

Planning & Zoning Commission



May 13, 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 6:30 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Jason Hobbs, Place 2
Scott Langley, Place 5
Scott Jostes, Place 7
Todd Bayuk, Place 9 Alternate

with the following member(s) absent:

Janvier Werner, Place 3, Vice Chair
Gregory Schultz, Place 1
Vacant, Place 4
Cheryl Moore, Place 8 Alternate

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

Bryn Meredith, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Planning Manager
Chuck Russell, Principal Planner
Codie Freeman, 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)
1.	Janvier Werner, 2829 Bob White Ln.	Goodbye
2.	Fred Vincent, 3933 Bordeaux Cir.	Environment

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. Monday, June 10, 2024
2. Monday, June 24, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

G. STAFF/DIRECTOR REPORT

1. P&Z Priorities

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 April 22, 2024 - Consider approval of the minutes from April 22, 2024

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

AYES: Jostes, Hobbs, Langley, Bayuk

NAYS: None

RESULT: 4 : 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. SP24-0007 - Flower Mound Montessori - Consider a request for a Site Plan (SP24-0007-Flower Mound Montessori) with an exception to Section 82-303, Compatibility setback, of the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Aberdeen Drive.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Jay Robertson, Child's Play; present for questions, no presentation

ACTION: Commissioner Langley moved to recommend approval of I.1. as presented in the agenda caption. Commissioner Bayuk seconded the motion.

AYES: Jostes, Hobbs, Langley, Bayuk

NAYS: None

RESULT: 4 : 0

2. CON23-0002 - Smith Foundation Conservation - Public Hearing to consider an ordinance amending the zoning (CON23-0002 – Smith Foundation Conservation) from Agricultural District (A) uses to Planned Development District No. 197 (PD-197) with Agricultural District (A) uses for a conservation development with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Cross Timbers Road, east of Shiloh Road and west of Scenic Road.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

At 7:23 p.m., Chair Gilmore called a recess to address a technical issue.

At 7:33 p.m., Chair Gilmore called the meeting back to order.

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.

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	Tom Clark, 8704 Baltusrol Dr.	Bronz Peterson, 5104 Saddle Dr. (with time donated by Cara Peterson, 5104 Saddle Dr.; and Brandy Peterson, 5104 Seville Ln.)
2.		Fred Vincent, 3933 Bordeaux Cir.	
3.		Ricky Clark, 4016 Dawn Dr.	
4.		*Andrea Jeraci, 2906 River Bend Trl.	
5.		*Cindy Clark, 8704 Baltusrol Dr	
6.		*Laverne Amsterdam, 7505 Pine Valley Dr.	
7.		*Helen Jarnigan, 5700 Southern Hills Dr.	
8.		*Sarah Skelly, 5101 River Hill Dr.	
9.		*Ryan Skelly, 5101 River Hill Dr.	

** Indicates person did not wish to speak*

ACTION: Commissioner Hobbs moved to recommend approval of I.2. as presented in the agenda caption, with the exception that the minimum side yard setback shall be 25 feet instead of 15 feet. Commissioner Langley seconded the motion.

AYES: Jostes, Hobbs, Langley

NAYS: Bayuk

RESULT: 3 : 1

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 9:17 p.m.

At 10:01 p.m., the Planning and Zoning Commission reconvened into regular session.

3. MPA23-0006 - La Estancia - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0006 – La Estancia) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designations within the Denton Creek District Area Plan from Campus Industrial and Commercial/Industrial uses to High Density Single Family Detached, High Density, and Retail uses. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377.

STAFF PRESENTATION:

Lexin Murphy, Director of Development Services

APPLICANT PRESENTATION:

Brad Williams, Greenbrick Partners

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.	*Nicholas Lowry, 4705 High Ridge Trl.	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Bayuk moved to recommend approval of I.3. as presented in the agenda caption. Commissioner Hobbs seconded the motion.

AYES: Jostes, Hobbs, Langley, Bayuk

NAYS: None

RESULT: 4 : 0

4. ZPD23-0014 - La Estancia - Public Hearing to consider an ordinance amending the zoning (ZPD23-0014 – La Estancia) from Planned Development District No.188 (PD-188) with Campus Industrial (CI) and Industrial District-2 (I-2) uses to Planned Development District No.202 (PD-202) with Single Family District-5 (SF-5), Single Family-Attached (SF-A), Multi-Family (MF), and Retail District-2 (R-2) uses, with certain waivers, exceptions, and modifications to the Code of

Ordinances. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377.

STAFF PRESENTATION:

Lexin Murphy, Director of Development Services

APPLICANT PRESENTATION:

Brad Williams, Greenbrick Partners

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.	*Nicholas Lowry, 4705 High Ridge Trl.	None	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 Bayuk seconded the motion.

AYES: Jostes, Hobbs, Langley, Bayuk

NAYS: None

RESULT: 4 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 10:41 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT

