

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

AYES: Jostes, Werner, Hobbs, Langley, Schultz, 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. ZPD23-0006 – Hopewell Gerault Industrial - Public Hearing to consider an ordinance amending the zoning (ZPD23-0006 – Hopewell Gerault Industrial) from Planned Development District No. 174 (PD-174) with Campus Industrial District (CI) uses to Planned Development District No.199 (PD-199) with Campus Industrial District (CI) uses. The property is generally located south of Lakeside Parkway and east of Gerault Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Jesus Aguayo, Kimley-Horn
 Don Larke, Hopewell Development
 Alex Wilson, Lee & Associates

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.	Fred Vincent, 3933 Bordeaux Circle	None	None

** Indicates person did not wish to speak*

ACTION: Vice-Chair Werner moved to recommend approval of 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

2. MU23-0003 - Lakeside DFW MU-TEN & MU-C(3) Material Text Amendment - Public Hearing to consider an ordinance for rezoning (MU23-0003 – Lakeside DFW MU-TEN & MU-C(3) Material Text Amendment) to amend Mixed Use

District-1 (MU-1) to amend the Architecture and Building Standards, specifically Section 7.1 B. Materials, for the MU-TEN and MU-C(3) subzones in the Lakeside DFW (Lakeside Village) Development Code. The property is generally located south of Edgemere Road and west of International Parkway. ***(Staff requests this item be postponed to January 22, 2024).***

ACTION: Commissioner Hobbs moved to table I.2. to the January 22, 2024, Planning & Zoning Commission meeting. Vice-Chair Werner seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 7:08 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA I.1. REGULAR ITEM(S)

DATE: January 22, 2024
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for rezoning (MU23-0003 – Lakeside DFW MU-TEN & MU-C(3) Material Text Amendment) to amend Mixed Use District-1 (MU-1) to amend the Architecture and Building Standards, specifically Section 7.1 B. Materials, for the MU-TEN and MU-C(3) subzones in the Lakeside DFW (Lakeside Village) Development Code. The property is generally located south of Edgemere Road and west of International Parkway. (PZ tabled this item by a vote of 6 to 0 at its January 8, 2024, meeting).**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The Mixed Use zoning for Lakeside DFW was originally approved by the Town Council on November 19, 2012, for approximately 155 acres. Since the approval of this ordinance, the Town Council has approved several zoning amendments to modify certain sections of the development standards with a major amendment being approved on April 16, 2018, which added acreage to this development and replaced the original Lakeside DFW Code with a new [Code](#).

The purpose of this amendment is to modify the architectural standards related to the MU-TEN and MU-C(3) subzones to add certain building materials and to include architectural standards for the parking garage located within the MZ-2 micro-zone.

Section 7 – Architecture and Building Standards

1. The developer is requesting to allow concrete products such as precast concrete and cast-in place, as well as cable rail and pipe rails to be utilized for the exposed façades of the parking garage that do not face or front onto public right-of-way or public parking areas. This request is specific to the parking garage that will be located within the MZ-2 micro zone.

This parking garage is at street level at the terminus of Sunset Boulevard. The north façade is completely below ground and will not be visible from Sunset Boulevard. The east, south, and west façades of the parking garage face Grapevine Lake.

Painted precast and cast-in place concrete is similar to tilt wall, which is listed as a primary masonry material within the Town's Urban Design Plan (UDP). However, these materials are not included in the approved building material list within the Lakeside DFW/Village ordinance. The request is to allow these types of concrete products for the construction of the parking structure within the MZ-2 zone.

In addition to expanding the building materials list, the developer is requesting cable or pipe rails to be allowed on the south and east façades (see draft development standards for the maximum percentage per façade).

The recent update to the Town's Urban Design Plan includes design standards in terms of building materials, screening and other guidelines for parking garages to promote a unified design theme with the primary building(s) it serves. Though the Lakeside DFW ordinance predates the UDP update, the expectation would be to comply with the updated standards. Staff has expressed concerns over utilizing cable or pipe rail to screen parking. The applicant has indicated in their letter of intent that the trees located on the United States Corps of Engineers property next to the lake screens the east and south facades of the garage and any possible headlights from cars parked in the garage.

The final buildout of the terminus area includes restaurants and a chapel to be constructed on top of the below ground parking garage. However, in the interim, the applicant is proposing to use cable railing that meets the International Building Code (IBC) to secure the perimeter of the parking garage on the east, south, and west sides. Prior to the issuance of a Certificate of Occupancy to the first non-residential building on top of the parking garage, the temporary cable rail fence must be replaced with permanent fencing consisting of wrought-iron, glass, or a combination of precast concrete wall and cable rail fence.

2. The developer is also requesting that Aluminum Composite Metal (ACM) and Glass Fiber Reinforced Concrete (GFRC) be allowed as secondary building materials within the MU-TEN (MZ1 to MZ-5) and MU-C3 subzones.

BOARD REVIEW/CITIZEN FEEDBACK:

I. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. MU23-0003 had a total of 36 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

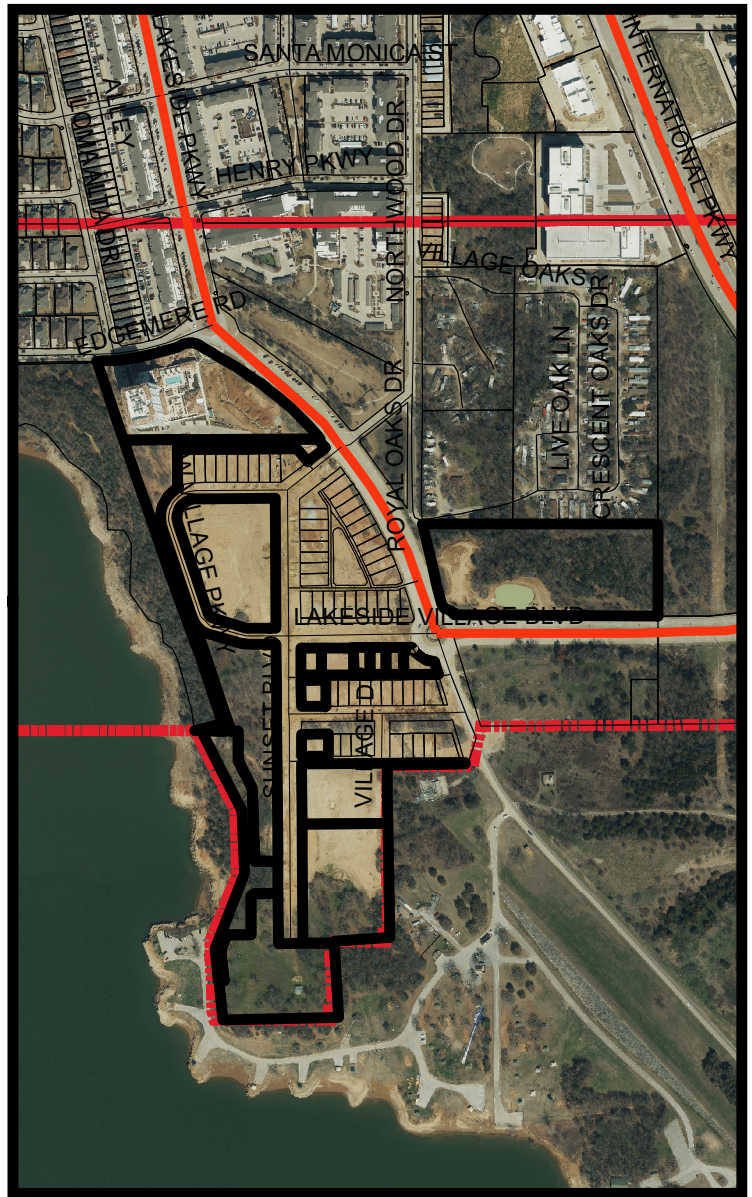
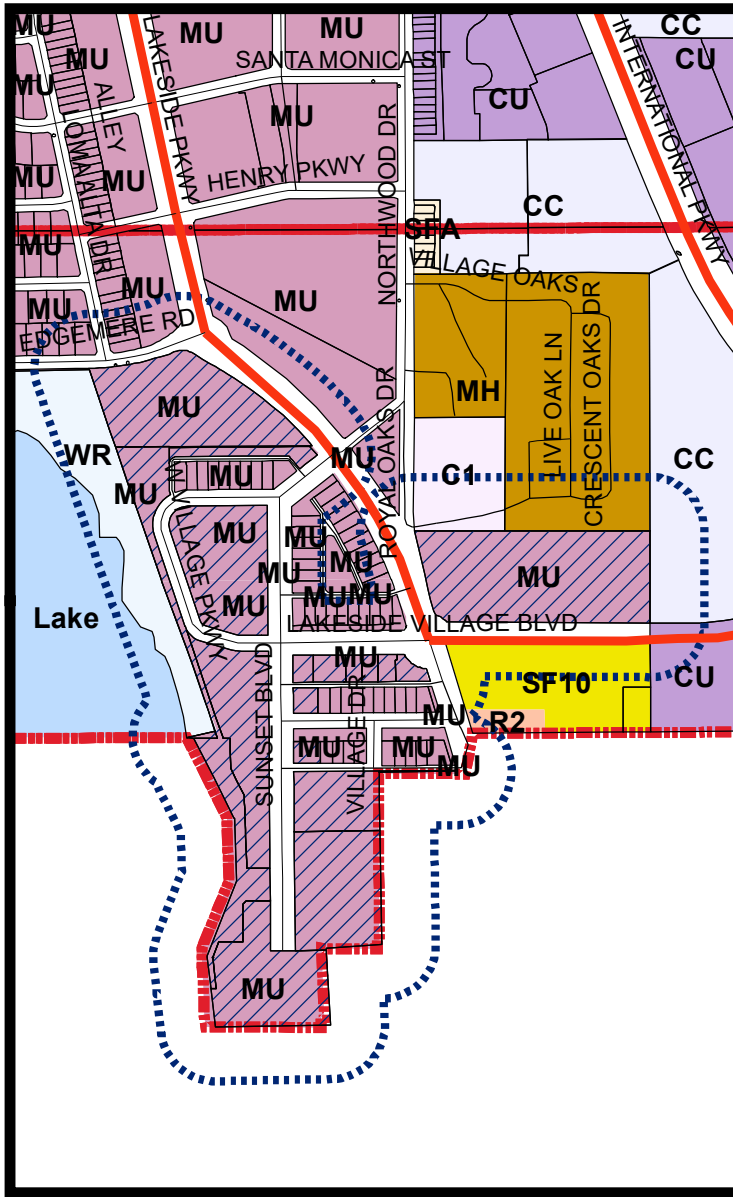
1. Map - Zoning & Aerial
2. Letter of Intent
3. Mixed Use Package

4. Draft Development Standards

DRAFT MOTION: Move to approve as presented in the agenda caption.

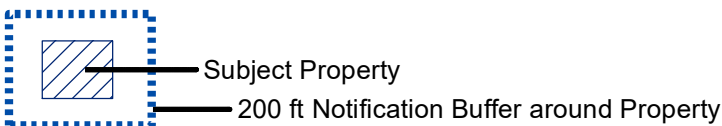
Vicinity Map

MU23-0003: Lakeside Village Text Amendment



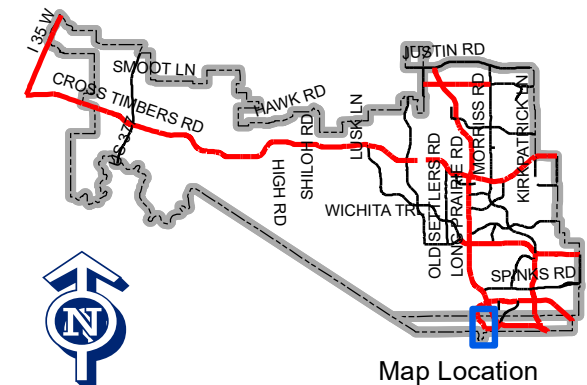
LEGEND

	Campus Commercial		*Combined Uses-See Ordinance		Commercial 1		Lake		Mixed Use
	Mobile Home		Retail 2		Single Family 10		Water Recreation		



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



0 500 1,000 2,000 Feet

January 18th, 2024

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75208

RE: Letter of Intent for Rezoning of Lakeside DFW Development Code

To Whom It May Concern,

Lakeside Village Partners, LP is requesting rezoning of the Lakeside DFW Zoning Code to allow for the following parking garage wall material changes shown in red:

- 7.1 B (1) Unrestricted Materials:
 - These materials may be used without limits for walls in ‘A’ or ‘B’ Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile.
 - Exceptions:
 - Subzones MU-TEN and MU-C(3), EIFS shall be an Unrestricted Material for the 2nd floor and above excluding the ground floor.
 - For MZ-2 only: Painted concrete (cast-in-place or pre-cast), cable rail, and pipe rail will be allowed on any exposed façade parking garage walls that do not face or front the public ROW or public parking areas. However, on the south façade, sections of cable rail shall not exceed 50% of the length of each elevation’s façade per each level and on the east façade, sections of cable rail shall not exceed 75% of the length of each elevation’s façade per each level. The percentages shall be exclusive of the temporary cable rail installed at street level (Sunset Boulevard).
 - The east, south, and west boundaries of the street level parking garage shall be secured with cable rail fence in the interim until such time the first non-residential building develops on top of the parking garage. Prior to the issuance of a Certificate of Occupancy (CO) to the first non-residential building on top of the garage, any street level cable rail fence shall be replaced with any of the following types of fence: a minimum 42” tall wrought iron fence, a minimum 42” tall glass fence, or a combination of minimum 33” concrete wall with pipe rail on top for a total of 42” tall fence. No fence shall be required in areas where the final grade is at street level.
- 7.1 B (2) Limited Façade Materials:
 - The following materials may be used up to 20% on ‘A’ facades and 80% of ‘B’ facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above. Exception: within MU-TEN and MU-C(3), ACM (Aluminum Composite Metal) and GFRG (Glass Fiber Reinforced Concrete) may be used up to 20% on A and B facades.

Please see the following figures and their descriptions for reference.

Figure 1



Figure 1: The red box outlines the underground parking garage that will serve the restaurants and wedding chapel. It is located within the MZ-2 microzone of the MU-TEN subzone.

Figure 2



Figure 2: Drone footage of the parking garage site, facing north. The dense trees on the Corps' Lake Grapevine property screen the site from Rockledge Park in Grapevine. The red box outlines the approximate location of the garage.

Figure 3



Figure 3: Granite Park VII office building in Plano. The frame portion of the building around the windows is ACM. The material has a light modern feel that provides fresh and crisp detailing to an office building. We are proposing using it primarily on the fascia/parapet of the office building.

Figure 4

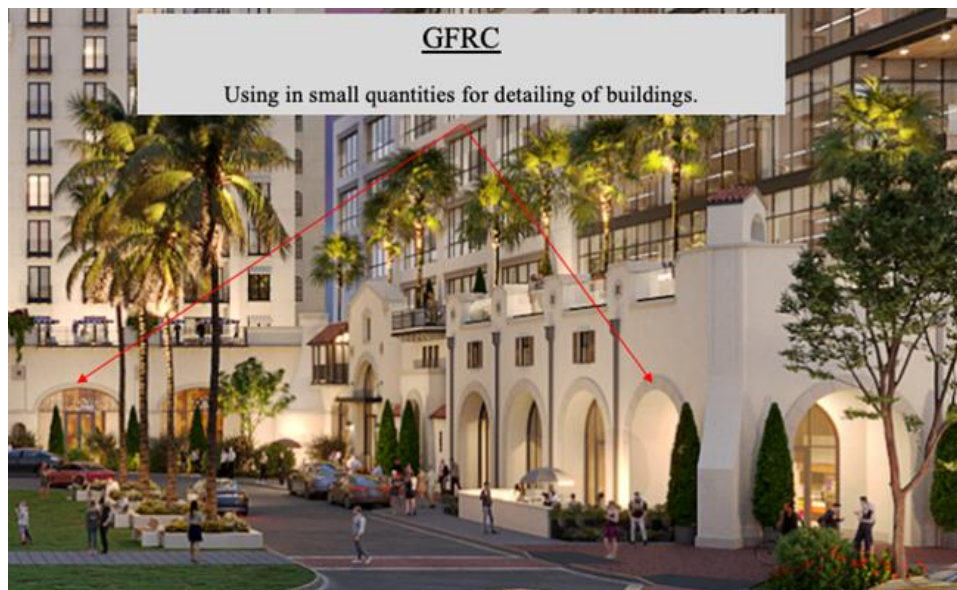


Figure 4: A rendering of the office building, which shows an example of how and where GFRC will be utilized.

Figure 5



Birdseye view of lakefront restaurants, amphitheatre, Hotel Miramar, 3301 Sunset, Club Eden Roc, wedding chapel, and the village lawn at Lakeside Village.

Figure 5: Birdseye view rendering of the project. The hotel/office building is on the left. The parking garage is in the background, beneath the wedding chapel and lakefront restaurants.

Figure 6



Figure 6: Rendering of the residential tower (left, under construction), the hotel (middle, planned), and the office (right, planned).

Richard Myers
Managing Director - Realty Capital Management
Myers@RealtyCapital.com
871-313-5000

Lakeside Village
MU23-0003



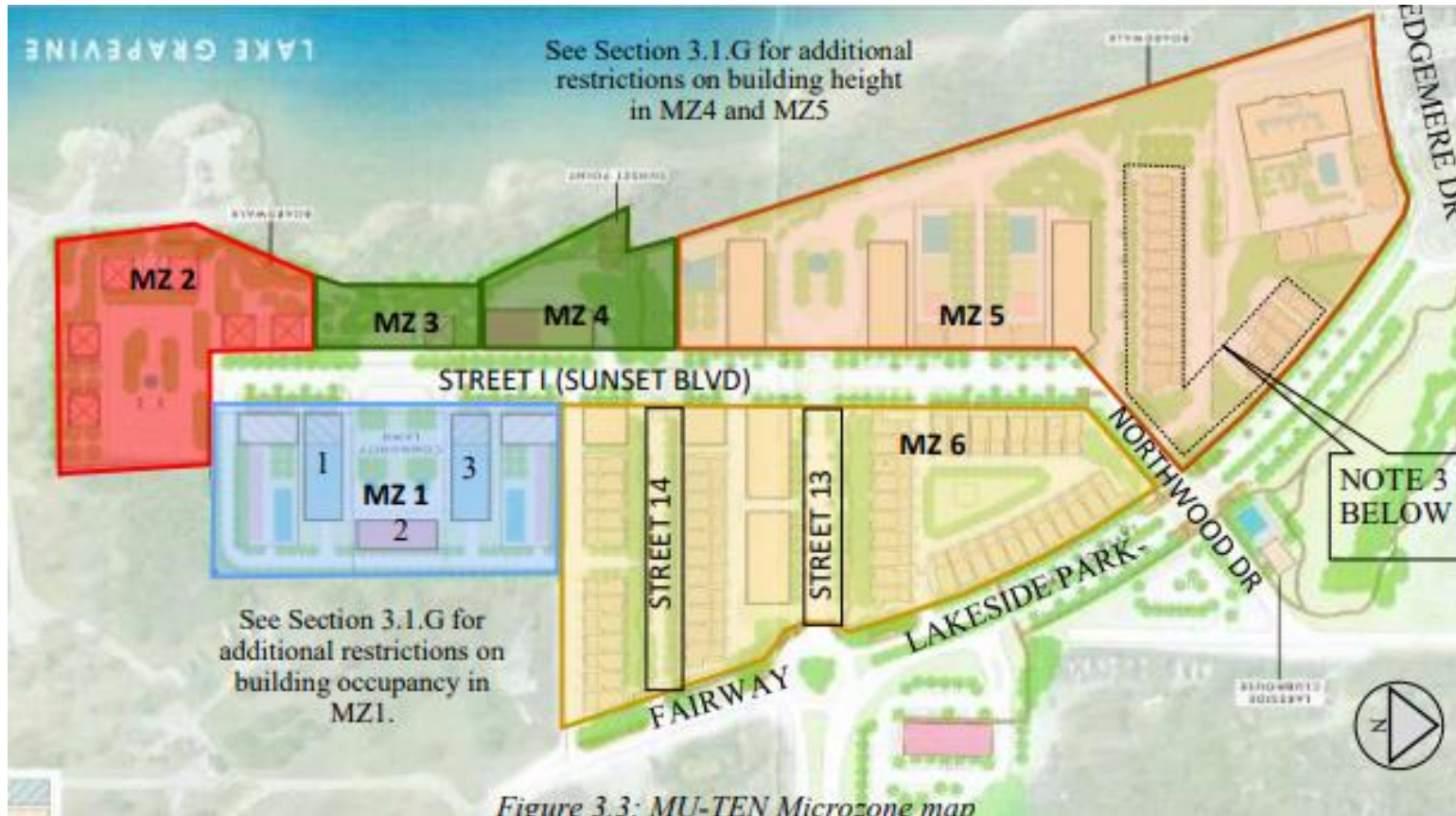
Town of Flower Mound
Planning & Zoning
January 22, 2024





Underground Parking
Garage

MU-TEN Microzones



7.1 B (1) Unrestricted Materials

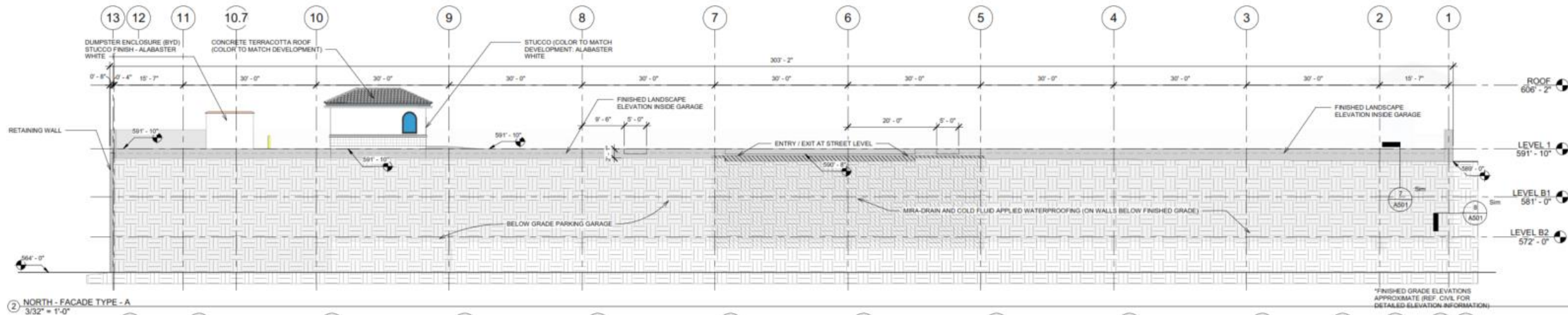
- Unrestricted Materials: These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile.
 - Exception: within Subzones MU-TEN and MU-C(3), EIFS shall be an Unrestricted Material for the 2nd floor and above excluding the ground floor. **For MU-TEN (MZ-1 to MZ-5) and MU-C(3) only: Aluminum Composite Metal, Glass Fiber Reinforced Concrete may also be used without limits for walls in 'A' or 'B' Facades.**
 - For MZ-2 only: Painted concrete (CMU, cast-in-place, pre-cast, etc.), cable rail, and pipe rail will be allowed on any exposed façade parking garage walls that do not face or front the public ROW or public parking areas.
 - For MZ-2 only: Cable rail may temporarily consist of 100% of the total perimeter of the street level of the parking garage. After the completion of construction of the commercial structures on top of the garage, all street level cable rail shall be removed and the following materials are permitted: wrought iron at least 42", glass at least 42", and concrete at least 33" with pipe rail at least 42". After the construction of commercial structures on top of the parking garage, cable rail shall not be permitted on the street level.
 - In areas where the final grade around the perimeter of the parking garage is at street level, there shall be no minimum required height for wrought iron, glass, and concrete with pipe rail, as it is decorative in nature.

Street Level Cable Rail

Street Level Wrought Iron, Glass, or Concrete w/ Pipe Rail

Below Street Level Cable Rail

North Elevation



The north elevation consists of completely below grade parking garage. There is no cable rail or pipe rail on this side of the parking garage.

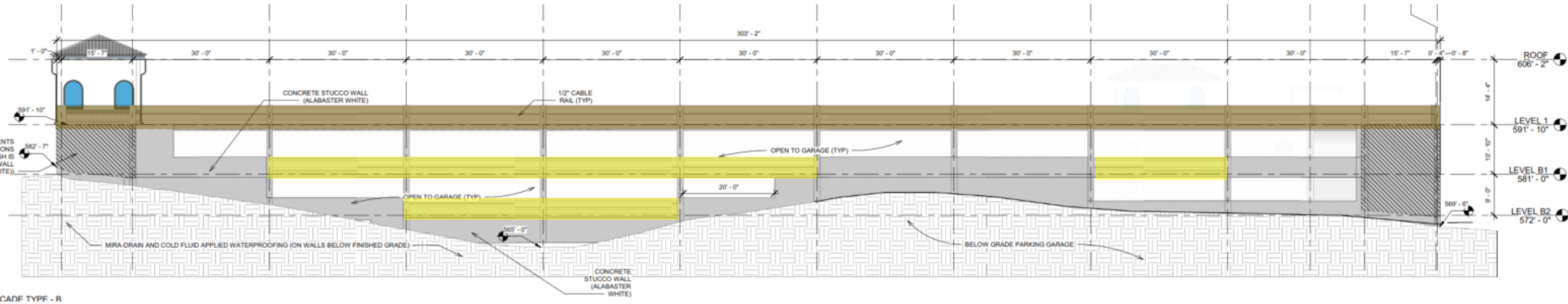
Street Level Cable Rail

Street Level Wrought Iron, Glass, or Concrete w/ Pipe Rail

Below Street Level Cable Rail

South Elevation

*Prior to construction of commercial structures



This is the south façade, shown prior to the construction of the commercial buildings on top of the parking garage.

The south façade faces Lake Grapevine and is heavily screened by the United States Army Corps of Engineers property.

The location of cable rail is highlighted in yellow, with the street level cable rail in brown. Cable rail may temporarily consist of 100% of the total perimeter of the top level.

Street Level Wrought Iron, Glass, or Concrete w/ Pipe Rail

South Elevation

On the street level, wrought iron, glass, and concrete with pipe rail will be permitted after construction of the commercial structures is completed. Approximate location is shown in green.

South Elevation



The South façade would be very well screened from the adjacent property to the south. You cannot even see the large multifamily tower that is under construction.



Drone footage of the parking garage site, facing north. The dense trees on the USACE Lake Grapevine property screen the site from Rockledge Park in Grapevine.

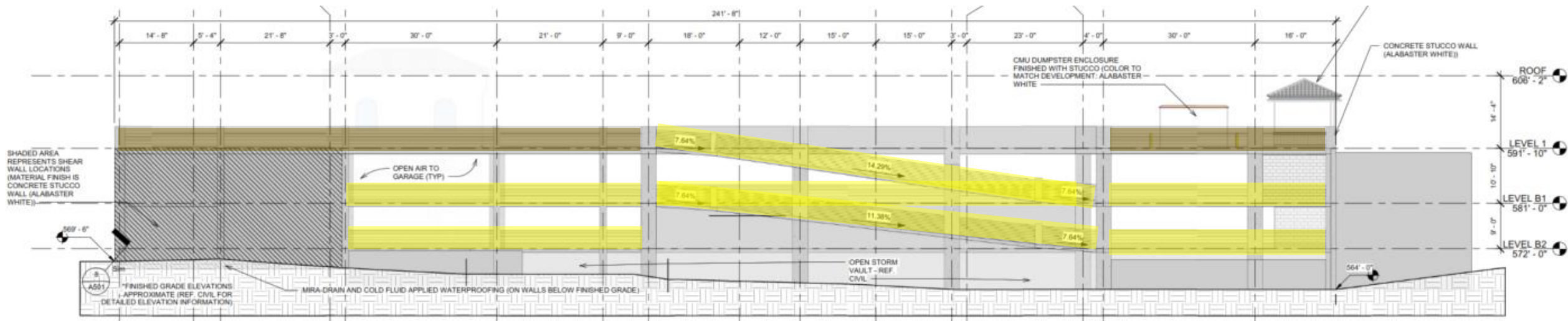
Street Level Cable Rail

Street Level Wrought Iron, Glass, or Concrete w/ Pipe Rail

Below Street Level Cable Rail

East Elevation

*Prior to construction of commercial structures



The location of cable rail is highlighted in yellow, with the street level cable rail in brown.

Like the south façade, the east façade faces the United States Army Corps of Engineers property.

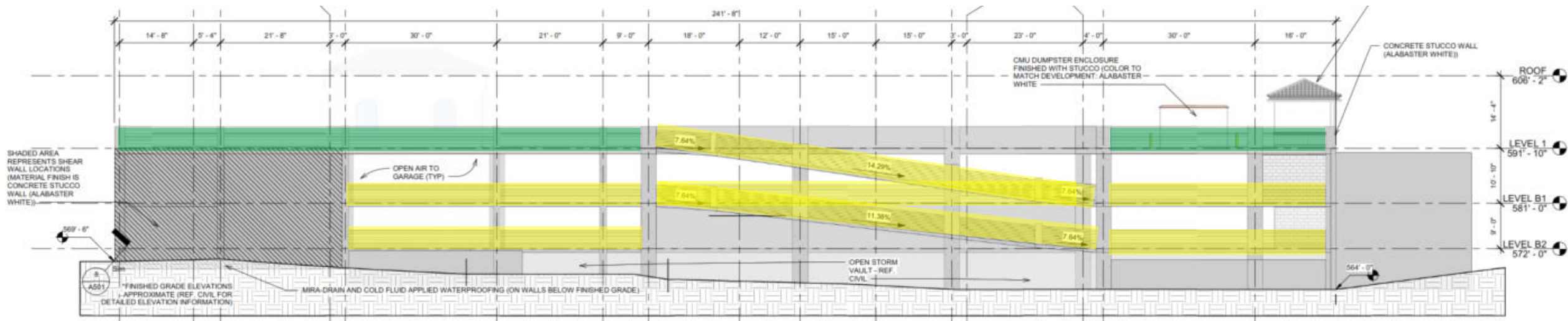
Street Level Cable Rail

Street Level Wrought Iron, Glass, or Concrete w/ Pipe Rail

Below Street Level Cable Rail

East Elevation

*After construction of commercial structures



On the street level, wrought iron, glass, and concrete with pipe rail will be permitted after construction of the commercial structures is completed, shown with green.

The east elevation is heavily screened by the USACE property.



East Elevation

Furthermore, at its closest, the east façade is 900 ft. away from Fairway Drive. The parking garage would be completely screened from this perspective.



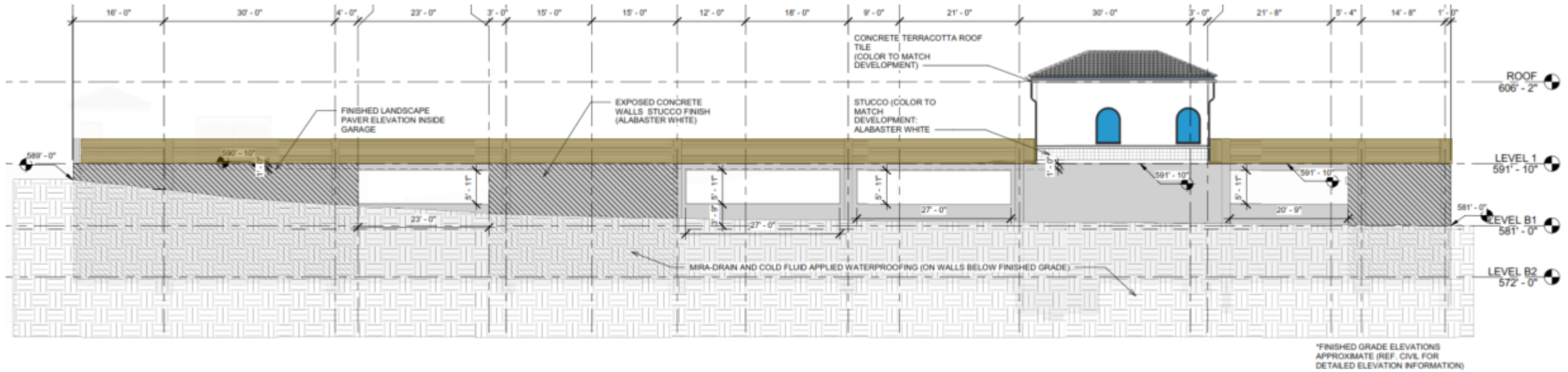
Street Level Cable Rail

Street Level Wrought Iron, Glass, or Concrete w/ Pipe Rail

Below Street Level Cable Rail

West Elevation

*Prior to construction of commercial structures



The west elevation will have cable rail on the street level, shown in brown.

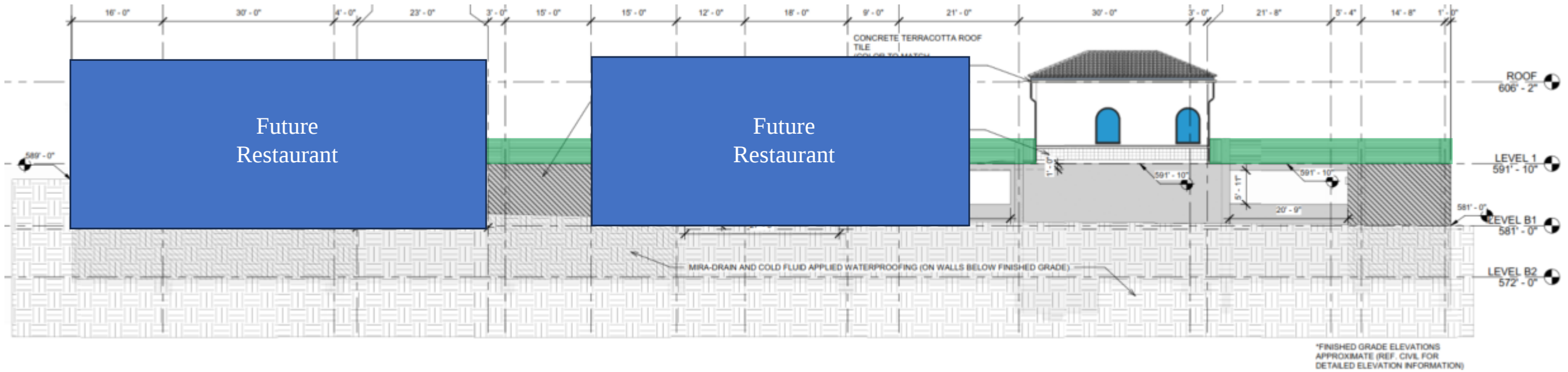
Street Level Cable Rail

Street Level Wrought Iron, Glass, or Concrete w/ Pipe Rail

Below Street Level Cable Rail

West Elevation

*After construction of commercial structures



After the completion of the future restaurants, all cable rail would be removed on the street level.

Like the south and east elevations, wrought iron, glass, and concrete with pipe rail will be permitted after construction of the commercial structures on the street level. Approximate location is shown in green.

Cable rail examples

Where cable rail is shown, it would be 42” high.



Wall with railing example

Concrete wall would be 33” high and railing would be 9” high.



ABOVE GRADE ELEVATION MATERIAL SF DISTRIBUTION					
	AREA OPEN (SF)	NCRETE WALL/SPAND	CABLE RAIL	CABLE RAIL %	TOTAL AREA (SF)
NORTH AREA (ABOVE GRADE)	0	0	0	0	0
SOUTH AREA (ABOVE GRADE)	2236	3165	1800	25.0%	7201
EAST AREA (ABOVE GRADE)	2013	2745	1817	27.6%	6575
WEST AREA (ABOVE GRADE)	578	2004	848	24.7%	3430
TOTAL	4827	7914	4465	26.0%	17206

** AREA CALCULATION ARE FROM GRADE LEVEL TO TOP OF COLUMN LEVEL 1*

Please note that percentages may change somewhat depending on final grades around the garage. For example, the chart doesn’t show any cable railing or walls on the North elevation. However, there may be a need for something on this elevation pending final grades around the garage.

7.1 B MATERIALS

1. Unrestricted Materials: These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile.

Exceptions:

Subzones MU-TEN and MU-C(3), EIFS shall be an Unrestricted Material for the 2nd floor and above excluding the ground floor.

For MZ-2 only:

- Painted concrete (CMU, cast-in-place, or pre-cast,.), cable rail and pipe rail shall be allowed on any exposed façade parking garage walls that do not face or front on to a public ROW or public parking areas. However, on south façade, sections of cable rail shall not exceed 50% of the length of each elevation's façade per each level and on east façade, sections of cable rail shall not exceed 75% of the length of each elevation's façade per each level. The percentages shall be exclusive of the temporary cable rail installed at street level (Sunset Boulevard).
 - The east, south, and west boundaries of the street level parking garage shall be secured with cable rail fence in the interim until such time the first non-residential building develops on top of the parking garage. Prior to the issuance of a Certificate of Occupancy (CO) to the first non-residential building on top of the garage, any street level cable rail fence shall be replaced with any of the following types of fence: a minimum 42" tall wrought iron fence, a minimum 42" tall glass fence, or a combination of minimum 33" concrete wall with pipe rail on top for a total of 42" tall fence. No fence shall be required in areas where the final grade is at street level.
2. Limited Façade Materials: The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding EIFS may be used on the second floor and above. **Exception:** within MU-TEN and MU-C3, ACM (Aluminum Composite Metal) and GFRC (Glass Fiber Reinforced Concrete) may be used up to 20% on A and B facades.



PLANNING & ZONING COMMISSION AGENDA I.2. REGULAR ITEM(S)

DATE: January 22, 2024
FROM: Matthew Hotelling, Assistant Director of Public Works/Transportation
ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA23-0007 – Kirkpatrick Lane) to amend Section 7.0, Thoroughfare Plan, by changing the designation of Kirkpatrick Lane between Everett Drive and Garden Ridge Boulevard. (Transportation Commission recommended approval by a vote of 3 to 1 at its November 14, 2023, meeting.)**

BACKGROUND:

This application was presented to the Transportation Commission on November 14, 2023. The TRC meeting can be viewed at: [Nov 14, 2023 Transportation Commission](#). The TRC Agenda packet can be viewed at: [TRC Kirkpatrick Agenda Item](#).

During the November 14, 2023, TRC meeting, staff presented a proposed Thoroughfare Plan Amendment. This plan being presented to the Planning and Zoning Commission incorporates the TRC recommendation. The current and proposed Thoroughfare Plan Change update is attached to this item. The TRC was given 4 options regarding the area of Kirkpatrick Lane between Everett Drive and Garden Ridge Boulevard. Those options include:

1. Status quo. Keep Kirkpatrick as is. This option needs a further recommendation regarding continuing the Kirkpatrick III project.
2. Keep the Kirkpatrick Lane connection but reduce the number of lanes of the Kirkpatrick III section from 4 to 2. This option needs a further recommendation regarding continuing the Kirkpatrick III project.
3. Remove the section of Kirkpatrick III completely. Furthermore, reduce the classification of Kirkpatrick from Everett Drive to Spanish Oak; and Blue Sky Lane to Garden Ridge Boulevard to an Urban Collector classification. Remove the Kirkpatrick Lane at Garden Ridge Boulevard traffic signal from the Capital Improvement Program (CIP). Recommend at street name change for the segment between Blue Sky Lane and Garden Ridge Boulevard to return to the TRC for consideration if this option is approved.
4. Same as 3 except extend the reduced classification of Kirkpatrick Lane to FM 1171

All options include the added recommendation of removing the stub out from Orion Court that was originally planned to connect to Kirkpatrick and have the gate replaced with a brick screening wall.

The TRC recommended option 3 with the added recommendation of closing Orion Court.

This application will require final action by the Town Council.

BOARD REVIEW/CITIZEN FEEDBACK:

Citizens at the TRC meeting were against the Kirkpatrick III project. One citizen after the TRC meeting turned in correspondence that they were now in favor of the project. The TRC reviewed the Thoroughfare Plan Amendment in November 2023 and recommended by a vote of 3 to 1 (2 additional members had a conflict of interest) in favor of option 3 with the added recommendation of closing Orion Court. The one vote that was against the approval of option 3 indicated that they saw merit in having the connection.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. April 2023 Thoroughfare Plan Map
2. Proposed Kirkpatrick Update

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN OF FLOWER MOUND THOROUGHFARE PLAN



0 1,500 3,000 6,000
Scale in Feet

Kimley»Horn

April 3, 2023

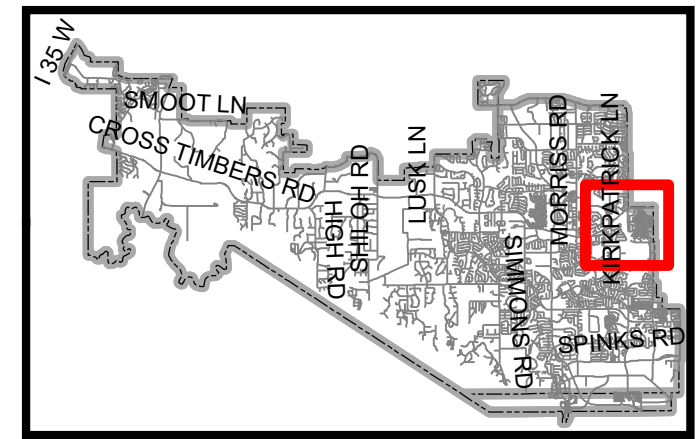
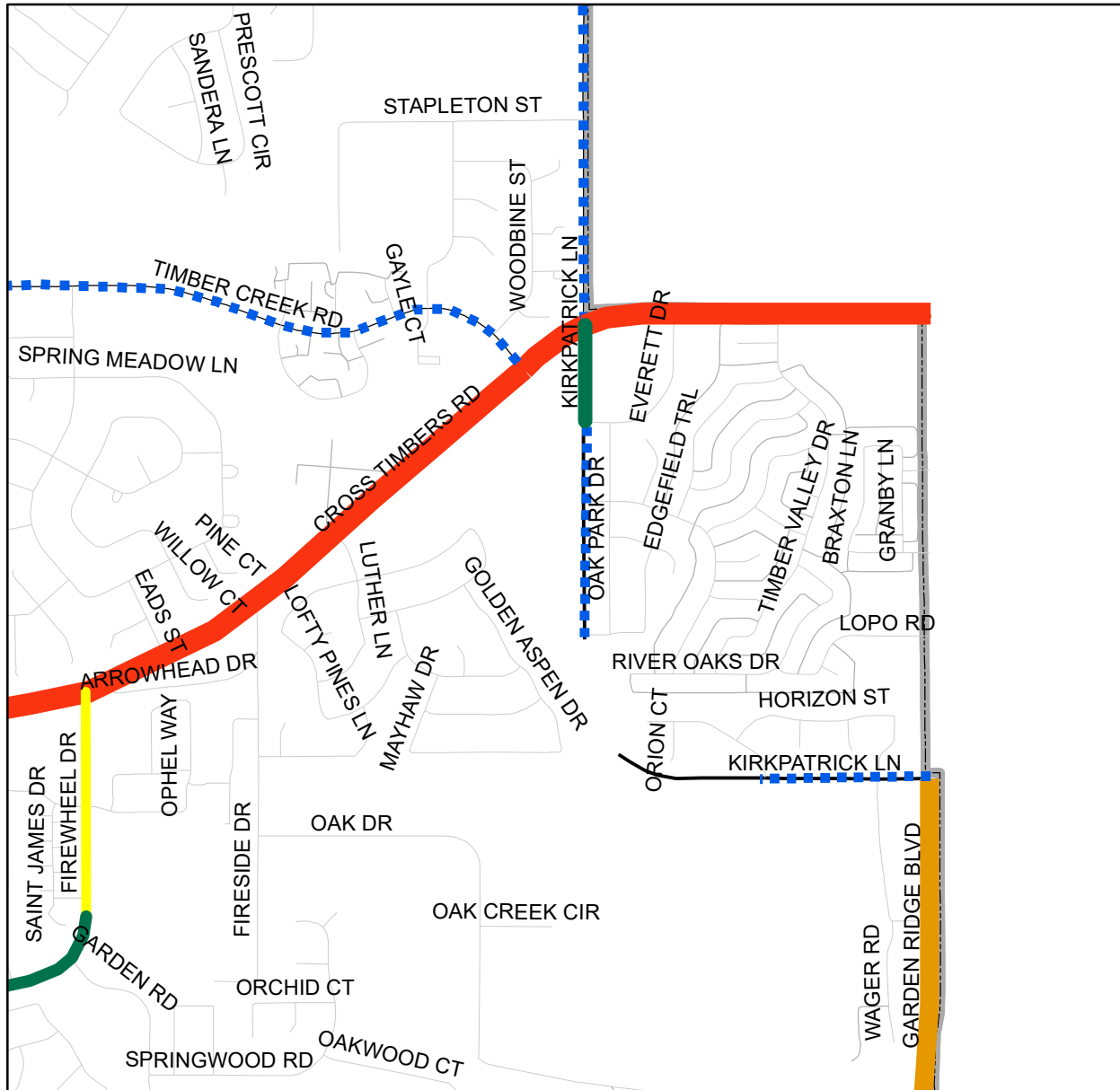
Functional Street Classifications

- Roundabout
- Diamond Interchange
- Grade Separation
- Major Arterial
- Greenway Urban Arterial
- Greenway Rural Arterial
- Urban Minor Arterial w/Bike Lane
- Urban Minor Arterial w/On-Street Parking
- Urban Minor Arterial
- Urban Minor Arterial Undivided
- Urban Collector
- Rural Collector
- Service Road
- MU - Arterial
- MU - Collector
- MU - Couplet
- MU - Dam Road



Proposed Thoroughfare Plan Changes - Kirkpatrick Lane

N



Legend

Proposed Classification

Urban Collector

Urban Minor Arterial

Current Thoroughfare Plan

Major Arterial

Greenway Urban Arterial

Urban Minor Arterial

Urban Minor Arterial - Undivided

Urban Collector