Planning & Zoning Commission

June 24, 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 6:29 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Jason Hobbs, Place 2, Vice-Chair
Gregory Schultz, Place 1
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Scott Jostes, Place 7

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
John Chapman, Principal Planner
Claire Barnes, 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)
None	

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. Monday, July 8, 2024

2. Monday, July 22, 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. Planning & Zoning Priorities

2. Quarterly Development Report

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 June 10, 2024 - Consider approval of the minutes from June 10, 2024.

ACTION:	Commissioner Schultz moved to approve H.1. as presented in the agenda caption. Commissioner Hobbs seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
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. SP23-0011 - Titensor Dental - Consider a request for a Site Plan (SP23-0011 – Titensor Dental) to develop one non-residential building. The property is generally located west of Long Prairie Road and north of Bob White Lane.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Tim Shoemaker, RTM Engineering; present for questions, no presentation

ACTION:	Commissioner Langley moved to approve I.1. as presented in the agenda caption. Commissioner Harris seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
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. SP23-0014 - Silver Pagoda Addition - Consider a request for a Site Plan (SP23-0014 – Silver Pagoda Addition) to develop a Religious assembly and a rectory, with a partial exception to Section 82-302, Compatibility buffer, of the Code of Ordinances. The property is generally located at the western terminus of Cherokee Path.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Javier Espinoza, Javier Espinoza Architects; present for questions, no presentation

Meeting Note: Chair noted Public Comment is an opportunity to address the Commission regarding any item on the agenda that was not a public hearing. Cards were turned in after this item was opened. Chair declined to reopen Public Comment.

All addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Steve Cassity; 317 Bridgewater Place	Silver Pagoda (opposition box selected)
2.	Peter Cola; 313 Bridgewater Place	Silver Pagoda
3.	Vikas Goyal; 405 Bridgewater Place	Silver Pagoda (opposition box selected)

** Indicates person did not wish to speak*

ACTION:	Commissioner Harris moved to recommend approval of J.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.
AYES:	Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS:	None
RESULT:	6 : 0

2. SP24-0003 - Argyle ISD Stadium & Indoor Athletic Center - Consider a request for a Site Plan (SP24-0003 – Argyle ISD Stadium & Indoor Athletic Center) to expand an existing secondary school, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73, a request for additional height pursuant to Section 98-1031(d) Additional height, and a meritorious design exception pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

At 7:00 p.m., Commissioner Bayuk recused himself from the Council Chambers.

STAFF PRESENTATION:
Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:
Marty Sims, RLK Engineering; present for questions, no presentation

ACTION:	Commissioner Schultz moved to recommend approval of J.2. as presented in the agenda caption. Commissioner Langley seconded the motion.
AYES:	Schultz, Hobbs, Geddie, Langley, Harris
NAYS:	None
RECUSED:	Todd Bayuk
RESULT:	5 : 0

At 7:40 p.m., Commissioner Bayuk returned to the Council Chambers.

3. SUP24-0004 - Lightbridge Academy - Public Hearing to consider an ordinance granting a Specific Use Permit No. 493 (SUP24-0004 – Lightbridge Academy) for a day care center use, with a waiver to the roof pitch requirement pursuant to Section 98-1163, Exterior wall construction for nonresidential buildings, of the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.

STAFF PRESENTATION:
Claire Barnes, Planner

APPLICANT PRESENTATION:
Patricia Fant, McAdams
Austin Colley, Embree Group

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	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	Tad Marko; 2829 Sagebrush Drive	None	Curt Anderson; 2929 Sagebrush Drive

** Indicates person did not wish to speak*

ACTION: Commissioner Langley moved to recommend approval of J.3. as presented in the agenda caption. Commissioner Geddie seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS: None
RESULT: 6 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 8:21 p.m.

TOWN OF FLOWER MOUND, TEXAS

Donald Gilmore

DON GILMORE, CHAIR

ATTEST:

LauriAnn Cash

LAURIANN CASH, EXECUTIVE ASSISTANT