

Planning & Zoning Commission



June 10, 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
Gregory Schultz, Place 1
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Jason Hobbs, Place 2

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
Claire Barnes, Planner
Codie Freeman, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. ELECTION OF OFFICERS

1. Vice-Chair

ACTION: Commissioner Langley moved to nominate Commissioner Hobbs, in absentia, for Vice-Chair. Commissioner Bayuk seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jostes

NAYS: None

RESULT: 5 : 0

E. 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*

F. COORDINATION OF CALENDARS

1. Monday, June 24, 2024

2. Monday, July 8, 2024

G. 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

H. STAFF/DIRECTOR REPORT

1. Training Opportunities

I. 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 May 13, 2024 - Consider approval of the minutes from May 13, 2024.

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

AYES: Schultz, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

J. 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. SP24-0001 - Casa Fiori - Consider a request for a Site Plan (SP24-0001 - Casa Fiori) to develop one mixed-use building. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.

STAFF PRESENTATION:

Codie Freeman, Planner

APPLICANT PRESENTATION:

Rebecca Everitt, Bellaire Development

ACTION: Commissioner Langley moved to approve J.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

2. SP24-0004 - Hopewell Gerault Industrial - Consider a request for a Site Plan (SP24-0004 – Hopewell Gerault Industrial) to develop an office, warehouse and distribution facility. 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; present for questions, no presentation

ACTION: Commissioner Langley moved to approve J.2. as presented in the agenda caption. Commissioner Jostes seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

K. 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. CSP24-0002 - HTeaO Comprehensive Sign Package - Public Hearing to consider a request for a Comprehensive Sign Package (CSP24-0002- HTeaO Comprehensive Sign Package) to allow a larger wall sign and additional wall signs on the building. The property is generally located south of Cross Timbers Road and west of Morriss Road.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Aaron & Allie Mattlage, HTeaO

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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 K.1. as presented in the agenda caption, with the exception of B.1, B.2, B.3 - South Facade. Commissioner Langley seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langley, Jackson

NAYS: Jostes

RESULT: 5 : 1

At 7:29 p.m., Chair Gilmore called a recess.

At 7:31 p.m., Chair Gilmore called the meeting back to order.

2. ZPD24-0002 - Oncor Dunham Substation - Public Hearing to consider an ordinance for rezoning (ZPD24-0002 – Oncor Dunham Substation) to amend Planned Development District No. 195 (PD-195) with Single Family Estate (SF-E) uses to modify conceptual plans. The property is generally located south of Dunham Road and east of Haynes Road.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Rob Myers, Kimley-Horn; 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 Bayuk moved to recommend approval of K.2. as presented in the agenda caption. Commissioner Jackson seconded the motion.

AYES: Schultz, Bayuk, Geddie, Langlely, Jostes, Jackson

NAYS: None

RESULT: 6 : 0

L. ADJOURN

Chair Gilmore adjourned the meeting at 7:39 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT