

Planning & Zoning Commission



March 25, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:42 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 Jostes, Place 7
Cheryl Moore, Place 8 Alternate
Todd Bayuk, Place 9 Alternate

with the following member(s) absent:

Vacant, Place 4
Scott Langley, Place 5

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

Rachel Raggio, Town Attorney
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Planning Manager
Clayton Riggs, Director of Public Works
Matthew Hotelling, Assistant Director of Public Works/Transportation
Chuck Russell, Principal Planner
John Chapman, Principal Planner
LauriAnn Cash, Executive Assistant

B. 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)
1.	Bronz Peterson, 5104 Saddle Drive	Setbacks

* Indicates person did not wish to speak

C. COORDINATION OF CALENDARS

1. Monday, April 8, 2024
2. Monday, April 22, 2024

D. FUTURE AGENDA ITEM(S)

Commissioner Moore would like to discuss setbacks at a future meeting. The Planning & Zoning Commission was in agreement.

E. STAFF/DIRECTOR REPORT

1. Upcoming P&Z Training Opportunity

F. 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 March 11, 2024 - Consider approval of the minutes from the March 11, 2024, Planning & Zoning Commission Meeting.

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

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

NAYS: None

RESULT: 6 : 0

G. 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. SP23-0019 - Take 5 Oil Change - Consider a request for a Site Plan (SP23-0019 – Take 5 Oil Change) to develop an auto repair garage with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a waiver to the Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Justin Road and west of Meadow View.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Michael Mulholland, Driven Brands, Inc; present for questions, no presentation

ACTION: Commissioner Bayuk moved to recommend approval of G.1. as presented in the agenda caption. Vice-Chair Werner seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. MPA23-0008 - Scenic Drive - Public Hearing to consider a request for a Master Plan Amendment (MPA23-0008 – Scenic Drive) to amend Section 7.0, Thoroughfare Plan, to consider three options for the classification of Scenic Drive and provide feedback on various elements. (Transportation Commission recommended approval to change to the classification to a Local Residential Collector by a vote of 6 to 0 at its March 12, 2024, meeting.)

STAFF PRESENTATION:

Clayton Riggs, Director of Public Works

Matthew Hotelling, Assistant Director of Public Works/Transportation

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	None	Bronz Peterson, 5104 Saddle Drive (with time donated by Brock Peterson,

			38 Stonehenge Dr, Bentonville, AR; and Brandy Peterson, 5104 Seville Lane, Flower Mound, TX)
2.			Steve Dixon, 4604 Wisdom Creek Court

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend changing the classification of Item G.2., Scenic Drive, to a Local Residential Collector with an eight-foot trail. Vice-Chair Werner seconded the motion.

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

NAYS: None

RESULT: 6 : 0

3. LDR24-0001 - Land Use Update - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR24-0001 - Land Use Update) by amending Chapter 82 "Development Standards," Chapter 86 "Signs," Chapter 98 "Zoning," and Appendix A "Fees," related to new regulated uses, definitions, development standards, and fees for the purpose of clarifying and updating certain sections to reflect current planning practices and State laws.

STAFF PRESENTATION:

John Chapman, Principal Planner

ACTION: Commissioner Bayuk moved to recommend approval of G.3. as presented in the agenda caption with modifications to change the color contrast on certain illustrations. Commissioner Moore seconded the motion.

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

NAYS: None

RESULT: 6 : 0

H. ADJOURN

Chair Gilmore adjourned the meeting at 9:35 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

Lauriann Cash

LAURIANN CASH, EXECUTIVE ASSISTANT